

# Cabinet Agenda

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**Date:** Tuesday, 6th January, 2015  
**Time:** 2.00 pm  
**Venue:** Committee Suite 1, 2 & 3, Westfields, Middlewich Road,  
Sandbach CW11 1HZ

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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.

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

1. **Apologies for Absence**

2. **Declarations of Interest**

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

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

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4. **Questions to Cabinet Members**

A period of 20 minutes is allocated for questions to be put to Cabinet Members by members of the Council. Notice of questions need not be given in advance of the meeting. Questions must relate to the powers, duties or responsibilities of the Cabinet. Questions put to Cabinet Members must relate to their portfolio responsibilities.

The Leader will determine how Cabinet question time should be allocated where there are a number of Members wishing to ask questions. Where a question relates to a matter which appears on the agenda, the Leader may allow the question to be asked at the beginning of consideration of that item.

5. **Minutes of Previous Meeting** (Pages 1 - 12)

To approve the minutes of the meeting held on 9<sup>th</sup> December 2014.

6. **Congleton Link Road - Refinements to Preferred Route and Progress Update Ref. CE14/1526** (Pages 13 - 88)

To note the findings of the Modified Preferred Route Comparative Options Report and approve that the modified preferred route be taken forward as the basis for the future development of the scheme.

7. **Alderley Park Development Framework Ref. CE 14/15-36** (Pages 89 - 160)

To approve the Alderley Park Development Framework (Consultation Draft) for public consultation.

8. **Homelessness Strategy Ref. CE 14/15-11** (Pages 161 - 212)

To consider and approve the Homelessness Strategy for 2014-17.

9. **Business Rates Retention - Delegation of Pooling with Greater Manchester for 2015/16** (Pages 213 - 214)

To request the necessary delegations in relation to the budget-setting process following the Local Government Resource Review.

10. **Crewe Town Centre Regeneration Delivery Framework Ref. CE14/15-29**

Report to follow.

11. **Building and Planning Support Consultancy ASDV Ref. CE 14/15-19**

Report to follow.

**THERE ARE NO PART 2 ITEMS**



**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Cabinet**  
held on Tuesday, 9th December, 2014 at Committee Suite 1,2 & 3,  
Westfields, Middlewich Road, Sandbach CW11 1HZ

**PRESENT**

Councillor M Jones (Chairman)  
Councillor D Brown (Vice-Chairman)

Councillors Rachel Bailey, J Clowes, P Findlow, L Gilbert, B Moran, P Raynes,  
D Stockton and D Topping

**Members in Attendance**

Councillors Rhoda Bailey, L Brown, S Corcoran, K Edwards, I Faseyi,  
D Flude, S Gardiner, M Grant, P Groves, S Hogben, L Jeuda, P Mason,  
R Menlove, A Moran, B Murphy, D Newton, L Smetham and A Thwaite

**Officers in Attendance**

Mike Suarez, Lorraine Butcher, Peter Bates, Anita Bradley, Caroline  
Simpson, Heather Grimbaldeston, Brenda Smith, Steph Cordon, Brian Reed  
and Julie North

**90 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**91 PUBLIC SPEAKING TIME/OPEN SESSION**

Mr Jeff Gazzard referred to a report on the agenda relating to the closure of Hollins View and criticised the conclusions drawn from the user consultation exercise and the cost of independent sector respite provision as stated in the report which he felt was considerably higher than the figure negotiated by the Council for its own referrals. He suggested that Hollins View and other care facilities should remain open while the Council explored the option of transferring the facilities and staff to an appropriate charitable institution within the independent sector. The Leader responded that the Council was obliged in accordance with the Care Act to consider all the options and had done so. Councillor J Clowes, the Portfolio Holder for Care and Health in the Community, addressed the specific issues raised by Mr Gazzard.

Mrs Christine Gazzard, whose husband was her carer, was a regular user of Hollins View and felt that the standard of care and the staff at the facility were first class. She asked the Council to consider keeping Hollins View open. Councillor Clowes responded that the proposals were about providing personalised care and giving people what they wanted to meet their own needs.

Sue Helliwell asked why the Council was not already securing cheaper provision in order to keep the two homes open and asked if the Council would apply the national care quality system of rating to alternative facilities within the independent sector. Councillor Clowes responded that because the Council had only two facilities within the Borough there would inevitably be a high corporate cost of running them. With regard to quality assurance she commented that the Council already placed 80% of its respite users in the independent sector and needed to ensure that they received care of a high standard. Whilst the Council did adhere to the guidance of the Care Quality Commission, it felt that having its own independent scheme of quality assurance would best guarantee the care and safety of its residents.

Sylvia Dyke spoke in support of the reunification of Cheshire and referred to the increasing influence of Merseyside, Greater Manchester and the Potteries which she perceived as a threat to the integrity and identity of Cheshire as a shire county. The Leader responded that Cheshire East was a leading authority in the country and could be proud of its achievements in reducing unemployment and poverty and achieving economic growth. Cheshire East worked closely with other Cheshire authorities to promote the interests of Cheshire. Other proposals would be coming forward shortly which would aim to protect the interests of Cheshire.

Debbie Jamieson referred to the report on respite care and asked Councillor Clowes and the officers to confirm to Cabinet that a letter from Eastern Cheshire Clinical Commissioning Group had been circulated which stated that they had not been involved in the risk assessment during the review of respite care provision. She also claimed that there was insufficient alternative provision available in the independent sector and that the Council needed to provide a robust statement of what alternative arrangements it had in place when closing down 50 beds. She suggested that the Council should consider how its care beds could be saved and run by another operator.

David Wood mentioned that dementia cases were set to double over the next 15 years and that this would place increasing demands on an already stretched independent sector. The closure of Hollins View would lead to the loss of 40 beds which would increase further the pressure on existing provision. He went on to question the figures in the report for the cost of respite care in Hollins View, which he felt were inflated, and the cost of provision within the independent sector which he felt was understated. Finally, he suggested that what the public would want to see was both the expansion of the independent sector and the retention of Hollins View and Lincoln House in order to retain quality provision in both sectors and offer the widest possible choice.

In response to the previous two speakers, Councillor Clowes confirmed that the letter to Mr Wood by the CCG in relation to risk assessment had been raised at a meeting of the Health and Wellbeing Board. The Council had not invited CCG to comment on the Council's proposals as this would

have been contrary to the Council's governance arrangements since the respite service was a Council service and not an NHS or joint service. She then went on to confirm that the rate of £376 for respite care was the rate the Council had agreed with independent providers, although she did accept that self-funders might have to pay top up fees. She agreed that ideally there should be a mixed economy of service providers but that given the small contribution made directly by the Council in providing respite care it could not achieve the economies of scale necessary to provide a value for money service at a time of increasing demands on the Council's limited resources.

Clive Shore asked how closing the Council's facilities could increase choice. He also commented that the report seemed to suggest that independent providers of respite care were not already providing a personalised service. The Leader responded that the Council was taking action to ensure that the many people with dementia or in need of respite care across the Borough would receive the best service possible in the future, that it would be provided within their local communities, and that local first was a priority. He stressed that the Council was listening carefully to what its residents were saying. Councillor Clowes added that the purpose of the proposals was to ensure that residents would not have to go outside their own communities to obtain respite care. The proposed arrangements would offer more choice of service, not less, and would address the personal needs of individuals. There was also no intention to reduce the number of care beds within the Council's facilities until the Council was satisfied that there was sufficient capacity within the independent sector.

At the conclusion of public questions, and in response to the comments and requests made by the speakers, the Leader announced that he now needed to discuss the implications of the requests with relevant Cabinet members and officers and that accordingly the meeting would be adjourned for approximately fifteen minutes. He would then bring forward the item on respite care on the agenda.

## **92 MOVING TO LOCAL AND PERSONALISED CARER RESPITE**

At the resumption of the meeting, Councillor Clowes began by thanking the speakers for their contributions. She then commented that Mr and Mrs Gazzard in particular had made some suggestions about a possible way forward and that these had been considered during the adjournment.

Councillor Raynes, the Portfolio Holder for Finance, announced that the cost of keeping the Council's two respite centres open for another year would be in the order of £1M which would be affordable and the Council would still be able to deliver a balanced budget.

The Leader then announced that the Cabinet would be asked to endorse the respite care report but with a number of amendments to the recommendations. Members had regard to the report on the agenda.

In light of the reassurances given by the Finance Portfolio Holder with regard to the affordability of additional resources, the Leader, Councillor Michael Jones, announced that Lincoln House and Hollins View would remain open while the Council continued to explore the development of alternative forms of respite care provision across the Borough with potential partners. Councillor Clowes then set out three proposed amendments to the recommendations in the report.

## **RESOLVED**

That the recommendations in the report be approved as amended as follows:

1. Cabinet approves the option to continue to provide residential carer respite at Lincoln House and Hollins View up until December 2015 whilst the Council explores options with alternative partners, alongside recommendations 2 to 7 below;
2. Cabinet approves the adoption of additional residential carer respite support to address wider identified local need;
3. the respite provision for adults with learning disability continue at Lincoln House;
4. officers be authorised to take all necessary actions to implement the proposal;
5. it be noted that officers are reviewing with the Council's health partners' new and enhanced ways of offering intermediate care services, which may result in alternate services being provided from Local Authority buildings;
6. Intermediate Care bed based services continue to operate from Lincoln House and Hollins View until the end of May 2015, and further discussions take place to confirm the full range of Intermediate Care services available beyond this date; and
7. Cabinet approves the review of the collective carer respite options in line with the Care Act.

## **93 QUESTIONS TO CABINET MEMBERS**

Councillor Dorothy Flude asked whether the future of Carter House in Crewe was under consideration. Councillor Clowes responded that there were currently no proposals in relation to Carter House.

Councillor Sam Corcoran referred to an Ombudsman report in relation to White Moss Quarry in which the Council had been found guilty of knowingly and persistently misleading the public. He asked what had

caused a second entry on the audit trail and who had instigated it. The Leader asked the Chief Executive to ensure that Councillor Corcoran was given a definitive answer by the end of the year. He also asked the Portfolio Holder for Housing and Jobs, Councillor Don Stockton, and the officers to ensure that for the future the process in relation to certificates of lawfulness was made more robust; he asked that Councillor Corcoran be invited to participate in reviewing the process.

Councillor Ken Edwards referred to the current arrangements whereby youngsters with special educational needs were currently being reassessed and were understandably concerned about the process even though the aim was to provide them with a better service. He asked if the Portfolio Holder for Safeguarding Children and Adults, Councillor Rachel Bailey, could ensure that the process was handled with sensitivity. Councillor Bailey in response indicated that she intended to bring an update report to the next Cabinet meeting.

Councillor Brendan Murphy referred to the Macclesfield Local Service Delivery Committee and wondered if it was ceasing to have any official role or recognition. He mentioned in particular that the Committee did not appear to have a formal role in considering the transfer of assets to the new town council. The Leader undertook to give Councillor Murphy a definitive response when he had received further legal advice on the matter.

#### **94 MINUTES OF PREVIOUS MEETING**

##### **RESOLVED**

That the minutes of the meeting held on 11<sup>th</sup> November 2014 be approved as a correct record.

#### **95 DISPOSAL OF ASSETS FOR ECONOMIC BENEFIT - PYMS LANE DEPOT, CREWE**

Cabinet considered a report proposing the sale of Pym's Lane Depot, Pym's Lane, Crewe, to the adjacent land owner, Bentley Motors Ltd.

The disposal would enable Bentley Motors Ltd to effect its expansion plans to build a new £40 million engineering, research and development centre as part of a wider £840 million investment programme, which would see the creation of 300 new jobs at the Crewe site. The Council had worked intensively with Bentley Motors to support the company's expansion by unlocking key sites next to their existing operation.

The sale of Pym's Lane Depot aligned with the Council's Waste Strategy whereby a strategic asset would be acquired in the centre of the Borough. The proposed sale, which had been verified to be at market value, would generate a significant capital receipt to support the Council's Waste Strategy.

The report sought delegated authority to finalise the details of the proposed sale and options for a lease back of the site from Bentley Motors Ltd to allow a managed and controlled exit of the site, ensuring service continuity for residents.

**RESOLVED**

That

1. the freehold interest in the site listed in paragraph 1.3 of the report be sold to Bentley Motors Ltd upon the terms outlined within the report;
2. the Chief Executive and the Head of Legal Services, in consultation with the Portfolio Holder for Finance, declare the land surplus to requirements and be given delegated authority to finalise the details of the sale in accordance with the terms and conditions outlined in the report to ensure the protection and continued delivery of the Council's waste service; and
3. the Chief Executive and the Head of Legal Services, in consultation with the Portfolio Holder for Finance, be given delegated authority to finalise the details of lease back arrangements in accordance with the terms and conditions outlined in the report.

**96 DISPOSAL OF ASSETS FOR ECONOMIC BENEFIT - REDSANDS**

This item was withdrawn.

**97 NOTICE OF MOTION - WORK EXPERIENCE FOR YOUNG PEOPLE**

Cabinet considered the following motion which had been moved by Councillor Brendan Murphy and seconded by Councillor Lloyd Roberts at the Council meeting on 16<sup>th</sup> October 2014 and referred to Cabinet for consideration:

*"This Council regrets its failure to provide work-experience opportunities for young people and calls upon the Cabinet to implement an appropriate scheme at the earliest opportunity."*

It was noted that an appropriate, robust work experience policy already existed in order to ensure a consistent and transparent approach to the arrangements of all four categories of specified unpaid work experience arrangements across Cheshire East Council services.

**RESOLVED**

That the motion be firmly rejected.

**98 NOTICE OF MOTION - REUNIFICATION OF CHESHIRE**

Cabinet considered the following motion which had been moved by Councillor Brendan Murphy and seconded by Councillor Lloyd Roberts at the Council meeting on 16<sup>th</sup> October 2014 and referred to Cabinet for consideration:

*“In the light of the proposed escalation of power for combined city authorities, this Council welcomes the Leader’s proposal for the restoration of a Cheshire-wide authority to ensure the County is not disadvantaged or threatened by city region growth,*

*PROVIDED*

*a. The new Authority consists of elected members appointed “proportionally” by the existing Borough Councils.*

*b. Appropriate powers – such as Strategic Planning, Economic Development et al -are transferred from the Borough Councils to the new Authority*

*c. Given the arrival of Alternative Service Delivery Vehicles, there should be maximum devolution of commissioning powers and freedom of choice for Town and Parish Councils.*

*The Cabinet is requested to develop a long term policy as outlined above.”*

Councillor Paul Findlow, Portfolio Holder for Governance, advised that since the motion had been submitted at Council discussions had been taking place on the formation of a more widely-based strategic partnership of neighbouring non-metropolitan authorities which it was felt would be better placed to meet the challenges presented by the emerging combined metropolitan authorities. The detailed governance arrangements of any such partnership were a matter for ongoing deliberation and a report would be presented to Cabinet in due course. In the circumstances, the proposals set out in the motion were considered insufficient.

**RESOLVED**

That

1. in the circumstances, the motion be rejected; and
2. it be noted that a report will be submitted to a future meeting with proposals for a strategic partnership.

**99 NOTICE OF MOTION - RISK ASSESSMENT BEFORE CHANGES TO CURRENT RESPITE/SHORT TERM BREAK ARRANGEMENTS**

Cabinet considered the following motion which had been moved by Councillor Laura Jeuda and seconded by Councillor Dorothy Flude at the Council meeting on 16<sup>th</sup> October 2014 and referred to Cabinet for consideration:

*“That this Council adopts a policy of carrying out a thorough risk assessment, using criteria agreed with our Clinical Commissioning Groups, before making any decision or changes to the current respite/short term break arrangements and that the results of the risk assessment will be announced publicly and shared with all Consultees.”*

Cheshire East Council applied as routine the policy of carrying out an Equality Impact Assessment for any proposed changes to services. Within this process it was required that the Council identify any potential risks of adverse or negative impact on people who used the services, or people who may use them in the future. This practice was in compliance with the Equality Act 2010.

In relation to respite services for carers, a full Equality Impact Assessment had been completed as part of the preparation for proposed changes. The planned changes to residential respite currently being considered by the Council related only to social care service provision and not health services. The Equality Impact Assessment, and hence the assessment of risk of adverse impact, had therefore been carried out by officers.

**RESOLVED**

That

1. the motion be rejected; and
2. the Council will continue to undertake its own independent Equality Impact Assessments in relation to any proposed changes to its own services but in cases where there is a joint service or there are joint commissioning plans, the process will be carried out as part of a joint approach which would include a risk assessment.

**100 MACCLESFIELD HERITAGE AND CULTURE STRATEGY (REF CE 14/15-35)**

Cabinet considered the adoption of a Heritage and Culture Strategy for Macclesfield town centre.

The Strategy was a response to a strategic theme identified in the ‘Macclesfield Town Centre Vision’. It expressed an approach to Macclesfield’s cultural landscape to 2024, providing an outline plan for



delivery. It set the tone and framework for culture led regeneration in the town-centre and provided a context for skills, creative industries, the cultural/visitor economy, project development, investment and funding applications.

An executive summary of the Strategy was attached as Appendix 1 to the report and the current action plan was attached at Appendix 2.

## **RESOLVED**

That

1. the Heritage and Culture Strategy for Macclesfield town centre be approved and adopted; and
2. the management and delivery arrangements set out in the report be endorsed.

## **101 PUTTING OUR RESIDENTS FIRST BY TACKLING PROBLEM GAMBLING**

Cabinet considered a report setting out proposals to tackle problem gambling.

The proposals were:

- § To block access to online gambling websites from Council public computers in libraries and any other Council computers used by residents.
- § To back a national campaign with 90 other Councils to ask the Government to reduce the stakes on Fixed Odds Betting Terminals from £100 to £2 per spin.

The policy to block access to gambling websites would enable the Council to take further action to protect people from falling into debt.

## **RESOLVED**

That

1. a policy be introduced to block access to gambling websites through public PCs in libraries and other Council buildings; and
2. Cabinet endorses the national campaign to get Fixed Odds Betting Terminals (FOBT) stakes reduced from £100 to £2 per spin.

102        **VULNERABLE AND OLDER PERSONS HANDYPERSON  
SERVICE (REF CE 14/15-34)**

Cabinet considered a report seeking authority to transfer the existing Vulnerable and Older Persons' Handyperson Service to Orbitas Bereavement Services Ltd., one of the Council's alternative service delivery vehicles.

By utilising the commercial flexibility afforded to Orbitas, the Council had the opportunity to develop practical home services that met the needs and aspirations of vulnerable and older local residents at an early stage in order to avoid or delay any dependence on statutory services. The expectation of Cheshire East was that Orbitas would expand the business, providing an enhanced offer to its residents at an affordable price. This would be overseen through a contract monitoring process. The estimated aggregated contract value was £700,000 over a 5 year timeframe.

It was noted that paragraph 8.3 of the report had been deleted.

**RESOLVED**

That

1. officers be authorised to enter into contractual arrangements with Orbitas Bereavement Services Ltd for the company to act as an agent of the Council in the delivery of the Vulnerable and Older Persons' Handyperson Service for a term of five years; and
2. staff currently employed by the Council in the delivery of the Vulnerable and Older Persons' Handyperson Service be transferred to Orbitas Bereavement Services Ltd in accordance with TUPE regulations.

103        **PROCUREMENT OF SECURITY CONTRACT AT CREWE  
BUSINESS PARK (REF CE 14/15-32)**

Cabinet considered a report on the requirement to re-tender and award a three year security contract, including the granting of a three year lease for the security office, at Crewe Business Park, Crewe.

There was a requirement to have the new contract in place by 1<sup>st</sup> May 2015. The cost of the security service currently provided was in the region of £200,000 a year for three years. The cost was recovered by the service charge, payable quarterly in advance by all occupying companies on the business park. As part of the contract the provider would be required to enter into a lease agreement with the Council for the occupation of the security office. The Council would receive a rental income of £500.00 per calendar month from the security provider for the lease of the office.

**RESOLVED**

That

1. approval be given for Cheshire East Council to re-tender and award for a 3 year security contract to provide security services at Crewe Business Park, Crewe and to grant a lease to the successful bidder to occupy Crewe Business Park's security office to coincide with the contract for service delivery, both contract and lease to be on terms and conditions to be determined by the Chief Operating Officer as s151 Officer in consultation with the Head of Legal Services and Monitoring Officer; and
2. authority be delegated to the Chief Operating Officer as s151 Officer in consultation with the Portfolio Holder and the Head of Legal Services and Monitoring Officer, to award the security contract to the highest scoring bidder against the pre-determined evaluation criteria.

104      **COUNCIL TAX BASE 2015/16**

Cabinet considered a report on the Council Tax Base for the year 2015/16.

The report set out the tax base calculation for recommendation from Cabinet to Council.

The calculation set out the estimates of new homes less the expected level of discounts and the level of Council Tax Support. This resulted in a band D equivalent tax base position for each Town and Parish Council. The details were attached to the report at Appendix A.

The tax base reflected growth of 0.9% on the 2014/15 position, highlighting the positive changes locally in terms of additional new homes, more properties brought back into use and reduced Council Tax Support payments. Over the last 5 years the tax base (excluding the impact of Council Tax Support) had increased by 4.8%.

**RESOLVED**

That Cabinet

1. in accordance with the Local Authorities (Calculation of Tax Base) Regulations 1992, recommends to Council the amount to be calculated by Cheshire East Council as its Council Tax Base for the year 2015/16 as 138,764.49 for the whole area;
2. agrees that the Council Tax Support Scheme be unchanged for 2015/16 other than revising allowances to reflect the uprating in the Housing Benefit rules; and

3. notes that the Council Tax Support Scheme will be reviewed during 2015/16.

The meeting commenced at 2.00 pm and concluded at 4.43 pm

Councillor M Jones (Chairman)

## CHESHIRE EAST COUNCIL

### Cabinet

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<b>Date of Meeting:</b>	6 <sup>th</sup> January 2015
<b>Report of:</b>	Head of Strategic Infrastructure and Director of Economic Growth and Prosperity
<b>Subject/Title:</b>	Congleton Link Road – Refinements to Preferred Route and Progress Update Ref. CE14/1526
<b>Portfolio Holder:</b>	Councillor David Brown, Strategic Outcomes

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#### 1.0 Report Summary

- 1.1 The Council has set out a clear vision and strategy for jobs-led economic growth. An important element of this strategy is to improve the Borough's national, regional and local infrastructure to improve connectivity.
- 1.2 The Congleton Link Road (CLR) is an important element of this strategy and is included in the new Local Plan; enabling job creation, helping to deliver housing growth and addressing longstanding traffic congestion and environmental issues in the town.
- 1.3 The report highlights the work and assessment that has been undertaken since the initial preferred route for the road was decided in May 2014 and recommends minor adjustments to the route based on these assessments.
- 1.4 The report also sets out the likely scale of council funding required to deliver the road and a process to acquire any necessary land for the scheme.
- 1.5 The report will assist in demonstrating a robust evidence base for decision making as the scheme moves through its statutory processes.

#### 2.0 Recommendations

- 2.1 Cabinet is recommended to
  - 1. note the findings of the Modified Preferred Route - Comparative Options Report (Annex A);
  - 2. approve that the modified preferred route shown in Annex B be taken forward as the basis for the future development of the scheme, including introducing the necessary modifications into the Local Plan Core Strategy at the earliest opportunity;

3. approve that the modified preferred route be used as the basis for an additional public consultation on the detail of the scheme to inform a future Planning Application;
4. note the Council's success in securing £45m of funding towards the scheme through the Local Growth fund and the current scheme funding strategy;
5. authorise officers to explore additional funding opportunities and to note that as a reserve position, an approval for the full funding required for the scheme will be made through the council's budget setting process; and
6. authorise officers to enter into discussions with land owners about acquiring the necessary land and rights to deliver the scheme and to delegate the entering into of any necessary supporting legal agreements to the Head of Legal Services in consultation with the Portfolio Holder.

### **3.0 Reasons for Recommendations**

- 3.1 To refine the protected route for the link road following additional assessment work; thereby protecting the land from development.
- 3.3 To demonstrate that the council is following an evidence based approach in how it makes decisions about the alignment and design of the road to achieve the best outcome for the majority of affected parties.
- 3.4 To reflect key stakeholder feedback, including taking on board, where possible the concerns of affected landowners.
- 3.5 To confirm to the Local Enterprise Partnership that the council is in principle able to cover any shortfall in funding and hence give comfort that the scheme can be delivered.
- 3.6 To explore additional funding opportunities to reduce the call on council funding.
- 3.7 To explore all opportunities to acquire the necessary land for the scheme prior to the serving of compulsory purchase notices.

### **4.0 Wards Affected**

- 4.1 Brereton Rural, Congleton East, Congleton West, Gawsworth, Odd Rode.

### **5.0 Local Ward Members**

- 5.1 Brereton Rural – Cllr John Wray  
Congleton East – Cllr David Brown, Cllr Peter Mason and Cllr Andrew Thwaite

Congleton West – Cllr Gordon Baxendale, Cllr Roland Domleo and Cllr David Topping  
Gawsworth – Cllr Lesley Smetham  
Odd Rode - Cllr Rhoda Bailey and Cllr Andrew Barratt

## **6.0 Policy Implications**

- 6.1 A minor amendment to Local Plan Submission Strategy is required to refine the corridor of interest to a specific route.

## **7.0 Financial Implications**

- 7.1 Following a strong funding bid, the council was successful in attracting £45m of funding through the Local Growth Deal in July 2014.
- 7.2 The full scheme estimate, including land, preparation costs and compensation, is estimated to be £79.5m. This is subject to ongoing work and opportunities will be explored to reduce costs where possible.
- 7.3 The current estimate includes an allowance for risk and sunk costs to date. As project development continues these estimates will be updated.
- 7.4 This funding is expected to come from the Community Infrastructure Levy / Developer contributions. However, given the timing of the scheme and that it is about delivering prosperity and jobs, the council may need to commit to meet some or all of the funding gap. Cheshire East Council has already contributed and allocated in future budgets £3.306m to the development of the scheme which would mean a further requirement of approximately £31m to fund any shortfall.
- 7.5 The land and compensation costs associated with the scheme are currently estimated at £15m. These will accrue only after construction and continue for several years afterwards. Therefore there is a significant element of the scheme costs which are effectively a 'deferred payment'. There is a target of £20m to be achieved through developer contributions, though the income profile will be spread over a long period.
- 7.6 Following construction of the road it is expected that the rate of delivery of housing linked to the scheme will accelerate. This will represent an 'income stream' to help meet the costs set out in 7.4.
- 7.7 In order to achieve the construction programme, a key requirement will be to evidence that funding is in place by the time of the Compulsory Purchase Inquiry. This is currently programmed for spring 2016. Therefore, realistically, the council will have to underwrite and be able to demonstrate to the inspector that the scheme is fully funded by the time of the submission for the inquiry in late 2015.
- 7.8 There is uncertainty around future construction and property cost inflation which can only be resolved once the scheme has been out to tender. As such, the

scheme estimate will need to be regularly revisited and monitored as the project develops.

- 7.9 The detailed approval of the work programme will be subject to the usual contract processes to assure that value for money is being achieved. This will include cross checking quoted prices for similar tendered works with other local authorities.
- 7.10 A revised scheme estimate is now in preparation and will closely reflect the emerging design to be taken to planning. A funding options paper will be prepared to consider how any funding gap can be bridged, this may include examining other sources of funding such as top slicing future local transport grant funding or utilising other capital receipts such as New Homes Bonus. The paper will also confirm the profile of expenditure.

## **8.0 Legal Implications**

- 8.1 One of the implications of the proposed modification to the Local Plan is that it may give rise to claims arising from 'Planning Blight'.
- 8.2 Planning Blight can arise where land is shown as being proposed or allocated for the purpose of a local authority in a deposited draft Local Plan. In this case the purpose being the proposed Link Road.
- 8.3 The blight liability will become effective when the Local Plan is submitted to the Secretary of State for independent examination: Schedule 13, paragraph 1A (2)(c) of the Town and Country Planning Act 1990.
- 8.4 The Planning Blight procedure is in effect a 'reverse' compulsory purchase process order (CPO) in the sense that a person whose property is affected by blight may, in certain circumstances, require the Council to purchase his property by the service of a 'blight notice'
- 8.5 This right is conferred in recognition of the fact that property values may be adversely affected by, in this case, a proposed new highway.
- 8.6 If a property owner serves a blight notice then, if his interest in the property is a qualifying interest, the Council will have the options to accept the blight notice, dropping the scheme or altering the scheme so that it does not affect the blighted property.
- 8.7 If the Council accept the blight notice, then it will be compelled to purchase the relevant property on the same terms that would apply if the property were purchased pursuant to a CPO.
- 8.8 Claimants must show reasonable endeavours to sell their interests and demonstrate that as a consequence of blight they were unable to - or only at a substantially lower price. It is not sufficient to make no



attempt to sell. The costs of any attempts to sell are not recoverable as compensation. Blight cannot be served for part of a unit.

## **9.0 Implications for Rural Communities**

- 9.1 There are no direct implications from this report. Any future planning application for the road would be supported by a full Environmental Assessment, including impacts on farming land.

## **10.0 Risk Management**

### Project Development

- 10.1 The project development costs necessary to deliver this scheme would be at risk if funding for the scheme is not available or the scheme does not achieve the necessary statutory permissions. However, it has been demonstrated that the scheme does have a strong initial transport and wider economic business case and there is broad public support for the proposal.
- 10.2 Continuing to progress the development of the scheme to 'shovel ready' status will ensure that the council can take full advantage of any further funding opportunities.
- 10.3 The scheme will be reviewed by the council's gateway process (TEG and EMB) to review the risks at the appropriate stages.
- 10.4 The formal protection of the route of the link road in the Core Strategy may trigger blight claims against the council. If such claims occur they will need to be dealt with by means of a supplementary capital estimate. It is difficult to assess the scale of possible blight notices or the timescales.
- 10.5 The Growth deal funding is contingent on the further development of the business case.
- 10.6 If, ultimately, the scheme is not funded the resources set aside for the development of the scheme will have to be met from the revenue budget.
- 10.7 If the delivery of the scheme is delayed, inflation costs and compensation costs will add significantly to the scheme cost.

### Scheme Costs and funding.

- 10.8 The findings of the geotechnical studies may reveal more challenging ground conditions from those assumed (from desk study assessment), with consequential adjustments to the scheme estimates. As the scheme design is refined, further revisions of the cost estimate are likely and will need to reflect any conditions imposed as part of any future Planning Permission.

- 10.9 The Department for Transport have requested they they have oversight of the future business case development and approval. This will require careful management to ensure that this does not lead to additional delays to the programme

#### **.11.0 Background and Options**

- 11.1 A preferred route for CLR was approved by the Cabinet in May 2014.
- 11.2 Since that time intensive engagement with local stakeholders has led to suggestions for further improvements to the route.
- 11.3 Clearly, there is a significant element of local pressure to move the road as far away as possible from their land/property interests. Whilst this is understandable this inevitably involves the road being moved closer to other affected interests, who inevitably want the opposite outcome.
- 11.4 In order to impartially assess the merits of these suggestions for improvements, along with other design led changes to the scheme, the team has undertaken a comparative assessment of various minor adjustments to the preferred route.
- 11.5 Key areas where suggestions for alternatives / improvements have been made along the route include:
1. Sandy Lane between the A534 and A56 – moving the road closer to the alignment of Sandy Lane
  2. Between the A56 and Chelford Road – suggestions to move the road both closer and further away from the properties on Chelford Road
  3. Between Chelford Road and the crossing of the river Dane – suggestions to move the road further south
  4. Between the River Dane crossing and Giantswood Lane –moving the alignment further south.
  5. Between the A34 and the A536 – moving the alignment further north.
  6. The form of junction for the Radnor Park access road and local access issues.
- 11.6 Alternative designs (sometimes several) were prepared for these alternatives and assessed on a seven point scale against the same factors used to consider the initial preferred route. These include issues such as cost, stakeholder preference and impact on the Local Plan. The full assessment is attached an Annex A.
- 11.7 This scoring assessment has been used to inform the revised preferred route and demonstrating an evidenced led approach to incorporating changes into the scheme.

- 11.8 In some cases the reasons for making changes were overwhelming, in others where the case had a more balanced mix of positive and negatives; professional judgement has been used to come to a conclusion
- 11.9 It is worth noting that these plans will be subject to a further round of public consultation; and that there remains scope to incorporate additional changes into the plans
- 11.10 Furthermore, for the purposes of the assessment of the route of the road these plans do not show any additional mitigation measures such as landscaping and screening of the road. These will be available for the next round of public consultation.
- 11.11 Finally, in some locations where it has not been possible to perhaps achieve all of key stakeholder wishes by for example moving the road hundreds of metres from properties, where possible more minor adjustments have been made to achieve the best outcome without impairing other key aspects of the scheme.
- 11.12 A key requirement of any compulsory purchase process will be able to demonstrate that reasonable attempts have been made by the acquiring authority prior to the confirmation of a compulsory purchase order.

## **12.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

Annex A – Modified Preferred Route - Comparative Options Report

Annex B – Modified Preferred Route and initial design fix.

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## **Congleton Link Road**

### **OD056: Modified Preferred Route - Comparative Assessment Report**

**December 2014**



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## 1

**Introduction****1.1 Introduction**

In September 2012 Cheshire East Council (CEC) commissioned Jacobs through Ringway Jacobs, under the Highways Services Contract, to establish a range of transport infrastructure options that would support the sustainable economic growth of Congleton.

The Stage 1 Scheme Assessment Report (Doc. Ref. B1832001/OD004) documents the appraisal procedures which were carried out to identify a preferred Improvement Strategy. The report concluded that a link road between the A534 Sandbach Road and the A536 Macclesfield Road was the preferred option as it had a high contribution to the Scheme Objectives and also helped to resolve the traffic problems currently experienced by Congleton.

Following this, a number of link road route options were developed and appraised. This process is documented in the Route Appraisal Report (Doc. Ref. B1832001/OD015). A total of four link road options were identified, which were assessed specifically from an Engineering, Environment and Traffic perspective in the Stage 2 Scheme Assessment Report (Doc. Ref. B1832001/OD018).

Four link road options were presented at a Public Consultation in January/February 2014. The intention of the Public Consultation was to gauge public interest in the scheme, capture public opinion of the four link road options presented and help identify any constraints/considerations which may have been previously overlooked. The Public Consultation strategy, key issues raised by members of the public and the results from a consultation questionnaire are presented in the Public Consultation Report (Doc. Ref. B1832001/OD020).

Following feedback received from members of the public, modifications to the alignments taken to Public Consultation were considered. These modifications were compared and appraised; best performing options were incorporated into the Preferred Route which was announced in May 2014. Reasoning and justification for the alignment modifications were documented within the Preferred Route Announcement Report (Doc. Ref. B1832001/OD025).

**1.2 Purpose of this Report**

Following the Preferred Route Announcement in May 2014, the design of the scheme has been progressed with consideration given to more detailed engineering, environmental and cost assessments, as well as further consultations with land owners and other local interest groups. Through this design development, a number of potential alignment and / or junction modifications were identified that were considered to represent an overall improvement to the scheme.

This report describes the comparative assessment that was undertaken between any potential modifications and the Preferred Route Announcement from May 2014. It also recommends which of these modifications should be taken forward and incorporated into the Modified Preferred Route.

### 1.3 Assessment Methodology

In order to apply a consistent approach, a similar methodology for the comparative assessment has been adopted as described within the Preferred Route Announcement Report. This assessed each option in terms of the following key criteria:

- Scheme Cost Estimate
- Benefit to Cost Ratio (BCR)
- Development Potential
- Public Endorsement
- Engineering Constraints
- Road User Safety
- Landscape and Visual Impact
- Ecology
- Cultural Heritage
- Air Quality
- Noise and Vibration
- Soils, Geology and Hydrogeology
- The Water Environment
- Water Framework Directive
- Effects on All Travellers
- Private and Community Assets

The comparative assessment carried out for the Preferred Route Announcement Report considered alternative alignments for the full length of the scheme. As this report considers localised amendments on a much smaller scale, the following criteria have been amended or removed.

- **Benefit Cost Ratio:** The change in scheme cost estimate is not considered to have a notable impact on the BCR for any of the options considered. This criteria has therefore been removed from the assessment.
- **Public Endorsement:** A full scale public consultation has not been undertaken on the options. This category has therefore been removed from the assessment.
- **Quality of Local Plan:** The options within this report are not considered to have an overall impact on the quality of the Local Plan. However, they do have an impact on the area of land available for development. This category has therefore been amended to consider **Development Potential** only.

Although a public consultation has not been undertaken, we have been engaging with local land owners and residents in regards to the proposed changes. These views have been considered when carrying out our optioneering work. However, to avoid bias towards individual land owners and/or tenants, this has not been included within the quantitative assessment.

#### 1.3.1 Qualitative Assessment

A qualitative assessment was first carried out comparing the alternative alignments against the Preferred Route Announcement (PRA) from May 2014. For each assessment the PRA has been denoted Option 1.

The options were assessed using indicative arrow symbols which signified their performance against the defined assessment criteria. Within the Preferred Route Announcement Report a 5-point scale was used. However, as the options in this report consider more localised amendments, this has been refined to a 7-point scale to include 'slight' impacts, as shown in Figure 1.

**KEY:**








						
Significantly Beneficial	Beneficial	Slightly Beneficial	Neutral	Slightly Adverse	Adverse	Significantly Adverse

Figure 1 – Impact Ratings

**1.3.2 Quantitative Assessment**

In addition to the qualitative assessment described in Section 1.3.1, a quantitative assessment of each option has been carried out. Again, a similar methodology has been adopted as described within the Preferred Route Announcement Report, whereby scores are assigned to each option to indicate their performance against the assessment criteria.

The 7-point scale described in 1.3.1 has been subsequently adapted and the following scores assigned: Significantly Beneficial (+3); Beneficial (+2); Slightly Beneficial (+1); Neutral (0); Slightly Adverse (-1); Adverse (-2); and Significantly Adverse (-3).

Weighting was also assigned to each assessment topic/factor so that the relative importance of each could be established i.e. so that the factors considered most important had a larger influence on the overall assessment. The relative weighting for each category are as used for the Preferred Route Announcement Report, and are listed below:

Topic / Factor	Weighting
Scheme Cost Estimate	2
Development Potential	1
Engineering Constraints*	0
Road User Safety	1
Landscape and Visual Impact	0.2
Ecology	0.2
Cultural Heritage	0.2
Air Quality	0.2
Noise and Vibration	0.2
Soils, Geology and Hydrogeology	0.2
The Water Environment	0.2
Water Framework Directive	0.2
Effects on All Travellers	0.2
Private and Community Assets	0.2

Table 1 – Criteria Weighting

\* **Engineering constraints** has been given a weighting of zero. The engineering constraints and challenges specific to each option are important and have been considered. However, it is felt that all options considered are deliverable from a technical perspective, and none of the engineering constraints identified in Chapter 3 would prevent the scheme from being constructed. Furthermore, the engineering challenges identified in Chapter 3 could be overcome, but would result in increased scheme costs. Engineering constraints/difficulties are therefore reflected in the Scheme Cost Estimate assessment topic/factor.

## 2 Options Considered

Alignment modifications were considered in four separate areas along the length of the scheme. These are described in sections 2.1 to 2.4 of this chapter, together with justification as to why the alignment was reviewed, and a brief description of each option.

### 2.1 Mainline 1 / Sandy Lane

This section considers the comparative assessment that was undertaken on the section of mainline between A534 Sandbach Road and A54 Holmes Chapel Road.

One of the key reasons for the alignment adopted for the Preferred Route Announcement (PRA) in May 2014 (i.e. offline from the existing Sandy Lane) was that, at the time, this was the preference of affected landowners within the vicinity. However, since then, we have held further consultation with these landowners and identified that an online alignment that reduces field severance is now preferred. This change in preference owes primarily to the fact that direct access will be permitted from the link road, albeit minimised wherever possible.

Two alternative alignments have therefore been developed for Sandy Lane and compared against the PRA May 2014 (Option 1). These alignments are included in Appendix A, with a description provided below. Details and conclusions of the comparative assessment are provided in sections 3.1.1 to 3.1.2.

#### 2.1.1 Option 1 (PRA May 2014)

Option 1 is based on the Preferred Route Announcement from May 2014, with the exception that the junction on Holmes Chapel Road has been shifted south away from the existing carriageway. It was considered that this had both constructability and environmental benefits irrespective of which option was chosen, therefore has not been considered as a separate option in its own right.

Option 1 runs from an offline roundabout adjacent to A534 Sandbach Road, heading north in a relatively straight alignment parallel to the existing Sandy Lane. The road then meets a new roundabout junction to the south of the existing A54 Holmes Chapel Road, before continuing north via a crossing of Loach Brook. This option runs approximately 50m west of the existing Sandy Lane through the centre of a number of fields. As a result of this option, 1 pond would be lost and a short realignment of Loach Brook would be required. Sandy Lane would remain open as a farm access track only, with access via the existing junction between Sandy Lane and Holmes Chapel Road retained.

#### 2.1.2 Option 2

Option 2 runs from an offline roundabout immediately north west of the existing junction between Sandy Lane and Sandbach Road. The route then continues north adjacent to the existing Sandy Lane, leaving sufficient width to incorporate farm access and footway/cycleway/bridleway. The route then meets a new roundabout to be constructed online at Holmes Chapel Road. A offline roundabout to the south is not viable for this option due to an existing crossing of Loach Brook immediately to the east. The route then heads north west via a new crossing of Loach Brook, before swinging east to match the alignment of Option 1 approximately 500m north of the junction. This option would also result in the loss of 1 pond, as well as a slightly longer realignment of Loach Brook. Sandy Lane would remain open as a farm access track and NMU facility only. For this option, a new junction with the link road would be provided for farm access.

### 2.1.3 Option 3

Option 3 continues with the same alignment as Option 2 from the junction north west of Sandbach Road, heading north for approximately 600m. At this point, the road bends to the West to tie-in with a new offline roundabout to the south of Holmes Chapel Road. This route then continue north via a new crossing of Loach Brook as per Option 1. 2 ponds would be lost with this option and a short realignment of Loach Brook would be required. Sandy Lane would remain open as a farm access track only, with access via the existing junction between Sandy Lane and Holmes Chapel Road.

## 2.2 Mainline 2 Alignment

This section considers the comparative assessment that was undertaken on the section of mainline between Holmes Chapel Junction and Chelford Road. It was considered that an alignment shift in this location could minimise the environmental impacts for properties along Chelford Road, as well as reducing the impact on a local equestrian business.

Two alternative alignments were therefore considered for this assessment. These are shown on the drawing attached in Appendix B (Options 2 & 3), together with the alignment based on the Preferred Route announced in May 2014 (Option 1).

### 2.2.1 Option 1 (PRA May 2014)

Option 1 extends northwards from A54 Holmes Chapel Road, passing between two residential properties approximately 170m west of the existing junction with Sandy Lane. The route crosses over a new bridge over Loach Brook immediately north of Holmes Chapel Road before continuing north through a rectangular paddock of land. The route then curves round to the east in cutting before passing underneath Chelford Road, immediately adjacent to its junction with Back Lane. The route continues eastwards in cutting through agricultural farmland crossing Back Lane just the south of the entrances to two residential properties. The route continues in an easterly direction on the north side of Back Lane towards the proposed Radnor Park junction.

### 2.2.2 Option 2

Option 2 extends northwards from A54 Holmes Chapel Road, passing between two residential properties approximately 170m west of the existing junction with Sandy Lane. As per Option 1, the route crosses over Loach Brook via a new bridge before continuing north through a rectangular paddock of land. This route extends slightly further north east than Option 1, passing further from properties along Chelford Road. The alignment then curves round to the east in cutting before passing underneath Chelford Road, immediately south of Back Lane junction. Towards the east, the route passes further south from the existing Back Lane than Option 1, allowing for a 50m reduction in the length of retaining wall. The route then continues in an easterly direction as per Option 1 towards the proposed Radnor Park junction.

### 2.2.3 Option 3

Option 3 extends from A54 Holmes Chapel Road in a more north easterly direction than Option 1 and 2. The route crosses Loach Brook via a new bridge, before passing through an area of woodland north of Holmes Chapel Road. Unlike Option 1 & 2, this option passes through farmland to the West of the rectangular paddock of land, before curving east on a similar alignment to Option 2. Towards the east of Chelford Road, the route passes further from the existing Back Lane than Option 1, allowing for a 50m reduction in the length of retaining wall. The route then continues in an easterly direction as per Option 1 towards the proposed Radnor Park junction.

### 2.2.4 Rejected Options

Through consultation with local residents, it was requested we amend the alignment of the route to pass up to 100m further south in the vicinity of Back Lane. It was considered this would reduce the environmental impacts of the proposed route, namely noise, visual intrusion and air quality. It was also requested that the alignment be lowered and/or a landscape bund provided to further reduce these impacts.

In response to these concerns, we conducted a high level review of the alignment in this location. However, it was considered that by moving the alignment 100m to the south, the area available for future development would be significantly reduced, compromising one of the main objectives of the scheme (i.e. to open up areas of land for development). Other impacts as a result of the amendments would include a sub-standard of alignment, increased severance as well as loss of an existing pond. Overall, it was therefore considered that the adverse impacts of this alignment would significantly outweigh the benefits, and as such this option was rejected. A plan of the options considered through this area is attached in Appendix C.

Although moving the alignment 100m south was considered to have unacceptable impacts, we have however implemented more localised amendments to address some of the concerns raised. This includes amending the alignment of the mainline to pass approximately 15m further south in the vicinity of Back Lane. This amendment provides sufficient room to allow provision of a 2m high landscape bund, reducing noise and visual impacts further. This amendment is covered in more detail within Section 4.3 'Design Development'.

## 2.3 Radnor Park Junction

This section considers the comparative assessment that was undertaken on various options for Radnor Park Junction. These options were developed following discussions with local landowners on access requirements. Consideration was also given to the potential for future development opportunities at Strategic Location SL6.

Two alternative options were considered for this assessment. These are shown on the drawing attached in Appendix D (Options 2 & 3), together with the junction included in the Preferred Route Announced in May 2014 (Option 1).

### 2.3.1 Option 1 (PRA May 2014)

The Option 1 is based on the Preferred Route announced in May 2014. The roundabout leading to Radnor Park Industrial Estate would be located immediately south of a curved area of ancient woodland. Agricultural access to fields and properties to the north would be via a new access track linking with the existing Back Lane. No direct access to the north from the new link road would be feasible.

### 2.3.2 Option 2

The roundabout leading to Radnor Park Industrial Estate would be relocated approximately 50m west when compared to Option 1. This allows space for direct access to be provided from the roundabout to a severed triangle of land to the north. This access would be for agricultural use, whilst not restricting future development opportunities. Agricultural access to a property and a larger field to the north would be via a new access track linking with the existing Back Lane.

### 2.3.3 Option 3

The roundabout leading to Radnor Park Industrial Estate would be relocated approximately 130m west when compared to Option 1. This allows for direct access to be provided from the



roundabout to both northern fields, as well as Radnor Farm. The access would be for agricultural / private use, with the option to improve to accommodate access to future development.

### 2.3.4 Rejected Options

#### Overpass / Underpass

Consideration was given to provide an overpass/underpass along the existing access track between Back Lane and Radnor Hall Farm. Although this was the preference of the existing owner, it was considered the adverse impacts significantly outweighed the benefits, therefore this option was rejected. Principal reasons for rejection of this option are as below:

- Significant cost impact (in the region of £1m) for provision of either an underpass or overpass.
- Significant visual impact due to the high embankments required for an overpass (approximately 7.5m above existing ground level).
- Significant cutting required for provision of underpass (approximately 7.5m below existing ground level). This has significant engineering constraints, in particular a pumping station would be required for drainage with associated maintenance implications.
- No direct access to the link road, restricting any possible future development opportunities to the north.

#### Eastern Roundabout

It was the preference of nearby landowner to relocate the Radnor Park Junction further to the east, increasing the distance between the junction and the landowner's property. This was considered, but has not been implemented based on the following:

- Easterly shift would not allow direct access from the roundabout to the north
- A new junction would be required to provide direct access to the north for any future development opportunities. This would compromise both safety and capacity of the new link road, and minimise any benefits associated with an easterly shift of the roundabout.
- Roundabout would be located further south to avoid land take from ancient woodland, reducing area available for development.

## 2.4 Mainline 3 & 4

This section considers the comparative assessment that was undertaken on the two sections of mainline between Congleton Business Park Junction and the existing Macclesfield Road. It was considered that an alignment shift in this location would reduce the environmental impact of the scheme, in particular by avoiding a large pond to the West of Giantswood Lane.

An alternative alignment (Option 2) was therefore developed for this section of the scheme, and compared against the PRA May 2014 (Option 1). Both these options are included in Appendix E, with a description provided below. Details and conclusions of the comparative assessment are provided in sections 3.4.1 to 3.4.2.

### 2.4.1 Option 1 (PRA May 2014)

This option extends from the proposed new bridge over the River Dane on embankment in a north easterly direction to the proposed Congleton Business Park junction. The roundabout junction to Congleton Business Park is located to the northwest of a large pond to the east of Church Wood. The route continues east and impacts the northern section of this large pond, before entering a cutting and passing beneath a new overbridge along Giantswood Lane. It then

continues east towards a new roundabout with the A34 Manchester Road, passing through agricultural farmland and woodland, before meeting a new roundabout with the A536 Macclesfield Road approximately 580m south of Eaton village.

#### **2.4.2 Option 2**





This option extends from the proposed new bridge over the River Dane on embankment in an easterly direction towards the proposed Congleton Business Park junction. The roundabout junction to Congleton Business Park is located to the west of a large pond. The route continues east to the south of this large pond, before moving into cutting and passing beneath a new overbridge along Giantswood Lane. It then continues east, extending slightly further north further north than Option 1, before reaching a new roundabout with the A34 Manchester Road. The route continues on this more northerly alignment, passing through agricultural farmland and woodland and joins up with the A536 Macclesfield Road approximately 650m south of Eaton village.











### 3.1 Mainline 1 / Sandy Lane



#### 3.1.1 Qualitative Assessment





Using the methodology described in section 1.3, the following impact ratings have assigned for each of the alternative options when compared to the PRA May 2014 (Option 1). A plan showing each of the three options considered is attached in Appendix A.







Topic/Factor	Option 2	Option 3
Scheme Cost Estimate		
	<p>Increased cost due to longer spanning structure over Loach Brook. Verge widening on northbound exit from Holmes Chapel Junction will also necessitate a wider structure. (Adverse)</p> <p>Increased land severance / compensation to the north of Holmes Chapel Road. (Adverse)</p> <p>Reduced land take / severance to the south of Holmes Chapel Road. (Slightly Beneficial)</p> <p><b>Overall, this option has an adverse impact on scheme cost when compared to Option 1.</b></p>	<p>Reduction in land take and severance (i.e. compensation costs) to the south of Holmes Chapel Road. (Slightly Beneficial)</p> <p>Similar structure lengths and land take / severance to the north of Holmes Chapel Road. (Neutral)</p> <p><b>Overall, this option has slightly beneficial impact on scheme cost when compared to Option 1.</b></p>
Development Potential		
	<p>No change in area available for development (Neutral)</p> <p><b>Overall, this option has a similar impact on the Development Potential when compared to Option 1.</b></p>	<p>No change in area available for development (Neutral)</p> <p><b>Overall, this option has a similar impact on the Development Potential when compared to Option 1</b></p>





Topic/Factor	Option 2	Option 3
Engineering Constraints		
	<p>Buildability issues with construction of online roundabout on Holmes Chapel Road (Adverse).</p> <p>Buildability issues with constructing the link road adjacent to the full length of existing Sandy Lane. (Adverse)</p> <p>Roundabout in close proximity to existing structure over Loach Brook. (Adverse).</p> <p><b>Overall, this option has an adverse impact on engineering constraints when compared to Option 1.</b></p>	<p>Buildability issues of with constructing the link road partly adjacent to the existing Sandy Lane. (Slightly Adverse)</p> <p><b>Overall, this option has an adverse impact on engineering constraints when compared to Option 1.</b></p>
Road User Safety		
	<p>Overtaking section removed due to restrictions on vertical alignment along existing Sandy Lane (Slightly Adverse)</p> <p><b>Overall, this option has a slightly adverse impact on road safety when compared to Option 1.</b></p>	<p>Overtaking section removed due to vertical alignment restrictions along Sandy Lane, and introduction of bend in the alignment. (Slightly Adverse)</p> <p><b>Overall, this option has a slightly adverse impact on road safety when compared to Option 1.</b></p>
Cultural Heritage*		
	<p>Physical impacts on a crop mark site (Asset 115) however less impact than option 1.</p> <p>Impact on setting - Route close to asset 102, but further from asset 103 &amp; 104 than Option 1.</p> <p><b>Overall this option has a slightly beneficial impact on Cultural Heritage when compared to Option 1.</b></p>	<p>Physical impacts on a crop mark site (Asset 115) however less impact than option 1.</p> <p>Impact on setting – No change from Option 1</p> <p><b>Overall, this option has a slightly beneficial impact on Cultural Heritage when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Landscape*		
	<p>Less permanent loss of the linear belt of woodland along Sandbach Road at the new roundabout than option 1.</p> <p>The new roundabout on Holmes Chapel Road would result in a greater permanent loss of a number of mature trees than options 1 and 3.</p> <p>Less permanent loss of hedgerow field boundaries, hedgerow trees and agricultural land than option 1.</p> <p>Topography of the character area would be less altered than with option 1 as more of the road is at grade south of Holmes Chapel Road.</p> <p>The new road would not introduce an additional linear feature into the landscape. However would in effect widen the existing linear feature along Sandy Lane and cut across field boundaries at the edge with the permanent loss of one area of woodland. The road runs along the edge of fields so field remnants would be larger than with option 1.</p> <p>Properties along A534, would have oblique or direct views towards the construction work for the new road as it joins the existing carriageway although much less than with option 1.</p> <p>Newbold Astbury FP8, would be crossed at its end by the route, views of construction works would be open and direct however less so than option 1.</p> <p><b>Overall, this option has a slightly beneficial impact on landscape when compared to Option 1.</b></p>	<p>Less permanent loss of the linear belt of woodland along Sandbach Road at the new roundabout than option 1.</p> <p>Less permanent loss of hedgerow field boundaries, hedgerow trees and agricultural land than option 1.</p> <p>Topography of the character area would be less altered than with option 1 as more of the road is at grade south of Holmes Chapel Road.</p> <p>The new road would not introduce an additional linear feature into the landscape. The road runs along the edge of fields so field remnants would be reduced when compared to Option 1.</p> <p>This option would however widen the existing linear feature along Sandy Lane and cut across field boundaries at the edge with the permanent loss of one area of woodland.</p> <p>Properties along A534, would have oblique or direct views towards the construction work for the new road as it joins the existing carriageway although much less than with option 1.</p> <p>Newbold Astbury FP8, would be crossed at its end by the route, views of construction works would be open and direct however less so than option 1.</p> <p><b>Overall, this option has a slightly beneficial impact on landscape when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Ecology*		
	<p><b>Bats</b> This option is only 25 metres from the common pipistrelle and brown long-eared roosts at Hollies Farm. The foraging and commuting routes of these bats from this roost will be highly affected by this option.</p> <p>The brown long-eared bats at Congleton Lodge and the Daubenton's bats in the Loach Brook culvert will be less affected than with the other two options as the route is further away from this roost.</p> <p><b>GCN</b> This passes further from GCN Pond 91 and over 100m from GCN Pond 105.</p> <p><b>King Fisher</b> No change from Option 1.</p> <p><b>Species Rich Semi-Improved Grassland</b> No change from Option 1.</p> <p><b>Hedgerows</b> This route passes through 1 additional species rich hedgerow and one additional species poor hedgerows when compared to Option 1. These hedgerows are important as nesting sites, commuting routes and a food source for birds, mammals and amphibians.</p> <p><b>Trees</b> Additional trees will be lost within the hedgerow along Sandy Lane, and next to the junction with the A534.</p> <p><b>Overall, this option has a slightly beneficial impact on ecology when compared to Option 1.</b></p>	<p><b>Bats</b> No change from Option 1.</p> <p><b>GCN</b> This passes through GCN Pond 91 which would have a highly negative effect on the present GCN population. Should individuals from this population utilise the species rich grassland along the A54 for hibernacula, there will be barriers on all sides which will prevent them commuting to a waterbody in the following spring. This option will likely require provision of a GCN crossing beneath the road.</p> <p><b>King Fisher</b> No change from Option 1.</p> <p><b>Species Rich Semi-Improved Grassland</b> No change from Option 1.</p> <p><b>Hedgerows</b> This route passes through 1 additional species rich hedgerow and one additional species poor hedgerows when compared to Option 1. These hedgerows are important as nesting sites, commuting routes and a food source for birds, mammals and amphibians.</p> <p><b>Trees</b> Additional trees will be lost within the hedgerow along Sandy Lane, and next to the junction with the A534.</p> <p><b>Overall, this option has a slightly adverse impact on ecology when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Air Quality*		
	<p>Less impact on Greenways Cottage than option 1.</p> <p>Route 25m away from Hollies Farm, closest option to this property.</p> <p>Route further away from Congleton Lodge (over 130m).</p> <p>Route closest to the southern properties along Chelford Road.</p> <p><b>This option would have a similar overall impact on air quality as Option 1.</b></p>	<p>Less impact on Greenways Cottage than option 1.</p> <p>Route 57m away from Hollies Farm, further away than option 2 but same distance as Option 1.</p> <p>Route 58m away from Congleton Lodge, closer than option 2 but the same distance as Option 1.</p> <p><b>This option would have a slightly lower impact on air quality when compared to Option 1.</b></p>
Noise*		
	<p>Potential reduction in noise at Greenways Cottage compared to option 1.</p> <p>Potential increase in noise at Hollies Farm compared to options 1 and 3.</p> <p>Potential reduction in noise at Congleton Lodge compared to Option 1.</p> <p>Potential increase in noise at southern properties along Chelford Road.</p> <p><b>This option would have a similar overall impact on noise as Option 1.</b></p>	<p>Potential reduction in noise at Greenways Cottage compared to option 1. (Beneficial)</p> <p><b>This option would have a slightly lower overall impact on noise as Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Soils, Geology and Hydrogeology*		
	There are no differences between the three options for soils, geology and hydrogeology. (Neutral)	There are no differences between the three options for soils, geology and hydrogeology. (Neutral)
Road Drainage and Water Environment*		
	<p>Greater extent of re-alignment of Loachbrook than option 1 and 3.</p> <p>Less cutting than Option 1 and 3, therefore likely reduced impact on groundwater quality.</p> <p>Permanent loss of 1 pond compared to loss of 2 ponds through provision of Option 1 or 3.</p> <p><b>This option has a lower impact on the water environment than option 1.</b></p>	<p>Less cutting than Option 1, likely reducing impact on water quality.</p> <p>Permanent loss of two ponds, as per Option 1.</p> <p><b>This option has a slightly lower impact on the water environment than Option 1.</b></p>
Water Framework Directive*		
	<p>Option 2 has the greatest length of re-alignment of Loach Brook and therefore the greatest potential for change in gradient and potential for greater adverse impacts downstream than option 1 and 3.</p> <p><b>This option has a slightly greater impact than Option 1.</b></p>	<p>Similar impact to Option 1.</p> <p><b>This option would have a similar overall impact as Option 1.</b></p>

Topic/Factor	Option 2	Option 3
<b>Effect on all Travellers*</b>		
	<p>By stopping up Sandy Lane this provides an additional safe route for NMU users.</p> <p>Removes severance of Newbold Astbury footpath (FP11).</p> <p>Greater number of accesses than Option 1 which may cause driver uncertainty.</p> <p>Drivers may experience greater disruption during construction with an on-line roundabout.</p> <p><b>This option would have a similar overall impact as Option 1.</b></p>	<p>By stopping up Sandy Lane this provides an additional safe route for NMU users.</p> <p>Removes severance of Newbold Astbury footpath (FP11).</p> <p>Route has greater number of accesses, and is less straight than Option 1 which could cause driver uncertainty.</p> <p><b>This option has a slightly lower impact than Option 1.</b></p>
<b>Private and Community Assets*</b>		
	<p>Similar Impact on community for each option.</p> <p>Less impact on SHLAA sites 2542 and 2543 (not developable) allowing potential redevelopment.</p> <p>Eliminates requirement to provide alternative access for Hollies Farm and Congleton Lodge.</p> <p>By moving the road closer to Sandy Lane it creates a greater area to farm for the landowners however a greater number of new temporary accesses will be required.</p> <p><b>This option has a lower impact than Option 1</b></p>	<p>Similar Impact on community for each option.</p> <p>Less impact on SHLAA sites 2542 and 2543 (not developable) allowing potential redevelopment.</p> <p>By moving the road closer to Sandy Lane it creates a greater area to farm for the landowners however a greater number of new temporary accesses will be required.</p> <p><b>This option has a slightly lower impact than Option 1.</b></p>

\* For location of environmental receptors referenced within the above table refer to Appendix J

### 3.1.2 Mainline 1 / Sandy Lane Quantitative Assessment

Using the methodology described in section 1.3, the following weighted scores have been generated for each of the alternative options. The alternative options (Option 2 & 3) were compared against the preferred route announced in March 2014 (Option 1). A positive score indicates the option would have an overall benefit when compared to the PRA, and a negative score indicates it would have an overall adverse impact.

**Key:**

Significantly Beneficial	3
Beneficial	2
Slightly Beneficial	1
Neutral	0
Slightly Adverse	-1
Adverse	-2
Significantly Adverse	-3

Topic / Factor	Weighting	Unweighted Score		Weighted Score	
		Option 2	Option 3	Option 2	Option 3
Scheme Cost Estimate	2	-2	1	-4	2
Development Potential	1	0	0	0	0
Engineering Constraints	0	-2	-1	0	0
Road User Safety	1	-1	-1	-1	-1
Landscape and Visual Impact	0.2	1	1	0.2	0.2
Ecology	0.2	1	-1	0.2	-0.2
Cultural Heritage	0.2	1	1	0.2	0.2
Air Quality	0.2	0	1	0	0.2
Noise and Vibration	0.2	0	1	0	0.2
Soils, Geology and Hydrogeology	0.2	0	0	0	0
The Water Environment	0.2	2	1	0.4	0.2
Water Framework Directive	0.2	-1	0	-0.2	0
Effects on All Travellers	0.2	0	1	0	0.2
Private and Community Assets	0.2	2	1	0.4	0.2

2	6	-3.8	2.2
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Table 2 – Mainline 1 / Sandy Lane Quantitative Assessment

From the table above it can be seen that Option 3 is preferred when compared against both the PRA (Option 1) and Option 2. In particular, Option 2 provides benefits when compared to the PRA in terms of Scheme Cost, Landscape, Cultural Heritage, Air Quality, Noise, and The Water Environment, Effects on all Travellers and Private and Community Assets. This option has therefore been incorporated into the Modified Preferred Route.







In addition to the above, Option 3 was also preferred by the main landowner through which this section of route passes. This is considered to add further justification for implementing this option.





From Table 2 however it can be seen that Option 3 scored the worst overall for ecology, owing primarily to the impact on a Great Crested Newt pond. The option implemented into the Modified Preferred Route has therefore been amended to avoid this pond, as well as minimising a severed parcel of land south east of Holmes Chapel Junction. This aspect of design development is covered in more detail within Section 4.2.





## 3.2 Mainline 2 Alignment











### 3.2.1 Qualitative Assessment







Using the methodology described in section 1.3, the following impact ratings have assigned for each of the alternative options when compared to the PRA May 2014 (Option 1). A plan showing each of the three options considered is attached in Appendix B.

Topic/Factor	Option 2	Option 3
Scheme Cost Estimate		
	<p>Reduced land take / severance of horse paddock, minimising effect on business and reducing compensation payable. (Slightly Beneficial)</p> <p>Alignment moves up to 56m away from properties along Chelford Road, anticipated to result in a notable reduction in the cost of Part 1 claims. (Slightly Beneficial)</p> <p>Orientation of alignment shifted away from Back Lane, notably reducing the required length of retaining wall to the east of Chelford Road. (Beneficial).</p> <p>1 No. additional landowners affected, increasing the cost of land acquisition. (Adverse)</p> <p><b>Overall, this Option has a slightly beneficial impact on scheme cost when compared to Option 1.</b></p>	<p>No land take / severance of horse paddock, minimising adverse effect on business and significantly reducing compensation payable. (Beneficial)</p> <p>Alignment moves up to 54m away from properties along Chelford Road, anticipated resulting in a notable reduction in the cost of Part 1 claims. (Slightly Beneficial)</p> <p>Orientation of alignment shifted away from Back Lane, notably reducing the required length of retaining wall to the east of Chelford Road. (Beneficial).</p> <p>1 No. additional landowners affected, increasing land acquisition / compensation costs. (Adverse)</p> <p><b>Overall, this Option has a beneficial impact on scheme cost when compared to Option 1.</b></p>
Development Potential		
	<p>No change in area available for development</p> <p><b>Overall, this Option has a neutral impact on Development Potential when compared to Option 1.</b></p>	<p>No change in area available for development</p> <p><b>Overall, this Option has a neutral impact on Development Potential when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Engineering Constraints		
	<p>Improved buildability due to reduced length of Chelford Road retaining Wall. (Beneficial)</p> <p>Tighter radius curve resulting in additional cutting for verge widening. (Adverse)</p> <p><b>Overall, this Option has a neutral impact on Engineering Constraints when compared to Option 1.</b></p>	<p>Improved buildability due to reduced length of Chelford Road retaining Wall. (Beneficial)</p> <p>Tighter radius curve resulting in additional cutting for verge widening. (Adverse)</p> <p><b>Overall, this Option has a neutral impact on Engineering Constraints when compared to Option 1.</b></p>
Road User Safety		
	<p>Reduced radius bend (3 steps below compared to 2 steps below for Option 1). Likely mandatory 50mph speed limit required. (Slightly Adverse)</p> <p><b>Overall, this Option has a slightly adverse impact on Road Safety when compared to Option 1.</b></p>	<p>Reduced radius bend (3 steps below compared to 2 steps below for Option 1). Likely mandatory 50mph speed limit required. (Slightly Adverse)</p> <p><b>Overall, this Option has a slightly adverse impact on Road Safety when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Ecology*		
	<p>Similar impact on woodland, species poor hedgerows and semi-improved grassland as Option 1.</p> <p>Potentially Loss of fewer trees along Back Lane.</p> <p><b>This has a slightly lower overall impact on ecology than Option 1.</b></p>	<p>Broad-leaved woodland surrounding Somerford / Mushroom Farm lost: possible impact on nesting birds &amp; bats.</p> <p>Fewer species-poor hedgerows directly impacted within the footprint.</p> <p>Least amount of semi-improved grassland and marshy grassland within the footprint (and no poor semi-improved).</p> <p>Potentially loss of fewer trees along Back Lane.</p> <p>Large mature tree in field removed – not yet surveyed for bats as no access permitted.</p> <p><b>This has a slightly lower overall impact on ecology than Option 1.</b></p>
Landscape*		
	<p>As with Option 1, there would be a loss of a rectangular horse paddock approximately 250m west of Chelford Road.</p> <p>The residential properties situated off Chelford Road and Holmes Chapel Road would have long distance and direct views of the route. However, this option moves the road further from the properties when compared to Option 1 therefore short distance views would be less affected.</p> <p><b>This has a slightly lower overall impact on landscape than Option 1.</b></p>	<p>This option avoids a rectangular horse paddock and therefore would retain the hedgerow next to the horse paddock. This option would pass through a small section of woodland to the north of Loach Brook.</p> <p>The residential properties situated off Chelford Road and Holmes Chapel Road would have long distance and direct views of the route. However, this option moves the road further from the properties when compared to Option 1 therefore short distance views would be less affected.</p> <p><b>This has a slightly lower overall impact on landscape than Option 1.</b></p>

Topic/Factor	Option 2	Option 3
Cultural Heritage*		
	All options would have similar impact on historic landscape. (Neutral)	All options would have similar impact on historic landscape. (Neutral)
Air Quality*		
	The route is situated further from a number of residential properties off Chelford Road and Holmes Chapel Road. <b>This has a slightly lower overall impact on air quality than option 1.</b>	The route is situated further from a number of residential properties off Chelford Road and Holmes Chapel Road. <b>This has a slightly lower overall impact on ecology than option 1.</b>
Noise*		
	The route is situated further from a number of residential properties off Chelford Road and Holmes Chapel Road. <b>This has a slightly lower overall impact on noise than Option 1.</b>	The route is situated further from a number of residential properties off Chelford Road and Holmes Chapel Road. <b>This has a slightly lower overall impact on noise than Option 1.</b>
Soils, Geology and Hydrogeology*		
	There are no differences between the three options for soils, geology and hydrogeology. (Neutral)	There are no differences between the three options for soils, geology and hydrogeology. (Neutral)
Road Drainage and Water Environment*		
	There are no major differences between the three options for road drainage and the water environment. (Neutral)	There are no major differences between the three options for road drainage and the water environment. (Neutral)

Topic/Factor	Option 2	Option 3
Water Framework Directive*		
	All options would create one crossing point of Loach Brook. (Neutral)	All options would create one crossing point of Loach Brook. (Neutral)
Effect on all Travellers*		
	All options would sever Somerford Footpath 2. For all three options there will be a new roundabout junction with Holmes Chapel Road, so drivers stress would be the same. (Neutral)  <b>Overall, this Option has a neutral impact on All Travellers when compared to Option 1.</b>	All options would sever Somerford Footpath 2. For all three options there will be a new roundabout junction with Holmes Chapel Road, so drivers stress would be the same. (Neutral)  <b>Overall, this Option has a neutral impact on All Travellers when compared to Option 1.</b>
Private and Community Assets*		
	No change from Option 1. (Neutral)	This option would avoid the horse paddock extending to the west, although an additional agricultural field would be severed.  <b>This option would have a slightly lower overall impact on private and community assets than option 1.</b>

\* For location of environmental receptors referenced within the above table refer to Appendix J

### 3.2.2 Mainline 2 Quantitative Assessment

Using the methodology described in section 1.3, the following weighted scores have been generated for each of the alternative options. The alternative options (Option 2 & 3) were compared against the preferred route announced in March 2014 (Option 1). A positive score indicates the option would have an overall benefit when compared to the PRA, and a negative score indicates it would have an overall adverse impact.

#### Key

Significantly Beneficial	3
Beneficial	2
Slightly Beneficial	1
Neutral	0
Slightly Adverse	-1
Adverse	-2
Significantly Adverse	-3

Topic / Factor	Weighting	Unweighted Score			Weighted Score		
		Option 1 (PRA)	Option 2	Option 3	Option 1 (PRA)	Option 2	Option 3
Scheme Cost Estimate	2	0	1	2	0	2	4
Development Potential	1	0	0	0	0	0	0
Engineering Constraints	0	0	0	0	0	0	0
Road User Safety	1	0	-1	-1	0	-1	-1
Landscape and Visual Impact	0.2	0	1	1	0	0.2	0.2
Ecology	0.2	0	1	1	0	0.2	0.2
Cultural Heritage	0.2	0	0	0	0	0	0
Air Quality	0.2	0	1	1	0	0.2	0.2
Noise and Vibration	0.2	0	1	1	0	0.2	0.2
Soils, Geology and Hydrogeology	0.2	0	0	0	0	0	0
The Water Environment	0.2	0	0	0	0	0	0
Water Framework Directive	0.2	0	0	0	0	0	0
Effects on All Travellers	0.2	0	0	0	0	0	0
Private and Community Assets	0.2	0	0	1	0	0	0.2

0	4	6	0	1.8	4
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Table 3 - Mainline 2 Quantitative Assessment

From the Table 3, above it can be seen that both Option 2 & 3 represent an overall benefit when compared against the PRA (Option 1). Option 3 performs best overall, owing primarily to the cost savings anticipated through reduced compensation and removal of a retaining wall. Option 3 also performs better than the PRA in terms of Landscape, Ecology, Cultural Heritage, Air Quality, Noise and Private and Community Assets. It is therefore recommended that this option be incorporated into the Modified Preferred Route.







### 3.3 Radnor Park Junction Options







#### 3.3.1 Qualitative Assessment







Using the methodology described in section 1.3, the following impact ratings have assigned for each of the alternative options when compared to the PRA May 2014 (Option 1). A plan showing each of the three options considered is attached in Appendix X.









Topic/Factor	Option 2	Option 3
Scheme Cost Estimate		
	Similar scheme cost to option 1 (PRA). (Neutral)	<p>Westerly shift of roundabout will minimise the required verge widening on the eastbound exit from the roundabout, notably reducing the amount of excavation required. (Slightly Beneficial)</p> <p>No requirement to provide access track linking Back Lane (Slightly Beneficial)</p> <p>Slight reduction in compensation for property to the north of the roundabout, due to less impact on an existing access route. (Slightly beneficial)</p> <p>Slight increase in compensation for property to the south of the roundabout, due to increased proximity to 3<sup>rd</sup> Avenue Link Road. (Slightly Adverse)</p> <p>Slight increase in the length of 3<sup>rd</sup> Avenue Link Road, increasing construction costs (Slightly Adverse).</p> <p><b>Overall, this option has a slightly beneficial impact on scheme cost when compared to Option 1.</b></p>



Topic/Factor	Option 2	Option 3
Development Potential		
	<p>Western shift of roundabout allows access from the link road to the severed triangle of land north of the junction. This opens up some development opportunities, albeit to a lesser extent than Option 3. (Slightly Beneficial)</p> <p><b>Overall, this option has a slightly beneficial impact on Development Potential when compared to Option 1.</b></p>	<p>Location of roundabout allows access from the link road to a severed triangle of land north of the junction, as well as a larger field directly to the east. This access arrangement does not restrict future development opportunities. (Significantly Beneficial)</p> <p><b>Overall, this option has a significantly beneficial impact on Development Potential when compared to Option 1.</b></p>
Engineering Constraints		
	No change in engineering constraints when compared to Option 1. (Neutral)	No change in engineering constraints when compared to Option 1. (Neutral)
Road User Safety		
	<p>More sinuous alignment of 3<sup>rd</sup> Avenue Link Road, encouraging vehicular speeds in line with proposed 30mph speed limit. (Slightly Beneficial)</p> <p>Farm access direct onto link road, potentially increasing likelihood of conflict. (Slightly Adverse).</p> <p><b>Overall, this Option has a neutral impact on Road Safety when compared to Option 1.</b></p>	<p>More sinuous alignment of 3<sup>rd</sup> Avenue Link Road, encouraging vehicular speeds in line with proposed 30mph speed limit. (Slightly Beneficial)</p> <p>This option would require a 3-step reduction in desirable minimum horizontal curvature. Although compliant to prevailing standards, this may increase the likelihood of loss of control type incidents. (Slightly Adverse)</p> <p>Farm access in close proximity to junction on 3<sup>rd</sup> Avenue Link Road, as well as direct on to roundabout, increasing likelihood of conflict. (Slightly Adverse)</p> <p><b>Overall, this Option has a slightly adverse impact on Road Safety when compared to Option 1.</b></p>

Topic/Factor	Option 2	Option 3
<b>Ecology*</b>		
	<p>The footprint of 3<sup>rd</sup> Avenue Link Road would be closer to a hedgerow and trees.</p> <p>The larger footprint than option 1 would mean greater loss of improved grassland.</p> <p>A longer section of the route runs alongside Radnor Woods possibly leading to greater disturbance to the species within the woodland and affecting foraging/commuting bats along the woodland edge.</p> <p><b>This would have a slightly higher overall impact on ecology than option 1.</b></p>	<p>The footprint of the 3<sup>rd</sup> Avenue Link Road would be closer to a hedgerow and trees.</p> <p>Smallest scheme footprint than option 1, causing the smallest loss of improved grassland.</p> <p>Roundabout and link road pass further from Radnor Woods causing a lower disturbance than option 1 to species within the woodland, as well as the impact on foraging / commuting bats along the woodland edge.</p> <p><b>This would have a slightly lower overall impact on ecology than option 1.</b></p>
<b>Landscape*</b>		
	<p>For this option both Radnor Park Junction and 3<sup>rd</sup> Avenue Link Road, would be closer to Paddock House Farm and Radnor Hall Farm, thus having slightly more significant visual impacts.</p> <p><b>This would have a slightly higher overall impact on landscape than option 1.</b></p>	<p>For this option both Radnor Park Junction and 3<sup>rd</sup> Avenue Link Road, would be closer to Paddock House Farm and Radnor Hall Farm, thus having slightly more significant visual impacts.</p> <p><b>This would have a slightly higher overall impact on landscape than option 1.</b></p>
<b>Cultural Heritage*</b>		
	<p>There are no differences between the two options for Cultural Heritage. (Neutral)</p>	<p>There are no differences between the two options for Cultural Heritage. (Neutral)</p>

Topic/Factor	Option 2	Option 3
Air Quality*		
	<p>For this option the route would be closer to Paddock House Farm and Radnor Hall Farm, potentially resulting in more significant air quality impacts.</p> <p><b>This would have a slightly higher overall impact on air quality than option 1.</b></p>	<p>For this option the route would be closer to Paddock House Farm and Radnor Hall Farm than option 1 and option 2, potentially resulting in more significant air quality impacts.</p> <p><b>This would have a higher overall impact on air quality than option 1, and option 2.</b></p>
Noise*		
	<p>For this option the route would be closer to Paddock House Farm and Radnor Hall Farm, potentially resulting in more significant air noise and vibration impacts.</p> <p><b>This would have a slightly higher overall impact on noise than option 1.</b></p>	<p>For this option the proposed 3<sup>rd</sup> Avenue Link Road would be closer to Paddock House Farm and Radnor Hall Farm than option 1 and option 2, potentially resulting in more significant air noise and vibration impacts.</p> <p><b>This would have a higher overall impact on noise than option 1, and option 2.</b></p>
Soils, Geology and Hydrogeology*		
	<p>There are no differences between the options for soils, geology and hydrogeology. (Neutral)</p>	<p>There are no differences between the options for soils, geology and hydrogeology. (Neutral)</p>

Topic/Factor	Option 2	Option 3
Road Drainage and Water Environment*		
	<p>This option has a slightly greater footprint of impermeable area and therefore potentially greater routine runoff from the highway, greater risk of groundwater pollution during construction and reduced groundwater recharge supply during operation (however it is unlikely that any of the options would cause significant impacts on groundwater flow or levels in the local area).</p> <p><b>This would have a slightly higher overall impact on water environment than option 1.</b></p>	<p>There is a notable reduction in the amount of cutting required for this option, potentially reducing the impact on ground water.</p> <p>This option has a slightly greater impermeable area and therefore potentially greater routine runoff from the highway, greater risk of groundwater pollution during construction and reduced groundwater recharge supply during operation (however it is unlikely that any of the options would cause significant impacts on groundwater flow or levels in the local area).</p> <p><b>This would have a similar overall impact on water environment as option 1.</b></p>
Water Framework Directive*		
	All options would create one crossing point of the River Dane. (Neutral)	All options would create one crossing point of the River Dane. (Neutral)
Effect on all Travellers*		
	There are no differences between the options Effect on All Travellers. (Neutral)	There are no differences between the options Effect on All Travellers. (Neutral)
Private and Community Assets*		
	<p>There is a similar impact on community for all three Options. This option would open up development land to the north of the route, but this benefit has been accounted for in the 'Development Potential' assessment. (Neutral)</p> <p><b>Overall this option has a neutral impact on Private &amp; Community Assets when compared to Option 1.</b></p>	<p>There is a similar impact on community for all three Options. This option would open up development land to the north of the route, but this benefit has been accounted for in the 'Development Potential' assessment. (Neutral)</p> <p><b>Overall this option has a neutral impact on Private &amp; Community Assets when compared to Option 1.</b></p>

\* For location of environmental receptors referenced within the above table refer to Appendix J

### 3.3.2 Radnor Park Junction Quantitative Assessment

Using the methodology described in section 1.1, the following weighted scores have been generated for each of the alternative options. Options 2 & 3 were compared against the preferred route announced in March 2014 (Option 1). A positive score indicates the option would have an overall benefit when compared to the PRA, and a negative score indicates it would have an overall adverse impact.

**Key:**

Significantly Beneficial	3
Beneficial	2
Slightly Beneficial	1
Neutral	0
Slightly Adverse	-1
Adverse	-2
Significantly Adverse	-3

Topic / Factor	Weighting	Unweighted Score			Weighted Score		
		Option 1 (PRA)	Option 2	Option 3	Option 1 (PRA)	Option 2	Option 3
Scheme Cost Estimate	2	0	0	1	0	0	2
Development Potential	1	0	1	3	0	1	3
Engineering Constraints	0	0	0	0	0	0	0
Road User Safety	1	0	1	-1	0	0	-1
Landscape and Visual Impact	0.2	0	-1	-1	0	-0.2	-0.2
Ecology	0.2	0	-1	1	0	-0.2	0.2
Cultural Heritage	0.2	0	0	0	0	0	0
Air Quality	0.2	0	-1	-2	0	-0.2	-0.4
Noise and Vibration	0.2	0	-1	-2	0	-0.2	-0.4
Soils, Geology and Hydrogeology	0.2	0	0	0	0	0	0
The Water Environment	0.2	0	-1	0	0	-0.2	0
Water Framework Directive	0.2	0	0	0	0	0	0
Effects on All Travellers	0.2	0	0	0	0	0	0
Private and Community Assets	0.2	0	0	0	0	0	0

0	-1	-1	0	1	3.2
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**Table 4 – Radnor Park Junction Quantitative Assessment**

From the Table 4 above it can be seen that Option 3 represents an overall benefit when compared to both the PRA (Option 1) and Option 2. This owes primarily to the benefits associated with the possibility of additional development land to the north of the link road, as well as a slight reduction in the impact on scheme costs and ecology. It is therefore recommended that Option 3 be included within the Modified Preferred Route.

It should also be noted that we have been engaging in consultation with landowners in the vicinity of the proposed amendment. Although the owner of the land through which this section




of the route passes is strongly in favour of Option 3, a separate land owner to the north, whose access would be affected by the amendment, is strongly against this Option. In selecting Option 3, we have therefore sought to reduce the impacts on this property as far as practicable. This includes provision of a track connecting the proposed 3rd Avenue with the existing Back Lane, reducing the impact on the existing access route. Consideration is being given to this access becoming an adopted highway rather than remaining a private means of access. We will also continue to liaise closely with this land owner as the design develops, in particular in relation to our proposals for environmental mitigation, to identify how impacts can be reduced further.






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### 3.4 Mainline 4 & 5 Optioneering




#### 3.4.1 Qualitative Assessment




Using the methodology described in section 1.3, the following impact ratings have assigned for the alternative option when compared to the PRA May 2014 (Option 1). A plan showing the two options considered is attached in Appendix E.

Topic/Factor	Option 2
Scheme Cost Estimate	
	<p>Ability to provide integral (i.e. no bearing required) structure due to reduced skew angle over Giantswood Lane. This reduces the costs associated with the structure. (Slightly Beneficial)</p> <p>Slight reduction in length of Viking Way Link Road, reducing construction costs (Slightly Beneficial).</p> <p>Considered to reduce overall costs for compensation due to increased distance from a number of properties along Giantswood Lane. (Slightly Beneficial).</p> <p>The route passes through a localised high point in the existing topography. This reduced the amount of material to be excavated as the route passes beneath Giantswood Lane. (Slightly Beneficial)</p> <p><b>Overall, this option has a slightly beneficial impact on scheme cost when compared to Option 1.</b></p>
Development Potential	
	<p>Net loss of approximately 1.5ha of land to the south of the link road, reducing the potential for development. (Adverse)</p> <p><b>Overall, this option has an adverse impact on Development Potential when compared to Option 1.</b></p>
Engineering Constraints	
	<p>Alignment avoids a large pond, removing difficulties in embankment construction (Slightly Beneficial)</p> <p><b>Overall, this option has a slightly beneficial impact on engineering constraints when compared to Option 1.</b></p>

Topic/Factor	Option 2
Road User Safety	
	Both alignments provide an overtaking section and are compliant to prevailing standards. (Neutral)
	This Option moves Manchester Rd Junction slightly closer to the Quarry Access, potentially increasing the likelihood of conflict. (Slightly Adverse)
	This Option allows for a higher standard alignment and visibility provision along Giantswood Lane, reducing the risk of head on / loss of control type incidents. (Slightly Beneficial)
	<b>Overall, this option has a neutral impact on road safety when compared to Option 1.</b>
Air Quality*	
	Although this option would be closer to a small number of properties, it would be further from the majority of properties in the area associated with Giantswood Lane.
	<b>This would have a slightly lower overall impact on air quality than option 1.</b>
Noise*	
	Although this option would be closer to a small number of properties, it would be further from the majority of properties in the area associated with Giantswood Lane.
	<b>This would have a slightly lower overall impact on noise than option 1.</b>
Landscape*	
	No change in landscape when compared to the PRA. (Neutral)
Cultural Heritage*	
	The route would be situated closer to assets 57, 63, 64 and 80 which may have in impact on setting.
	This option would be further away from Church of St Michael, which is grade II listed, which would have a less significant impact on the setting compared to Option 1.
	Both options would have similar impact on historic landscape.
	<b>This would have a slightly lower overall impact on cultural heritage than option 1.</b>



Topic/Factor	Option 2
Soils, Geology and Hydrogeology*	 There are no differences between the two options for soils, geology and hydrogeology. (Neutral)
Ecology*	 No loss of ponds.  Located further from two large ponds surrounded by marshy grassland (west of A34 Manchester Road), and one located within a field near the proposed eastern roundabout on A536 Macclesfield Road.  A larger proportion of the broad-leaved woodland (BAP habitat), scrub, ephemeral/short perennial and plantation woodland surrounding the Eaton Hall Sand quarry would be lost, potentially impacting trees offering bat roost potential, bird nesting opportunities and badger.  The road will sever links within the woodland.  Potential greater loss of large mature trees surrounding the Eaton Hall Sand quarry.  Small portion of semi-improved grassland located within the footprint surrounding Eaton Hall Sand quarry.  Larger portion of broad-leaved woodland lost along the unnamed brook between Giantswood Lane and A34 Manchester Road.  The footprint would be closer to the riparian habitats along the River Dane.  Hedgerow and mature trees in field to the west of Congleton Road used a bat commuting corridor will be impacted.  Marshy/species rich grassland lost to footprint of road.  <b>This would have a slightly higher overall impact on ecology than option 1.</b>
Road Drainage and Water Environment*	 This option avoids a large pond reducing the adverse impact on the water environment.  <b>This would have a slightly lower overall impact on the water environment than option 1.</b>

Topic/Factor	Option 2
Water Framework Directive*	
	<p>Both options would create two crossing points of the unnamed tributaries of River Dane, which would be converted.</p> <p><b>This has a similar overall impact on The Water Framework Directive as option 1.</b></p>
Effect on all Travellers*	
	<p>For both options the route severs Hulme Wallfield FP 6, Hulme Walfield FP7 and Eaton FP2.(Neutral)</p> <p>For both options there will be a new roundabout junction with a link into Congleton Business Park, a new roundabout junction with the A34 and a new roundabout junction with the A536 so drivers stress would be the same.</p> <p><b>This has a similar overall impact on travellers as option 1.</b></p>
Private and Community Assets*	
	<p>This option avoids any land take from a local cattery business.</p> <p><b>This would have a slightly lower overall impact on the Private and Community Assets than option 1.</b></p>

\* For location of environmental receptors referenced within the above table refer to Appendix J

### 3.4.2 Quantitative Assessment

Using the methodology described in section 1.3, the following weighted scores have been generated for the alternative option. The alternative option (Option 2) has been compared against the preferred route announced in March 2014 (Option 1). A positive score indicates the option would have an overall benefit when compared to the PRA, and a negative score indicates it would have an overall adverse impact.

**Key:**

Significantly Beneficial	3
Beneficial	2
Slightly Beneficial	1
Neutral	0
Slightly Adverse	-1
Adverse	-2
Significantly Adverse	-3

Topic / Factor	Weighting	Unweighted Score		Weighted Score	
		Option 1 (PRA)	Option 2	Option 1 (PRA)	Option 2
Scheme Cost Estimate	2	0	1	0	2
Development Potential	1	0	-2	0	-2
Engineering Constraints	0	0	1	0	0
Road User Safety	1	0	0	0	0
Landscape and Visual Impact	0.2	0	0	0	0
Ecology	0.2	0	-1	0	-0.2
Cultural Heritage	0.2	0	1	0	0.2
Air Quality	0.2	0	1	0	0.2
Noise and Vibration	0.2	0	1	0	0.2
Soils, Geology and Hydrogeology	0.2	0	0	0	0
The Water Environment	0.2	0	1	0	0.2
Water Framework Directive	0.2	0	0	0	0
Effects on All Travellers	0.2	0	0	0	0
Private and Community Assets	0.2	0	1	0	0.2
		0	4	0	0.8

**Table 5 – Mainline 4 & 5 Quantitative Assessment**

From the table above, it can be seen that Option 2 scores slightly better when compared to the PRA (Option 1), in particular for Scheme Cost, Cultural Heritage, Air Quality, Noise and The Water Environment. It is therefore recommended that this option be included within the Modified Preferred Route.

From the table above it can be seen that there is only an ecology impact in provision of Option 2 when compared to the PRA. This owes primarily to the adverse impact on Development Potential through a reduction in development land.

## 4 Design Development

### 4.1 Introduction

The designs assessed within this report were produced to a level of detail suitable for optioneering purposes, and to make informed recommendations for the Modified Preferred Route. Incorporating the preferred options outlined in Chapter 2 above, the design has been subsequently been progressed in more detail in order to confirm the land required to construct the road and form the basis of a planning application. This design development has included such aspects as a review of earthworks balance, incorporating drainage ponds, provision of accommodation works and value engineering exercises. We have also looked at optimisation the scheme in order to reduce or eliminate the adverse impacts identified within Chapter 3. A summary of the main changes incorporated through design development is provided below.

### 4.2 Holmes Chapel Road Junction

Although preferred overall, Option 3 from the Mainline 1 / Sandy Lane optioneering exercise resulted in a significant impact on ecology. This was a result of the mainline alignment passing through an existing Great Crested Newt pond. As part of the design development process, we have therefore relocated the roundabout approximately 25m to the east. This avoids the GCN, as well as offering other benefits such as minimising severance of an existing field, and is considered to offer an overall benefit in terms of environment. A plan showing this design amendment is attached in Appendix I.

### 4.3 Mainline 2 / Chelford Road Retaining Wall (North)

Section 2.2 of this report describes a rejected option that considered a 100m shift of the mainline in the vicinity of Back Lane. Although a change on this scale was not considered viable, we have however implemented a more localised amendment to try and address some of the concerns raised by nearby residents. This includes a shift of the mainline to pass approximately 15m further south when compared to the PRA May 2014. This is considered to reduce the impact on adjacent properties in terms of air quality, noise and visual intrusion. The alignment shift also provides sufficient space for a 2m high bund reducing these impacts further. A plan showing the staged process in which the design was developed in this area is attached in Appendix I.

By implementing the above, the mainline alignment moves further away from the existing Back Lane. This provides sufficient space for an earthworks embankment to the east of Chelford Road, therefore the proposed Chelford Road Retaining Wall (North) has been removed from the proposals.

### 4.4 Back Lane Link Road

Since the PRA May 2014, we have reviewed the impact of the scheme on local connectivity and community severance. It was identified that provision of an additional link road connecting the existing Back Lane with Chelford Road would reduce the overall impact on community severance, as well as minimising diversionary routes for many properties and landowners. This has therefore been included within our proposals.

### 4.5 Earthworks Balance

We have reviewed the vertical alignment of the route to try and achieve an earthworks balance across the scheme (i.e. avoid / minimise any costly and environmentally damaging export to

landfill). This has been done to a certain degree, but this will continue to be reviewed as proposals for environmental mitigation are developed (e.g. landscape bunds) and the results from the ground investigation are received.

#### **4.6 Drainage Proposals**

Following the options assessment work, we have progressed the design of the Preliminary Drainage Strategy. This is to identify the preliminary location and size of any required attenuation ponds and / or soak ways. These have now been included within our proposals, however are subject to change following feedback from the Ground Investigation.

#### **4.7 Accommodation Works**

Following feedback from an agricultural survey, we have proposed a series of tracks and field accesses to replace any existing accesses affected by the proposed scheme. These are only preliminary at this stage, and subject to change following further consultation with landowners.

## 5 Summary and Way Forward

### 5.1 Summary

In summary, the following key changes to the route alignment have been made since the Preferred Route Announcement in May 2014.

- **Mainline 1 / Sandy Lane (Option 3)** – Alignment of the mainline amended to run adjacent to the existing Sandy Lane. An additional modification has also been implemented to avoid an existing GCN pond.
- **Mainline 2 (Option 3)** – Alignment of the mainline amended to in a north easterly direction to avoid a horse paddock, and minimise associated impacts on the business, and allow removal of a retaining wall to the east of Chelford Road.
- **Radnor Park Junction (Option 3)** – Location of roundabout moved approximately 100m west to that proposed in the PRA 2014. This amendment opens up opportunities to develop to the north of the link road.
- **Mainline 4 & 5 (Option 2)** – Alignment amended to pass further south (along Mainline 4) and further north (along Mainline 5). This amendment results in a series of environmental benefits, as well as a reduction in scheme costs. However, Development Potential would be adversely affected.

Incorporating all the amendments above, we have also developed the design to consider other aspects such as drainage, earthworks balance and accommodation works. Plans showing the Preferred Route May 2014, and the proposed Modified Preferred Route as of Dec 2014 are attached in Appendix H and I respectively.

### 5.2 Way Forward

There remain a number of outstanding issues that need to be completed as part of the design development process. These include, but are not limited to, the following:

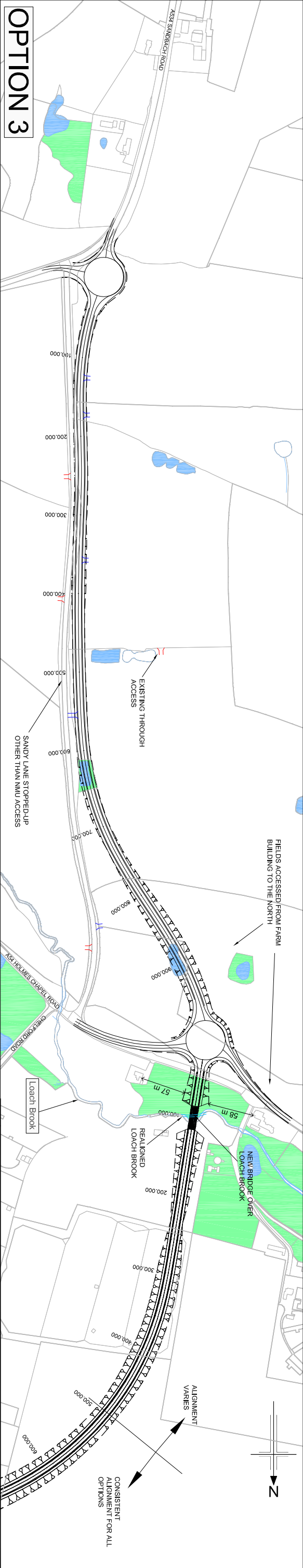
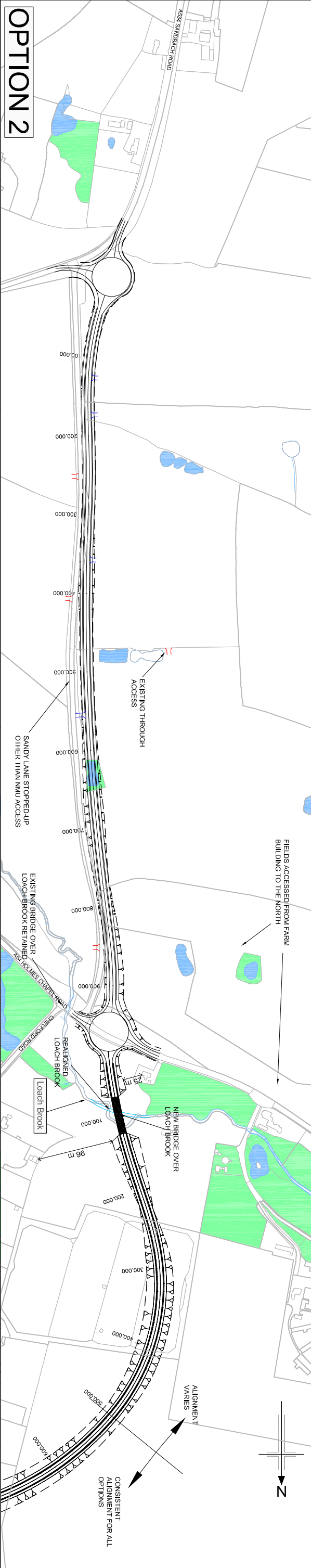
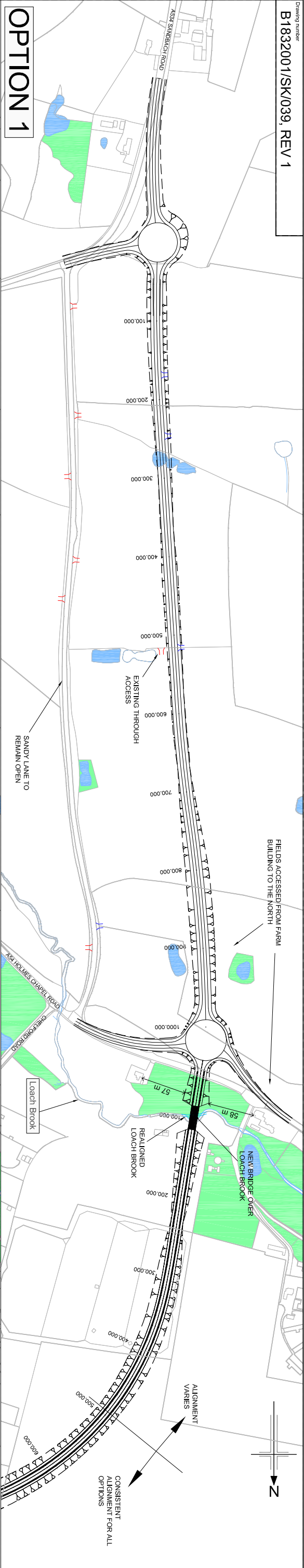
- Review of earthworks and drainage strategy based on results of the Ground Investigation
- Review of NMU strategy and pedestrian / cycle crossing provision
- Alignment review of 3rd Avenue and Viking Way Link Roads
- Roundabout capacity assessment and consideration of segregated left turn lanes
- Proposals for environmental mitigation (e.g. planting / landscape mounds)
- Review of accommodation and maintenance tracks and field accesses
- Review of side road strategy
- Value Engineering
- Road Safety Audit

The above will be considered and incorporated into the design prior to a public consultation on the scheme planned for early to mid-2015. Based on the outcome of the public consultation, further amendments to the proposed design may be required which will be used for the basis of a planning application anticipated for mid 2015.

## Appendix A – Sandy Lane Options



Drawing number  
B1832001/SK/039, REV 1



Notes:

1. The designs proposed are at conceptual stage only and subject to change following more detailed engineering and environmental assessments.

Key:

Existing access

Proposed new access

Water Features

Woodland

DRAFT

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1	06/09/2014	UPDATED NOTES	JH	TB	TB
0	22/07/2014	DRAFT - FOR INFORMATION ONLY	JH	TB	TB
Rev	Rev Date	Purpose of revision	Drawn	Checked	Rev'd / Approved

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Project  
CONGLETON LINK ROAD

Drawing title  
SANDY LANE  
OPTIONEERING  
(ZONE A)

Drawing status  
DRAFT - FOR INFORMATION

Scale  
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Jacobs No.  
B1832001

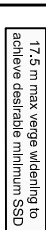
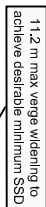
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Drawing number  
B1832001/SK/039

Rev  
1



## Appendix B – Mainline 2 Options



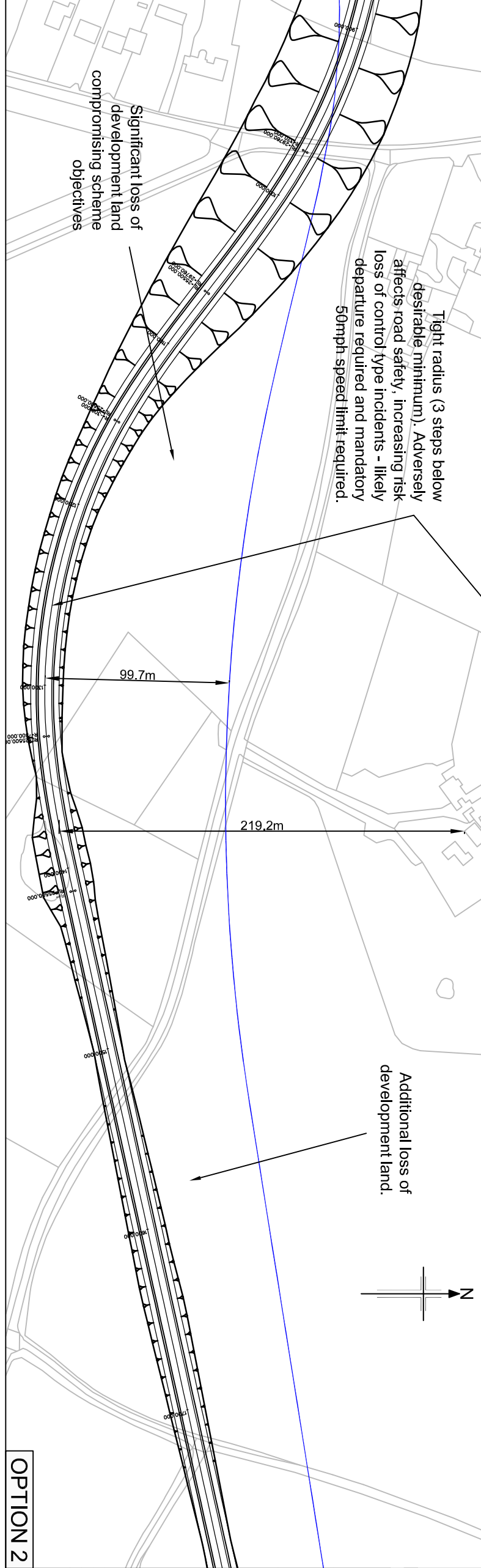
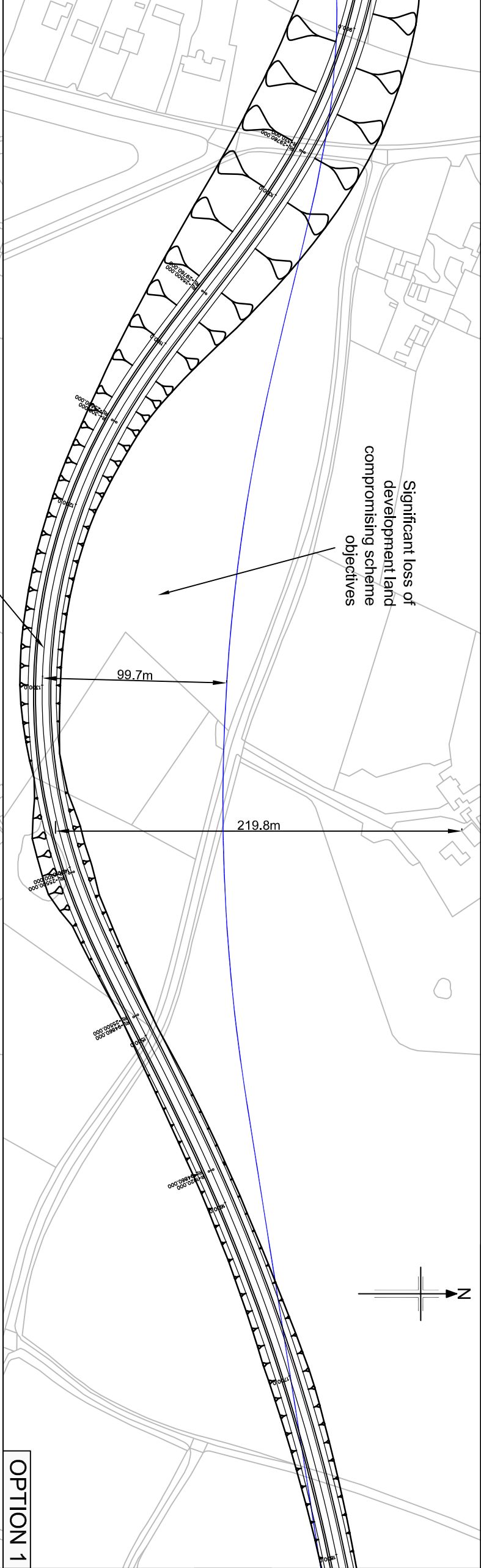
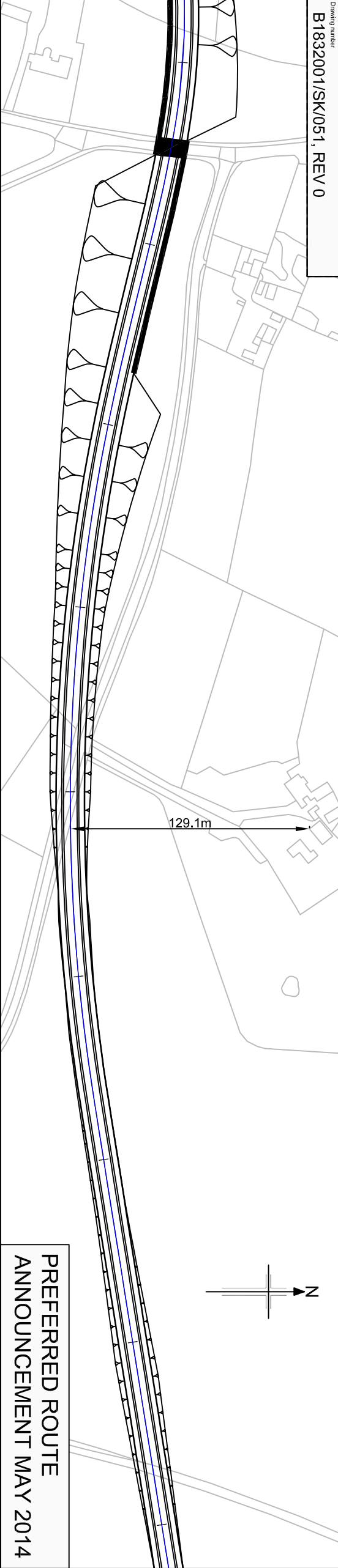
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## Appendix C – Mainline 2 Rejected Options





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0	12/11/14	FIRST ISSUE	TB	JH	JH	MD
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Approved

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Client  
**Cheshire East Council**

Project  
**CONGLETON LINK ROAD**

Drawing title  
**MAINLINE 2  
REJECTED OPTIONS**

Drawing status			
DRAFT - FOR INFORMATION			
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Client No.			
Drawing number	B1832001/SK/051	Rev	0

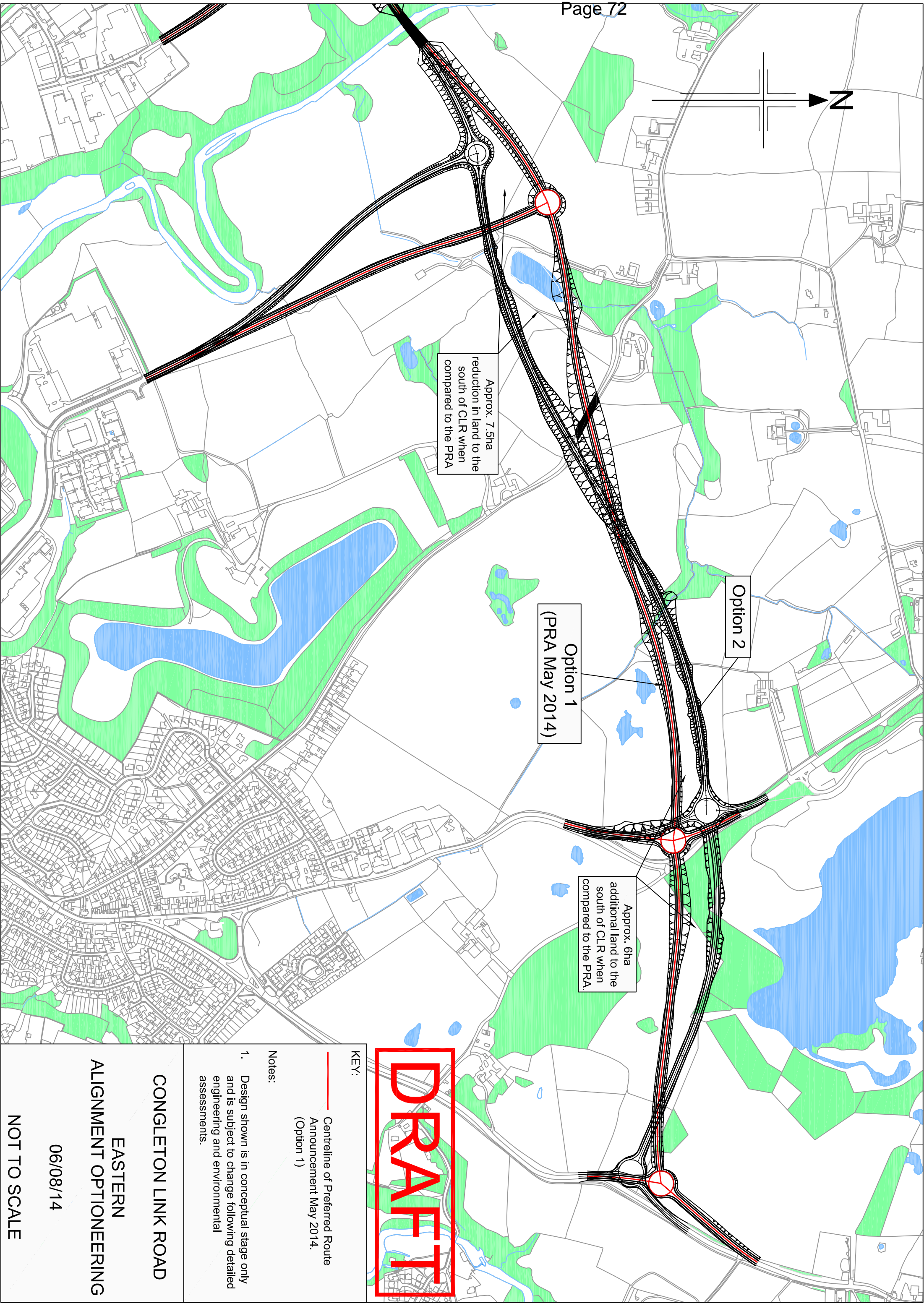
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## Appendix D – Radnor Park Junction Options



## Appendix E – Mainline 3 & 4 Options





**DRAFT**

KEY:

— Centreline of Preferred Route  
Announcement May 2014.  
(Option 1)

Notes:

- 1. Design shown is in conceptual stage only and is subject to change following detailed engineering and environmental assessments.

CONGLETON LINK ROAD

EASTERN

ALIGNMENT OPTIONEERING

06/08/14

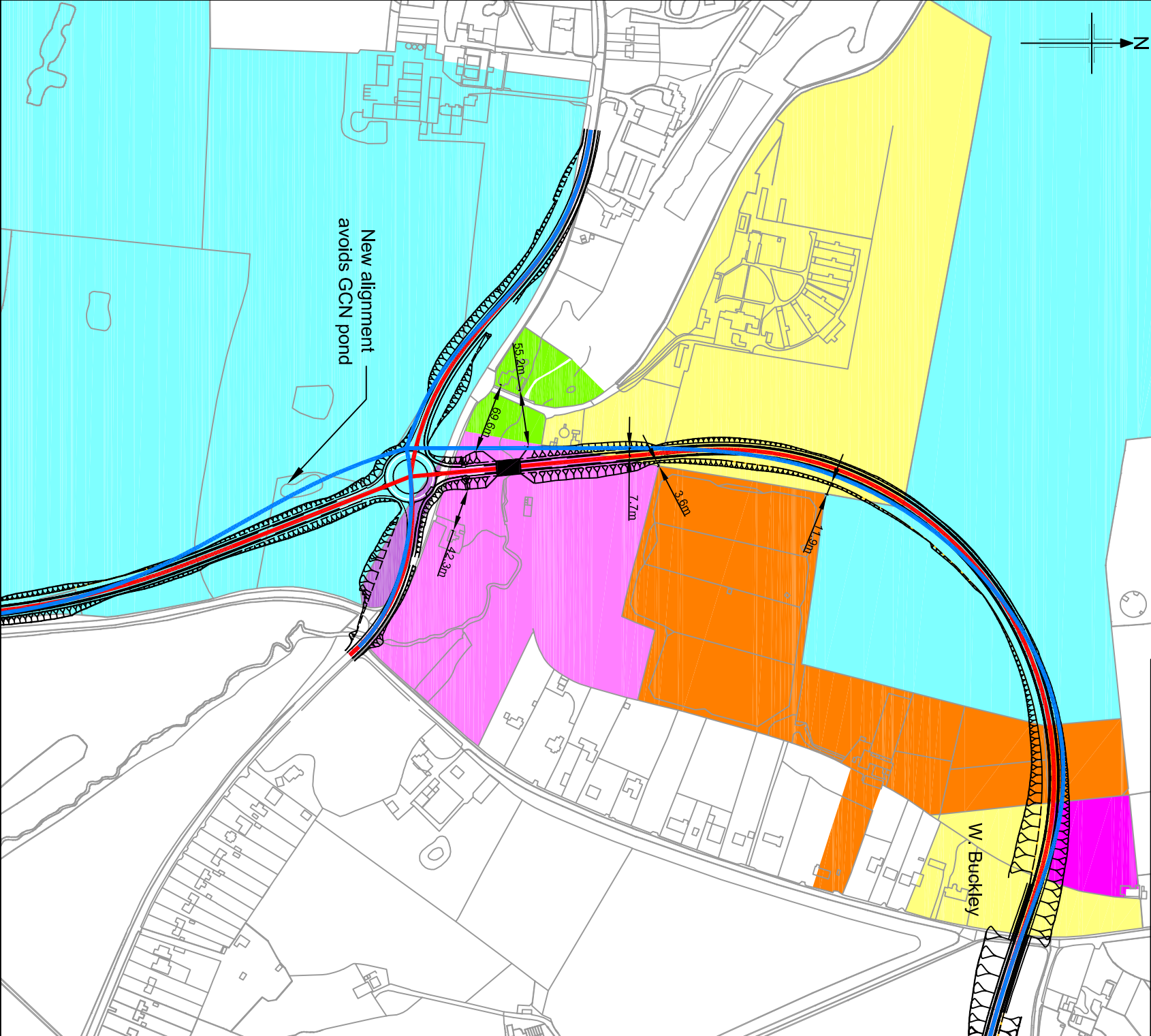
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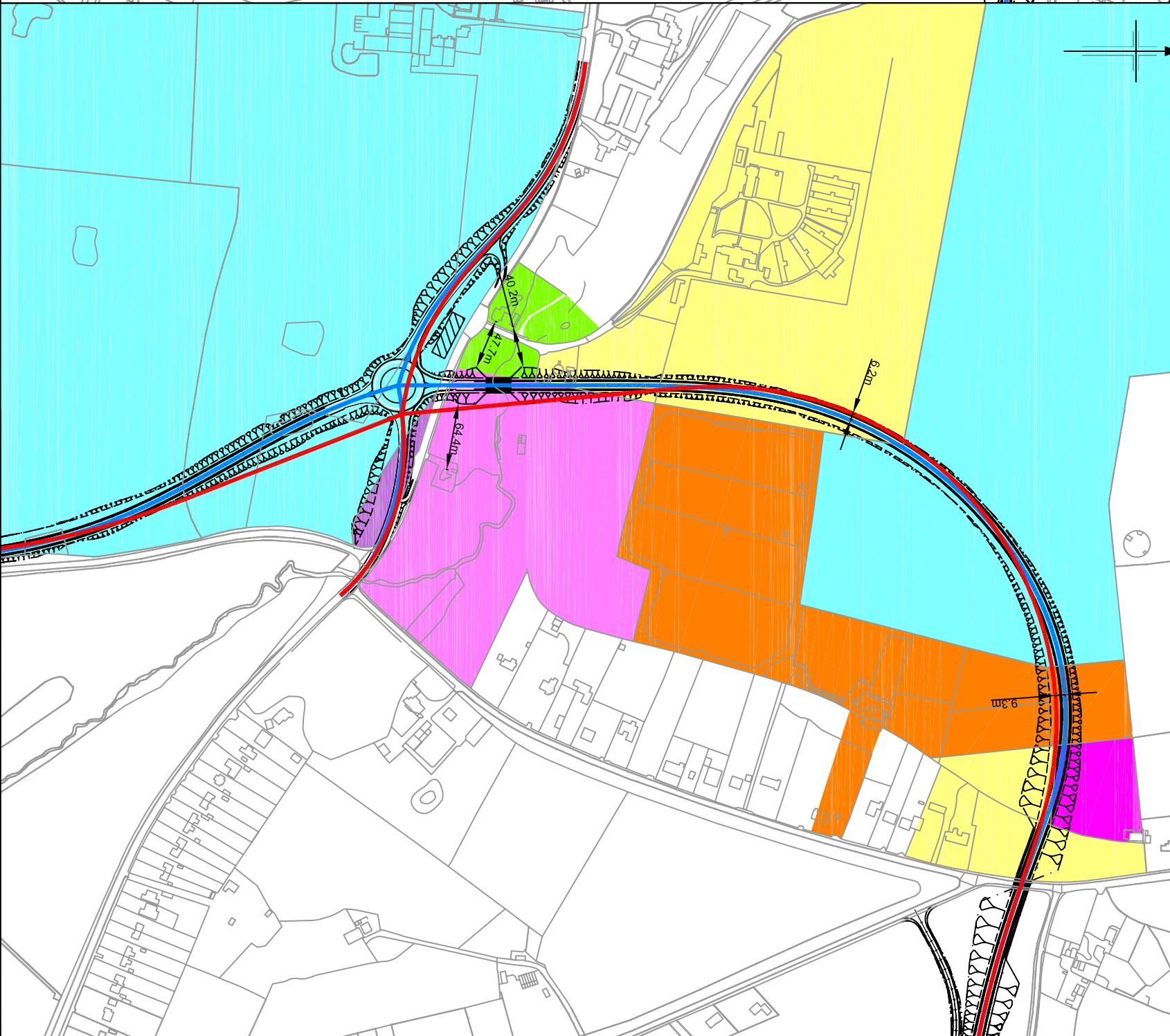
## Appendix F – Holmes Chapel Junction Design Development

Drawing number  
B1832001\_SK\_047 Rev.1

Proposed Amendment



Initial Fix - August 2014



Key:

Proposed Amendment - September 2014

Initial Fix - August 2014

Individual land ownership

1	Dec 2014	LABELS AMENDMENTS	DH	TB	TB	MD
0	Sep 2014	FOR INFORMATION	DH	TB	TB	MD
Rev	Rev Date	Purpose of revision	Drawn	Checked	Rev'd	Revised

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Congleton Link Road

JUNCTION 2  
OPTONEERING

For Information

DO NOT SCALE

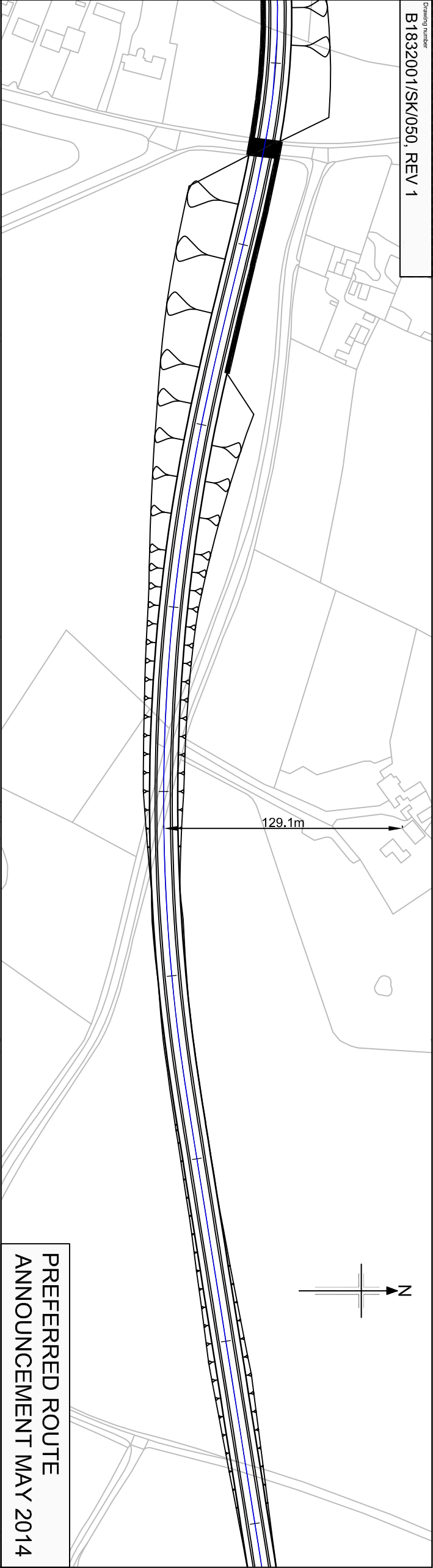
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Client No.	
Drawing number	B1832001_SK_047
Rev	1

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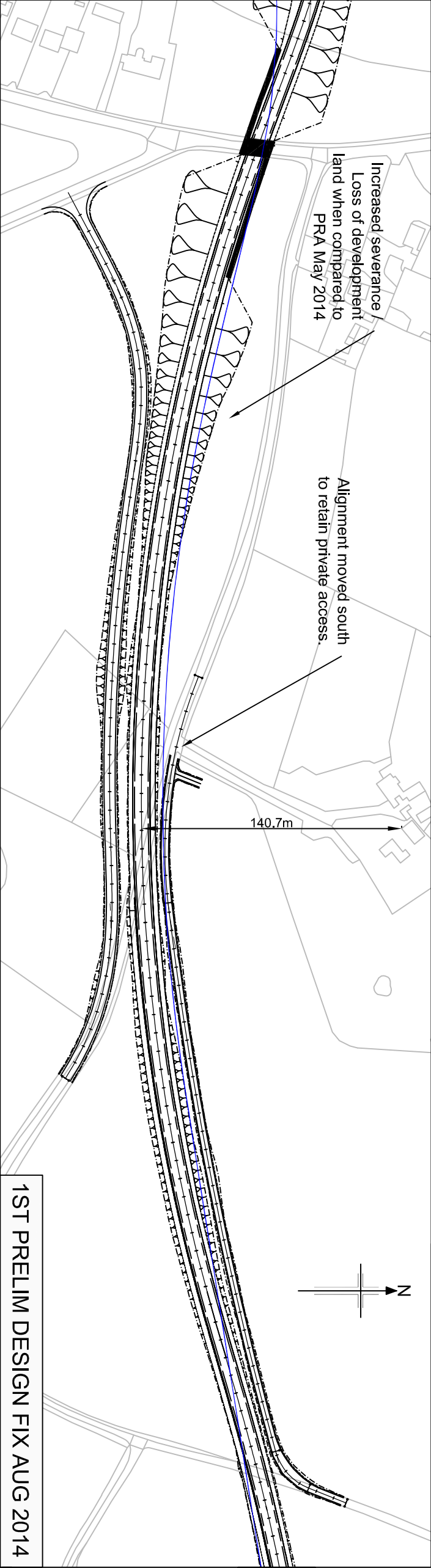
## Appendix G – Mainline 2 / Back Lane Design Development



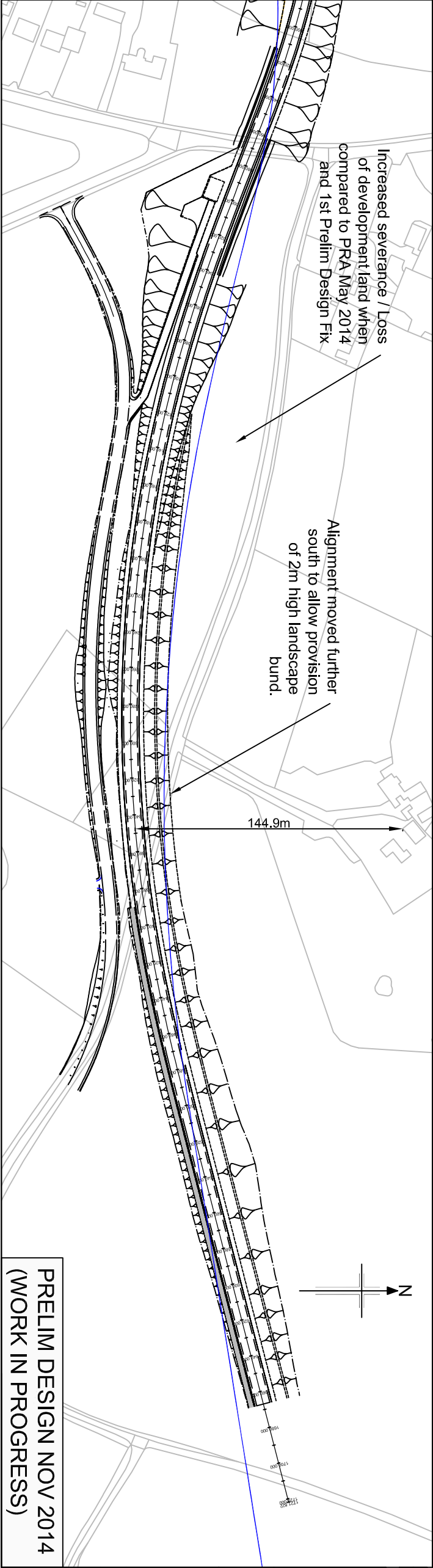
Drawing number  
B1832001/SK/050, REV 1



PREFERRED ROUTE  
ANNOUNCEMENT MAY 2014



1ST PRELIM DESIGN FIX AUG 2014



PRELIM DESIGN NOV 2014  
(WORK IN PROGRESS)

Notes:  
1. November 2014 Prelim Design is currently a work in progress, therefore subject to change.

Key:

Centraline PRA May 2014

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0	11/12/14	LABELS UPDATE	CH	JH	JH	MD
0	12/11/14	FIRST ISSUE	TB	JH	JH	MD
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Approved

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Client  
**Cheshire East Council**

Project  
**CONGLETON LINK ROAD**

Drawing title  
**MAINLINE 2  
DESIGN DEVELOPMENT**

Drawing status	DRAFT - FOR INFORMATION
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Client No.	B1832001

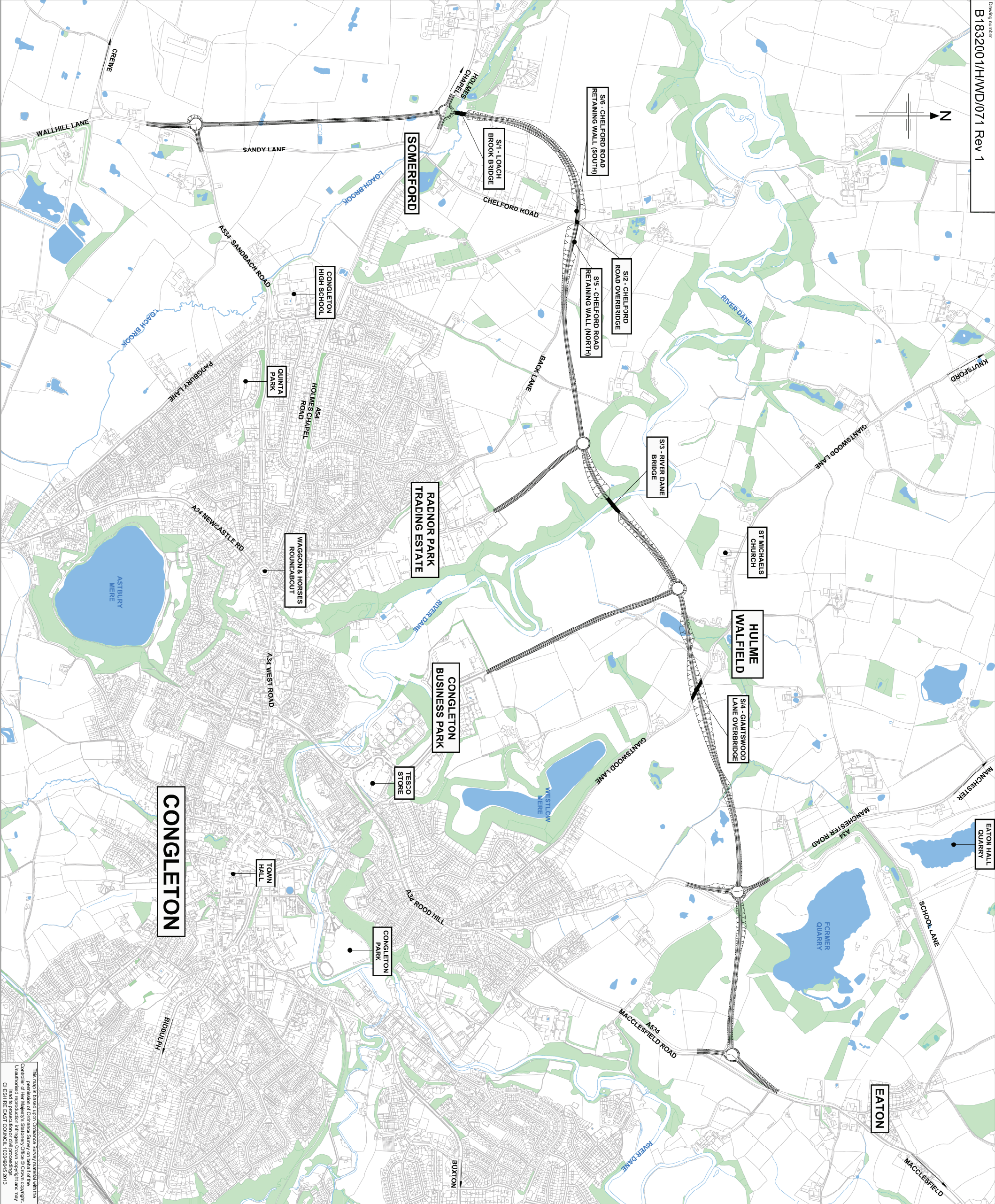
Drawing number  
B1832001/SK/050

Rev  
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## Appendix H – Preferred Route Announcement May 2014

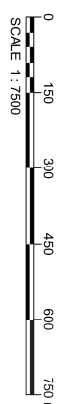




Notes:  
1. The design proposed is indicative only and is subject to change through design development

Key:

- Congleton Link Road Preferred Route
- Watercourse/Waterbody
- Vegetated area



1	06/08/2014	UPDATED LABELS	JH	TB	JH	TB
0	JULY 2014	FIRST ISSUE	JH	TB	TB	MD
Rev	Rev. Date	Purpose of Revision	JH	TB	TB	MD

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Client  
**Cheshire East Council**

Project  
**CONGLETON LINK ROAD**

Drawing title  
**PREFERRED ROUTE LAYOUT PLAN**

Drawing status  
**WORKING DRAWINGS**

Scale  
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Client no.  
B1832001

Drawing number  
B1832001/HWD/071

Rev  
1



## Appendix I – Modified Preferred Route December 2014



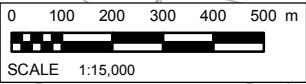
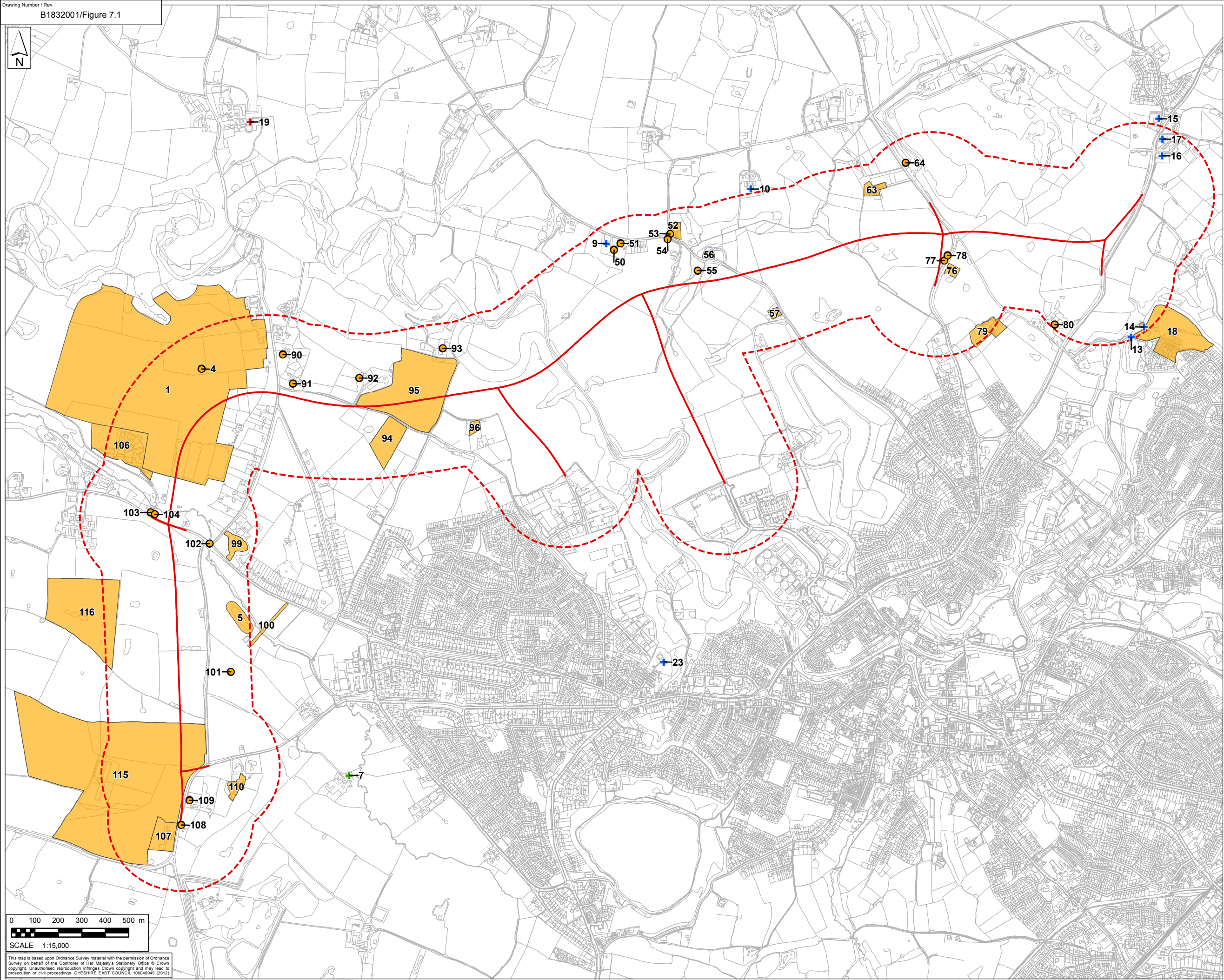




## Appendix J – Environmental Receptors

The plans within this Appendix have been extracted from various historic reports, and as such are associated with previous versions of the route alignment. These plans have been included to identify the location of environmental receptors referenced in Chapter 3 only (e.g. location of cultural heritage assets).






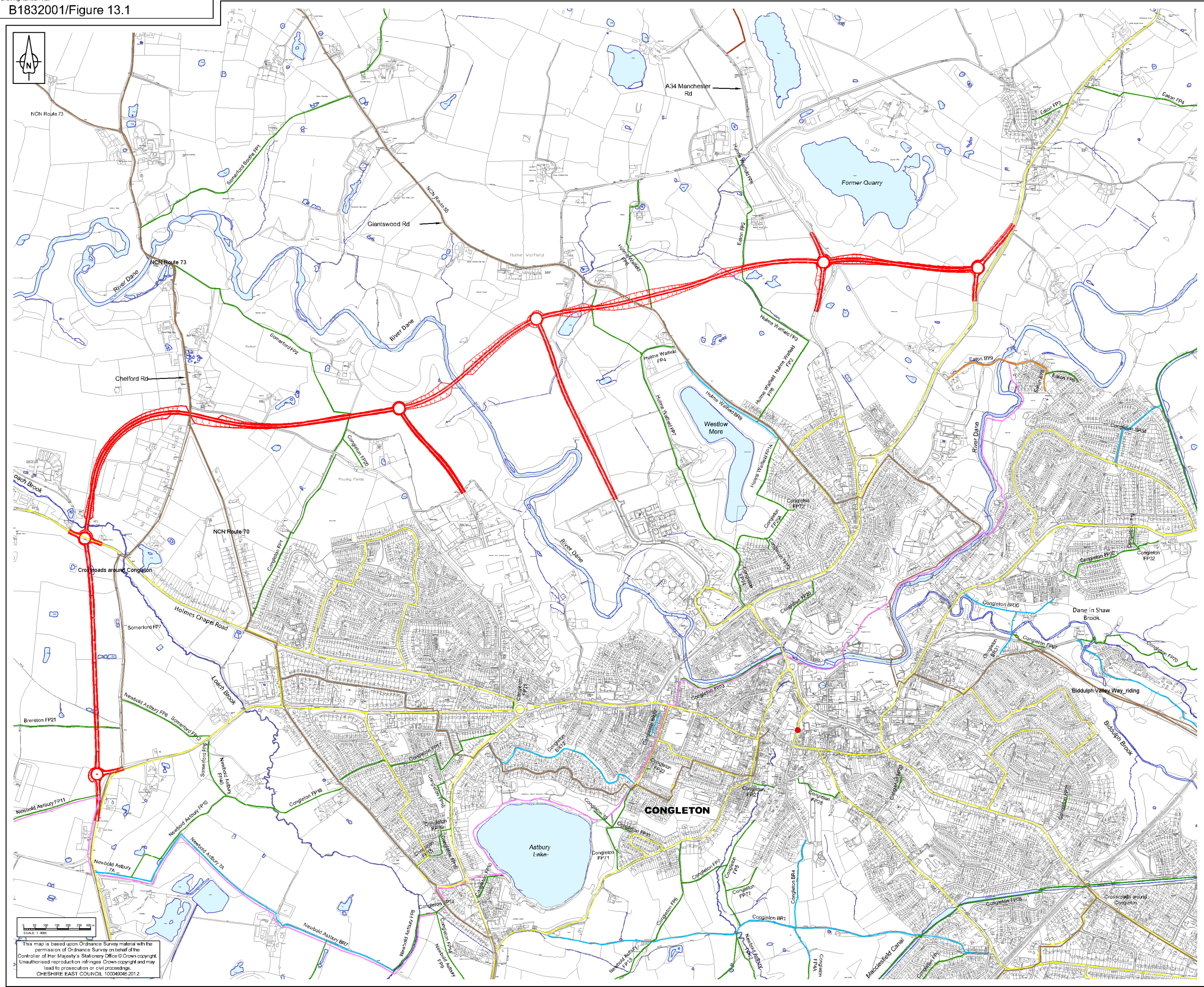
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### Legend

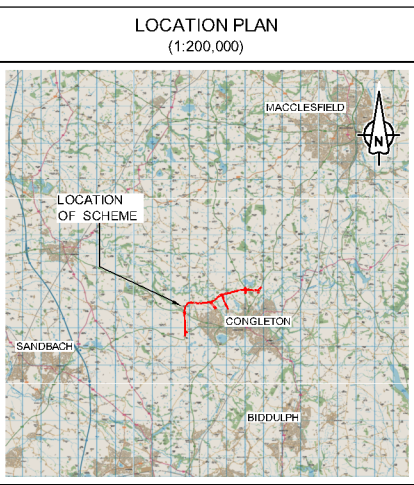
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- 300m Study Area
- Locally Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Non-designated Cultural Heritage Asset



	JUN 14	First Issue	AD	RM	JD	AS
Rev.	Date	Purpose of revision	Drawn	Check'd	Rev'd	App'd
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Client						
<div></div>						
Project						
CONGLETON LINK ROAD						
Drawing title						
ARCHAEOLOGICAL REMAINS AND HISTORIC BUILDINGS						
Drawing status						
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Jacobs no.	B1832001					
Client no.						
Drawing number						Rev
B1832001/Figure 7.1						0
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- Legend**
- Preferred Route
  - Cycle Routes
  - Restricted Byways
  - Public Footpaths
  - Public Bridleways
  - Byways Open to all Traffic
  - Bus Routes
  - Dane Valley Way Long Distance Footpath
  - Bus Station



0	24-05-14	First Issue	CS	JH	SW	SB
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	App'd
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FIGURE 13.1						
EFFECTS ON ALL TRAVELLERS						
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- Red Option Design Fix 21 October 2013

Purple Option Design Fix 21 October 2013

Green Option Design Fix 21 October 2013

Blue Option Design Fix 2 September 2013

All Options

Principle Water Features (With flow direction for Main Rivers)

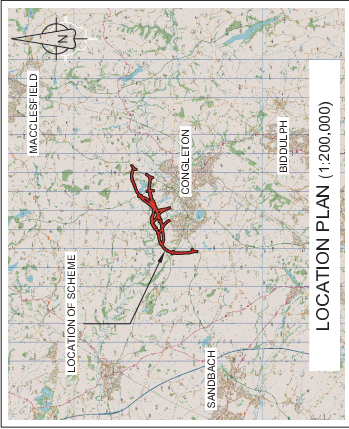
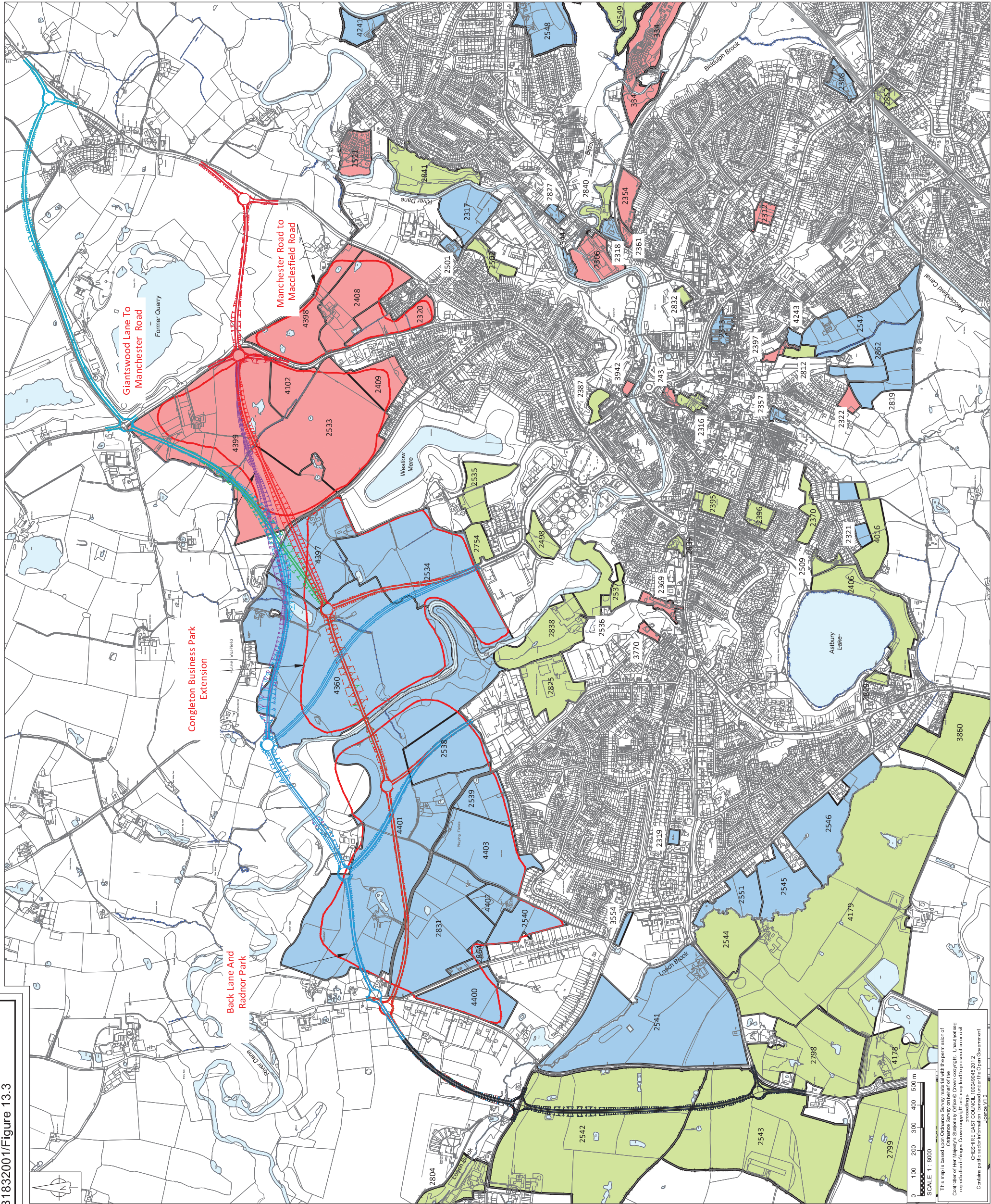
General Waterways
- Deliverability

Strategic Sites

Deliverable

Developable

Not Currently Developable



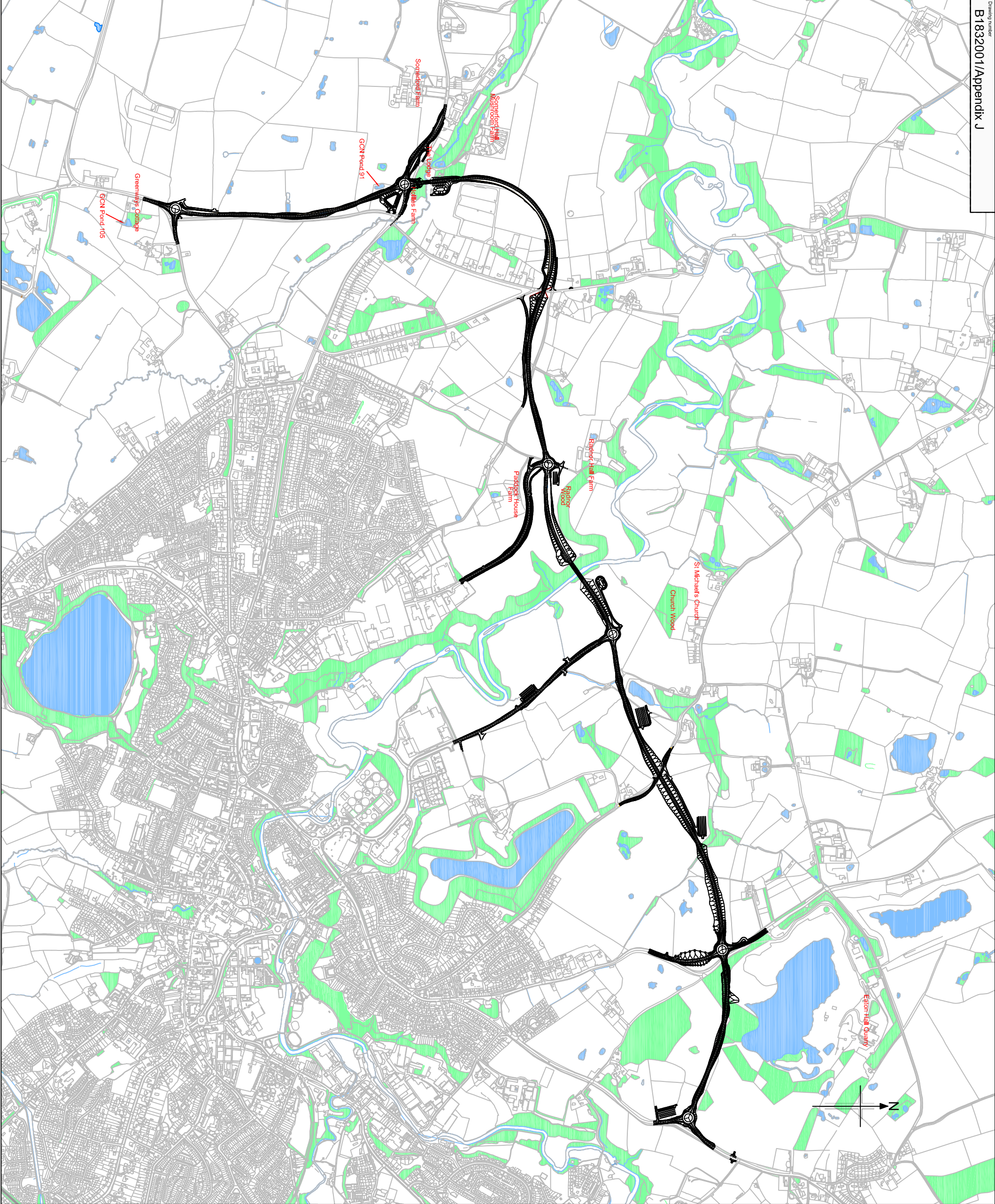
Rev	Rev. Date	First Issue	Purpose of Revision	CS	AS	SB	SW	Appr'd
0	16/09/13							

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Client	Cheshire East Council
Project	CONGLETON LINK ROAD
Drawing title	PRIVATE AND COMMUNITY ASSETS DEVELOPMENT LAND
Drawing status	DO NOT SCALE
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Drawing number	B1832001/Figure 13.3
Rev	0

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PI\ENVIRONMENT\PROJECTS\B1832001 - CONGLETON LINK ROAD\4 - WORKING FOLDER\2 DRAWINGS\CIVIL 3D\MAPS\B1832001 - FIGURE 13.3 REV 0 PRIVATE AND COMMUNITY ASSETS DEVELOPMENT LAND 131011.DWG





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0	DEC 14	FIRST ISSUE	1B			
Rev	Rev. Date	Purpose of revision	Drawn	Checked	Rev'd	Approved

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Client  
**Cheshire East Council**

Project  
**CONGLETON LINK ROAD**

Drawing title  
**MODIFIED PREFERRED ROUTE  
COMPARATIVE OPTION REPORT  
ENVIRONMENTAL RECEPTORS**

Drawing status	DRAFT - FOR INFORMATION
Scale	1:7500 @A1
Jacobs No.	B1832001
Client No.	

Drawing number  
**B1832001/Appendix J**

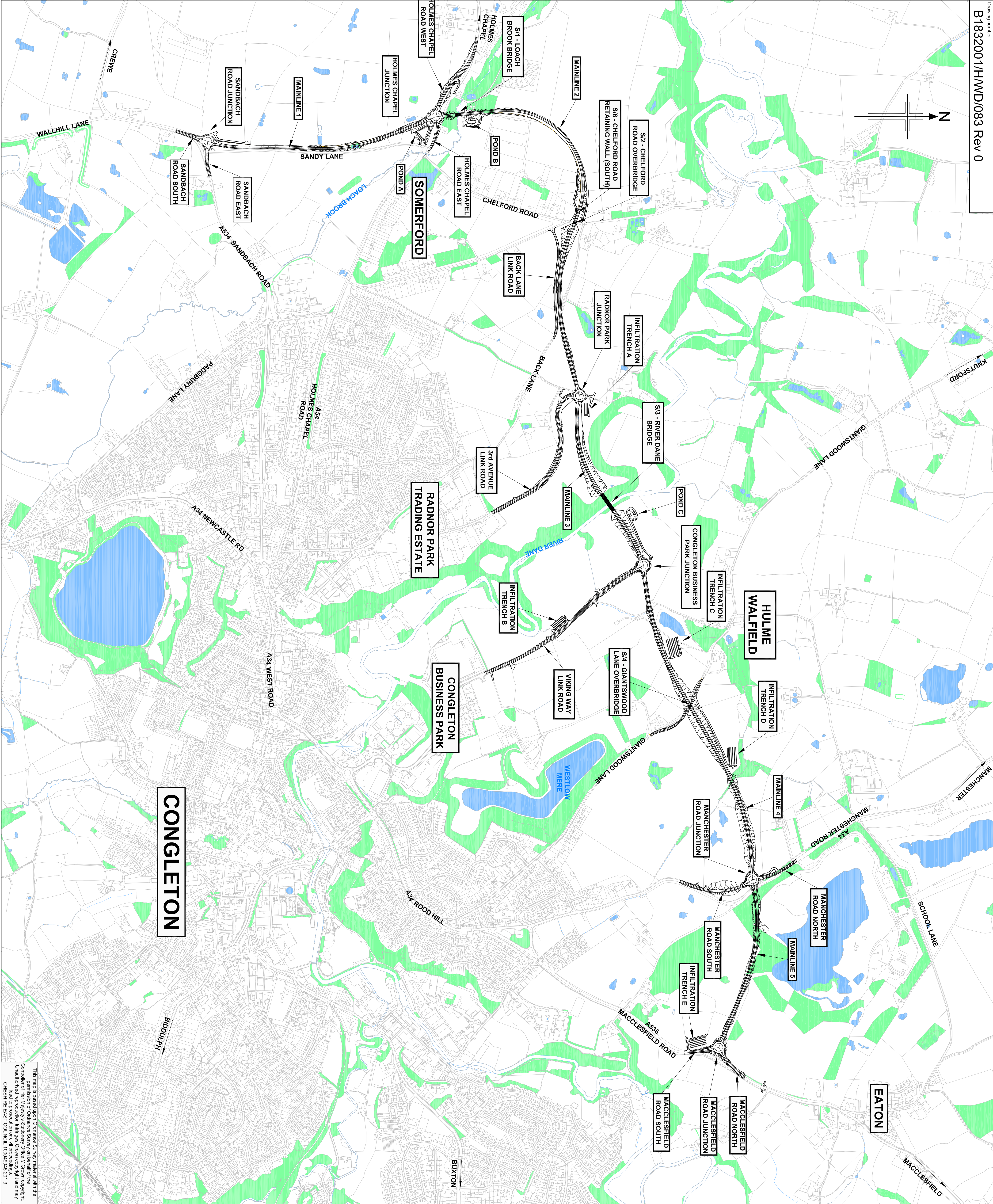
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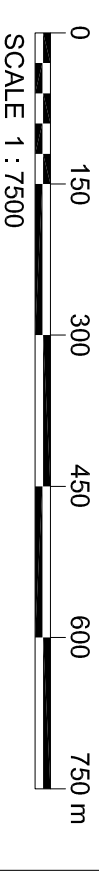


Notes:

1. For 100 series General Arrangement drawings see B1832001\_100\_000 to B1832001\_100\_005
2. For General Arrangement Layout Plans refer to drawings B1832001/100/001, B1832001/100/002 and B1832001/100/003
3. For longitudinal sections refer to drawings B1832001/100/004 & 005
4. Proposed layout based on 3rd preliminary design fix November 2014.
5. The design shown is preliminary and has been issued for the basis of more detailed engineering, environmental and cost assessments. The design is subject to change following the outcome of these assessments.
6. Ground conditions have been assumed based on information obtained from a desk study. Following the outcome of the Site Investigation significant changes to the earthworks and drainage strategy may be required.
7. Location and size of proposed soakways or attenuation ponds are indicative only. These are subject to change following the outcome of the Site Investigation.
8. Proposed structures are indicative only.
9. Accommodation works and access tracks are indicative only. These are subject to change following further consultation with landowners and maintenance stakeholders.
10. The layout shown does not account for environmental mitigation works (e.g. bunding, planting etc). This will be included following the outcome of the more detailed environmental assessments.

Key:

- Congleton Link Road Emerging Preferred Route
- Watercourse/Waterbody
- Vegetated area



Rev	Rev. Date	FIRST ISSUE	CH	TB	MD
0	03/12/2014	Purpose of revision			

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**Cheshire East Council**

Project: CONGLETON LINK ROAD

Drawing title:  
**MODIFIED PREFERRED ROUTE**  
**LAYOUT PLAN**

Drawing status:	PRELIMINARY
Scale:	1:7500 @ A1
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## CHESHIRE EAST COUNCIL

### Cabinet

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<b>Date of Meeting:</b>	6 <sup>th</sup> January 2015
<b>Report of:</b>	Director for Economic Growth and Prosperity
<b>Subject/Title:</b>	Alderley Park Development Framework Ref. CE 14/15-36
<b>Portfolio Holder:</b>	Councillor Don Stockton, Housing and Jobs

---

#### 1.0 Report Summary

- 1.1 As a major strategic employment site within Cheshire East, Alderley Park is of paramount importance to the local economy and plays a pivotal role in the wider North West science ecosystem. Indeed, its comprehensive infrastructure offering are strong differentiators from competitor science parks, and much of the facilities and assets on site are unique in Europe.
- 1.2 As set out in the Alderley Park Development Prospectus, endorsed by Cabinet on the 7<sup>th</sup> January 2014, the emerging vision for the site post the planned withdrawal of AstraZeneca's R&D staff, is for the site to become a life science park, transforming from a single occupier to a cluster of life science businesses which continue to complement and support life science facilities across the wider region.
- 1.3 The site's integral position within the wider North West life science ecosystem is demonstrated in its inclusion within the emerging Greater Manchester and Cheshire Life Science Strategy. The site's importance to the sub-regional economy has also been recognised in the commitment by MSP, AstraZeneca, and the Council to invest £5m each in the Alderley Park Investment Fund. These investments have subsequently been matched by a £20m contribution from central government through the Local Growth Fund, to promote the growth of life science businesses in the sub-region.
- 1.4 In March 2014 the site was sold to Manchester Science Partnerships (MSP). MSP has considerable experience in running science parks in the sub region and has been refining a business plan for Alderley Park. This envisages a proposed investment of some £107m over a 10 year period to improve the site, repurpose existing buildings to make them suitable for multi-occupancy; decommission redundant facilities, and invest in both maintenance and improvement of key service assets to retain the site's world class R&D capabilities.

- 1.5 As a major tenant on the site, AstraZeneca's decant programme is progressing and the new site owners, Manchester Science Partnerships are looking to begin the remodelling and repurposing of the site to make it suitable for multiple-occupiers as soon as possible. MSP need to act quickly to ensure the employment talent associated with AstraZeneca can be redeployed on site before former employees become dissipated and the opportunity to retain them at Alderley Park is lost. In order to facilitate this, they are looking to release some areas of the site for development to raise funds to support the establishment of the Life Science Park. There is therefore a need for guidance to assist those seeking planning permission for future development on the Alderley Park site.
- 1.6 This report therefore seeks to outline the purpose and content of the Alderley Park Development Framework (Consultation Draft), attached as Appendix 1, and seeks endorsement of the Framework as a consultation document.
- 1.7 The Framework builds on the vision for the site set out in the Development Prospectus and continues to focus on the site as an "independent, self-sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West"<sup>1</sup>. The Framework seeks to ensure potential developers are clear of the Council's overriding ambitions for a Life Science Park on this site with other development being limited to that which supports the establishment of the Park.
- 1.8 It is intended that following a period of consultation, the document be reviewed and returned to Cabinet in Spring 2015 for final approval to be a material consideration in determining future planning applications.

## **2.0 Recommendations**

### **2.1 Cabinet is recommended to**

1. approve the attached Development Framework as a consultation draft to be subjected to public consultation; and
2. agree to review the Development Framework document following public consultation (Spring 2015) alongside a summary of key points raised in representations, and to consider endorsing the final version of the document as a material consideration when determining future planning applications on the site.

---

<sup>1</sup> Alderley Park Development Prospectus (2014), Alderley Park Taskforce.

### **3.0 Reasons for Recommendations**

- 3.1 AstraZeneca's phased decant of the site in advance of their move to Cambridge in late 2016 is currently progressing at pace and is approximately six months ahead of schedule. The consolidation of their activity on site to a smaller footprint is freeing up areas of the site well in advance of the original timetable and the new owner, Manchester Science Partnerships (MSP) now has access to these areas of the site earlier than expected.
- 3.2 Whilst the early availability of space is positive and helpful for the development of new businesses on site, it brings forward the need for investment earlier than anticipated. It is critical that work is undertaken to remodel the site without delay so that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure that the world class facilities on site are maintained and do not become obsolete. As a result, MSP have expressed a need to bring forward Phase 1 of their investment strategy and deliver a significant capital investment to maintain and upgrade existing assets by the end of 2015.
- 3.3 As expressed in the Alderley Park Development Prospectus (2014), it was originally proposed that in parallel to the examination and adoption of the Cheshire East Local Plan Strategy, a Masterplan/Development Brief be produced for the site, to be adopted as a Supplementary Planning Document or similar, in line with the new policy (CS29) post adoption of the Local Plan Strategy.
- 3.4 However, through discussions with MSP, it is evident that the above approach is no longer appropriate and will not be delivered quickly enough to align with AstraZeneca's decant timetable and the need to develop areas of the site in the short term.
- 3.5 As such, it has been determined that a Development Framework be presented to Cabinet for approval to provide guidance for developers. Under this model, the Framework would be a material consideration when determining any planning applications which may be submitted relating to the site whether pre or post adoption of the Local Plan Strategy. It is intended that the existing Planning Brief for the site, which dates back to 1999 and is now out of date, is formally withdrawn as a Supplementary Planning Document.

### **4 Wards Affected**

- 4.1 The Alderley Park site is part located in the wards of Chelford and Prestbury.

## **5.0 Local Ward Members**

- 5.1 Cllr George Walton (Chelford) and Cllr Paul Findlow (Prestbury)

## **6.0 Policy Implications**

- 6.1 The Framework is fully aligned with Policy CS29 in the Submission Draft of the Local Plan Strategy whilst still taking full account of current adopted local planning policy, as well as the NPPF. The Framework is also cognisant of the vision and parameters set out in the Alderley Park Development Prospectus, and is considered to be aligned to the Government's Strategy for UK Life Sciences.
- 6.2 The Framework is also complementary to the following corporate policies:
- 'Ambition for All: Sustainable Communities Strategy 2010-2025' – *Priority 2 Create conditions for business growth, harness emerging growth opportunities and create a climate attractive to business investment.*
  - 'Cheshire East Corporate Plan 2013-2016' – *Outcome 2 Cheshire East has a strong and resilient local economy. Priority 1 – investment to support business growth.*

## **7.0 Implications for Rural Communities**

- 7.1 The location of Alderley Park, within the Prestbury and Chelford wards, means that a successful and sustainable future for the site is of benefit to the rural communities in the area in terms of job creation and retention.

## **8.0 Financial Implications**

- 8.1 There are no direct financial implications for the Council in endorsing this document for use in public consultation.

## **9.0 Legal Implications**

- 9.1 There are no immediate legal implications arising from Cabinet approving the recommendation as set out in paragraph 2 of this report.
- 9.2 The Council needs to be mindful of its duty to consult. There are four main circumstances in which a duty to consult will arise:
- a. Where consultation is required by statute;
  - b. Where there has been a promise to consult;
  - c. Where there is an established practice of consultation; and
  - d. Where failure to consult would lead to "conspicuous unfairness".

- 9.4 In addition the public sector equality duty (“PSED”) applies to *all* decisions made by public authorities, whether those decisions have individual or general effect and requires that consultation be undertaken.
- 9.5 The following basic principles must be adhered to when consulting:
- a. Consultation must be undertaken at a time when proposals are still at a formative stage;
  - b. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response;
  - c. Adequate time must be given for this purpose; and
  - d. The product of consultation must be conscientiously taken into account when the ultimate decision is taken.

## **10.0 Risk Management**

- 10.1 Not having any Framework in place could leave potential developers, investors and occupiers without a clear understanding of the planning framework and expectations of the Council as Local Planning Authority for this site. This could hinder the submission and smooth determination of planning applications potentially increasing developer’s costs leading to frustration with the local planning process. This could ultimately decrease the ability of MSP to provide suitable space for new start-up companies in an appropriate timescale and subsequent loss of skills and employment opportunities.

## **11.0 Background and Options**

- 11.1 Alderley Park is a major strategic employment site within the borough of key importance to the local economy and plays a pivotal role in the wider North West science ecosystem. Its comprehensive infrastructure means that it has a unique capability to support all phases of the drug development process.
- 11.2 The announcement in spring of last year of AstraZeneca’s planned withdrawal of the majority of their R&D activities from this site by 2016 was recognised at ministerial level as having potentially significant negative impacts on the sub-regional economy. It was also recognised that the key assets and unique attributes of the site must be maximised and its contribution to the economic wellbeing of Cheshire East and the sub-region saved. A Taskforce comprising key stakeholders from the public sector, industry, and academia, was rapidly established to consider how best to secure sustainable

high value employment and investment at this major employment site. The Taskforce commissioned studies to understand the implications of AstraZeneca's decision and to predict demand for floorspace for life science activities on the site going forward. They agreed a vision for the site focused on the site's transformation from a single user life science business, to an independent, self sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West.

- 11.3 That vision was set out in the Alderley Park Development Prospectus (endorsed by Cabinet on the 7<sup>th</sup> January 2014), which was used to help those bidding for the site to understand the vision of the Taskforce. In March 2014 Manchester Science Park (now Manchester Science Partnerships) successfully bid for the site. A key consideration in determining their success was the company's commitment to the Life Science Hub concept and their emphasis on retaining a science focus for the site.
- 11.4 The emerging Cheshire East Local Plan, via policy CS29, seeks to align the planning framework with the vision for the site set out by the Taskforce. Policy CS29 supports the repurposing of the site to a multi-user Life Science hub but also recognises the likely need to allow some other uses on site given the degree of existing floorspace exceeding anticipated future demand for Life Science activities. It also anticipates and supports the concept of high value residential development on parts of the site if this is demonstrated to be necessary to support the establishment of the Life Science Hub. Policy CS29 further envisages the production of a site Masterplan/Planning Brief to be adopted as a Supplementary Planning Document or similar to give further guidance to developers, investors and potential site occupiers regarding submission of future planning applications for development on this site.
- 11.5 In preparation for their withdrawal of R&D activities from the site by late 2016, AstraZeneca are currently in the process of decanting their activity from the site and handing over space to the new owners. This process is progressing at pace and is understood to be currently 6 months ahead of schedule. Whilst this presents MSP with a positive opportunity to bring forward and accelerate the delivery of new jobs in the areas that AstraZeneca have already vacated, it inevitably brings forward the need for investment earlier than anticipated to ensure that the world class facilities are maintained, and the site is remodelled to be suitable for multi-occupancy. In line with this, it is understood that MSP need to be on site with their first phase of capital investment by the end of 2015, to ensure that the vacated space is remodelled in a timely manner and is not left vacant. Not only will this prevent the decline of the facilities, but it will also ensure that there is enough high quality space to offer to those former AstraZeneca staff not moving to

Cambridge, so as to prevent their loss to employment opportunities elsewhere.

- 11.6 Given the decision to suspend the examination into the Local Plan Strategy, and the progress being made on the Alderley Park site, to await adoption of the Strategy before developing and adopting a Masterplan/Development Brief to align with CS29 would not enable production of planning guidance in time to fit with MSP's current timetable for remodelling of the site.
- 11.7 Although there is an existing Planning Brief for this site, adopted by Macclesfield Borough Council as Supplementary Planning Guidance in 1999, this is predicated on the assumption that AstraZeneca would continue to occupy and develop this site. This has therefore effectively become outdated by virtue of recent events.
- 11.8 It is, therefore, intended that this Development Framework, which outlines the Council's expectations for development proposals having regard to the current as well as emerging planning policy, is approved to guide any developer or investor considering development on the Alderley Park site and to aid smooth submission and processing of future planning applications.
- 11.9 As a major, longstanding site within the Nether Alderley locality, the site's future is likely to be of significant interest to the local community. It is important to ensure the views of local people and indeed statutory and other key technical consultees are sought and views taken into account before the document is progressed to be used in determining planning applications. It is proposed that the Draft Framework be presented for public consultation over a 6 week period commencing in January 2015. The document will be made available in a range of formats in public buildings and online, and will be advertised in the press in line with the Council's Statement of Community Involvement.
- 11.9 Following the consultation, the Framework will be re-submitted to Cabinet for final approval and endorsement for Development Management purposes in Spring 2015. The following indicative timeline is proposed:

Development of draft Framework and Masterplan	Autumn 2014
Cabinet approval for public consultation	6 <sup>th</sup> January 2015
Public consultation period	Jan – Feb 2015
Final Cabinet approval of Framework	Spring 2015
Outline planning application submitted	Spring/Summer 2015

## **12.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

Name: Adrian Fisher  
Designation: Head of Strategic and Economic Planning  
Tel No: 01270 686641  
Email: [Adrian.fisher@cheshireeast.gov.uk](mailto:Adrian.fisher@cheshireeast.gov.uk)



# Alderley Park

## Development Framework

Consultation Draft - January 2015









# Contents

- 1 Introduction
- 2 The Site
- 3 Planning Policy
- 4 Design Guidance
- 5 Indicative Masterplan
- 6 Planning Applications
- 7 Summary and Next Steps
- Appendices

# 1 Introduction

**Alderley Park, a research and development site renowned for the discovery and development of innovative new medicines, is a key part of the North West Life Science Ecosystem. Opening more than 40 years ago, the site has a rich heritage of important advancements in medical treatments, including a number of anti-cancer treatments. As the lead centre for cancer research, Alderley Park currently houses the global Advanced Lead Discovery Centre, and its world class laboratories offer unique facilities for drug discovery and development.**

When AstraZeneca announced its intention to transition the majority of its research and development function from this site to a new purpose-built centre in Cambridge, it was immediately recognised that the potential negative economic impacts of this decision were considerable. However, taking into account the significant growth predicted across the Life Science Sector, and the strength and uniqueness of the Alderley Park offer within that sector, it was also clear there was a potential opportunity for an exciting new future for the site. Following rapid intervention at ministerial level, senior stakeholders came together, as the Alderley Park Taskforce, to devise a strategy for the site which would sustain high value employment and investment beyond AstraZeneca's planned withdrawal.

AstraZeneca had already begun to establish a cluster of research and development life science companies on site at the BioHub. The Taskforce set out a vision for the site which would build on that BioHub model, devising a strategy to "secure a vibrant and prosperous future for Alderley Park through its transformation to an independent, self sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West."

The Taskforce commissioned a study to establish the potential future demand from the life science sector, for the world class laboratory and office space on site<sup>1</sup>. That study indicated that whilst there would not by any means be an instant demand for all the site's facilities, with an appropriate business model, there is potential to build on the BioHub concept, repurposing the site to offer facilities which complement existing life science resources across the region, such that Alderley Park can continue to be a key part of the growing life science sector. The Taskforce therefore produced a Development Prospectus, endorsed by Cheshire East Cabinet in January 2013, which sought to set out the vision for the site for prospective purchasers. It then worked closely with AstraZeneca to seek out a new site owner willing to invest in repurposing the site to support this vision.

In March 2014 Manchester Science Parks, since re-branded Manchester Science Partnerships (MSP), successfully bid to acquire the site. They have publicly confirmed their ambition to build on the BioHub concept, adapting the site's state-of-the-art research facilities to enable the development of a community of life science businesses specialising in different aspects of the drug discovery chain. AstraZeneca's phased decant of the site is progressing and the new site owners are now keen to begin the task of repurposing the site. It is critical that work is undertaken to remodel the site for multi-occupier use quickly such that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure the world class facilities on site are properly maintained and do not become obsolete.

The emerging Cheshire East Local Plan Strategy (CELPs) seeks to align the local planning framework with this

new vision for the site. It allocates Alderley Park as an 'opportunity site', seeking to promote and encourage the development of the Life Science Park whilst recognising that there is likely to be a need for a degree of flexibility regarding land uses to deliver, grow and sustain the Life Science Park vision.

Until the adoption of the CELPS, the current development plan for the area remains the Macclesfield Borough Local Plan. That plan, which dates from 2004, envisages the continued occupation of the Alderley Park site by AstraZeneca and has thus in many ways become superseded by recent events.

The National Planning Policy Framework (NPPF) encourages Local Planning Authorities to develop policy which supports and drives a sustainable economy.

This Development Framework is therefore being developed with the aim of proactively guiding any future development on the site having regard to the adopted and emerging development plans, national planning policy and taking into account recent events surrounding the site. It is the product of joint working between Cheshire East Council and the professional team appointed by MSP. It will be subject to public consultation in a similar way to a Supplementary Planning Document and will be reviewed by the Council following that consultation, being revised if appropriate. Once the final version has been approved by the Council it will be used as a tool to guide potential developers, investors and occupiers proposing any development on the site, and it will be a material consideration when determining planning applications.

<sup>1</sup> SQW, *The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014*





Science facilities on site



## Location

The location of the Alderley Park site is shown in Figure 2.1. The park lies in the Cheshire countryside within the southern commuter belt for Manchester, approximately 13 miles as the crow flies from the city centre. The site sits within an attractive rural landscape immediately south of the rural parish of Nether Alderley, with its many listed buildings surrounding the Grade 1 listed St Mary's church. The affluent and popular village of Alderley Edge lies around 1.8 miles to the north west providing many local amenities.

## Access

The park lies just off the A34 allowing access by road to Manchester International Airport in around 20 minutes and to Wilmslow in 7 minutes. From Alderley Edge railway station, Manchester city centre is accessible by train in 30 minutes and Manchester Airport in only 10 minutes. The Arriva 130 bus runs through the site between Macclesfield and Alderley Edge every half hour Monday to Friday and hourly on Saturdays. In addition, from Monday to Friday the 27A bus also passes through the site twice a day in either direction between Macclesfield and Knutsford.



*Aerial photograph of Alderley Park*



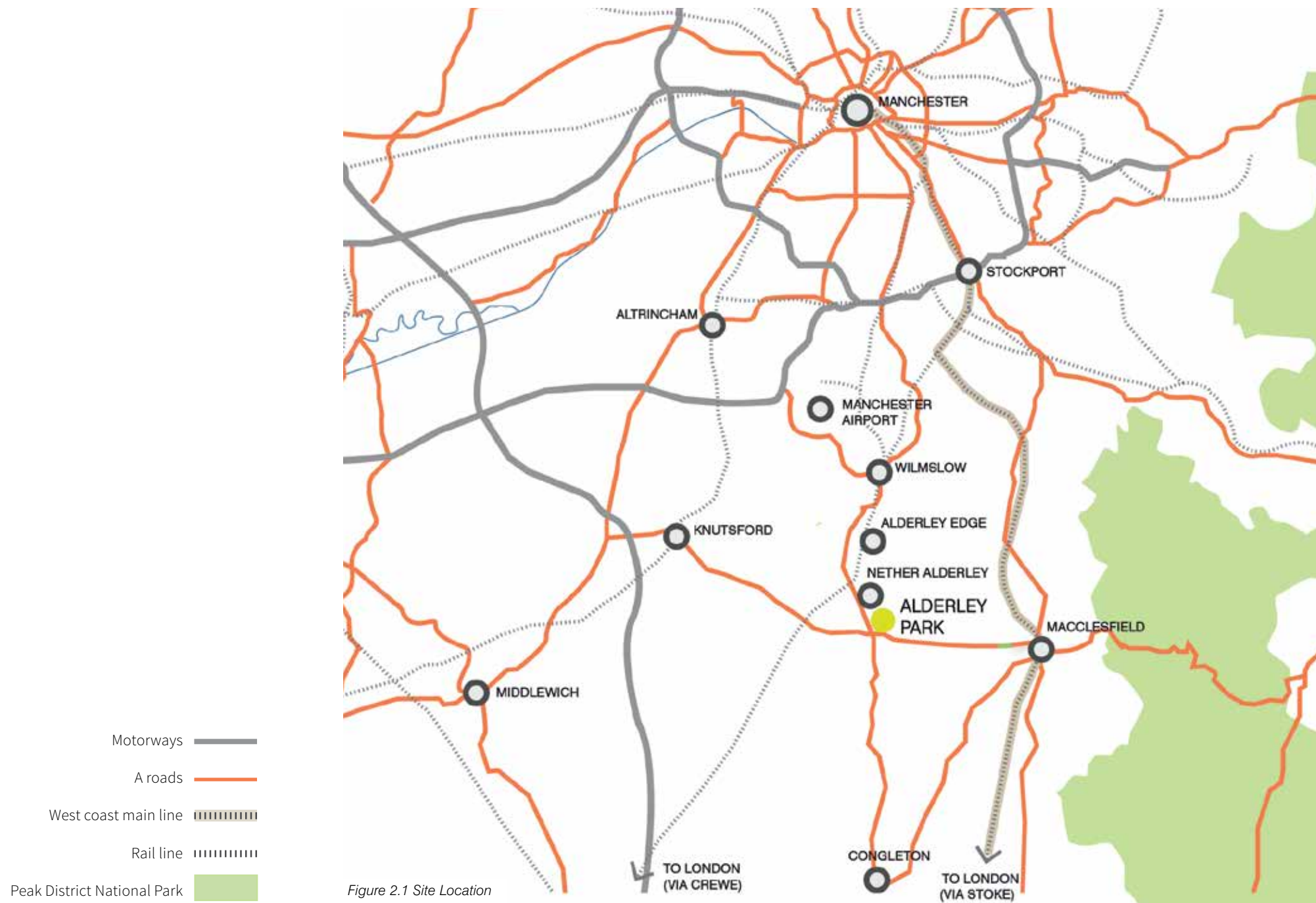


Figure 2.1 Site Location

## Description

Overall the site extends to circa 160ha, rising slightly to the north east. Whilst the peripheral areas of the site are rural in character comprising undeveloped parkland, woodland and fields, once within the site, there is a significant degree of developed land including some 300,000 sqm (gross external area) of high quality and specialist laboratory, office and ancillary floorspace.

Whilst views into the site are restricted due to substantial areas of woodland, the site is located within a visually sensitive locality, with a number of heritage features, residential properties and recreational bridleways and footpaths.

The existing built development within the site falls within three distinctly identifiable character areas known as Mereside, Parklands, and South Campus as illustrated in Figure 2.2. The remainder of the site is woodland, farmland or parkland.

Mereside is the main focus of the site's state of the art chemistry and biological facilities and includes the energy centre, newly created BioHub, modern offices, a high quality conference centre, restaurant and parking for more than 2,000 cars. This zone sits alongside Radnor Mere, providing an exceptionally high quality setting.

Parklands is sited centrally within the built up area of the site and contains a modern office building together with other large scale buildings and extensive areas of surface car parking. This zone is bisected by the main site circulation road. Whilst the Parklands office building is a high quality, award winning structure, the industrial

style buildings to the east and the car parking which lies adjacent to them have been identified as unlikely to be required for the Life Science Park going forward. This area of the site, which is surrounded by woodland, thus offers scope for redevelopment if these buildings are demolished.

South Campus is that part of the site where Alderley Hall once stood prior to its demolition following a fire, in 1931. This zone contains a range of buildings including a substantial double courtyard complex of former stables, the former Ballroom (the only section of the original house still standing) and, to the east, Alderley House, a complex of office buildings originating from the 1960's, with later additions.

Closely associated with the main buildings complex within the South Campus is the former 'AZ' Sports Club, including a sports hall, associated car parking areas and formal recreation provision, including football, tennis courts and cricket pitch. Key environmental assets in this area also include the 'Serpentine', and a sunken walled garden containing formal pond built for the early nineteenth century Alderley Hall. Many other historic features associated with Alderley Hall are visible in this area of the site including the former stables, dovecote and an arboretum.

The scale of built form throughout the site is unusually varied, showing juxtaposition in scale and architectural style due to development of different uses over different eras, ranging from 4-6 storey office buildings to 2 storey historic structures.





Beyond the developed areas of the site, lie extensive areas of landscaped parkland and woodland.

The high density of mature woodland provides a strong contrast with the surrounding, more open, agricultural landscapes giving the site a strong sense of enclosure.

The west of the site is characterised by a mature parkland setting with gently undulating landscape and woodland trees, classically designed as part of The Stanley Family Estate in accordance with Repton design principles.

Radnor Mere, in the north of the site, constitutes a defining element of the landscape but is not immediately apparent and is generally screened from any primary transport routes and many estate roads.



- Mereside 
- Parklands 
- South Campus 
- Woodland and Farm 

Restaurant

Conference centre

Parklands office building

Alderley House

Courtyards - former stables

Sunken Walled Garden

Arboretum

AZ sports club

The Serpentine



Figure 2.2 Character areas and key buildings

# 3 Planning Policy

Any planning applications for development must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Until the adoption of the Cheshire East Local Plan Strategy (CELPs), the adopted development plan covering this site remains the “saved” policies of the Macclesfield Borough Local Plan of 2004 (MBLP). This development plan identifies the site as a ‘Major Developed Site within the Green Belt’.

In March 2012, the National Planning Policy Framework (NPPF) came into effect. The MBLP saved policies are still applicable but should be weighted in planning decisions according to their degree of consistency with the NPPF.

In February 2014, Cheshire East Council resolved to approve the CELPS (Submission Version) for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

In addition to these planning policy documents there are a number of supplementary documents which provide more detail on how policies in the development plan can be practically implemented as well as background evidence which is likely to be material in determining applications on this site.

Those likely to be most relevant are:

- Section 106 (Planning) Agreements SPG 2004;
- Interim Planning Statement on Affordable Housing (2011);
- Alderley Park Planning Brief (1999);
- CEC Employment Land Review (2012);
- CEC Economic Development Strategy (2011);
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.



The saved policies from the MBLP and the emerging CELPS considered likely to be key in determining applications for development on this site are set out in Appendix A, together with links to key relevant guidance and evidence documents.

The following section seeks to provide an outline of the likely key planning considerations for development proposals on this site. It is not intended as a comprehensive account of relevant planning policy and developers are advised to consider all the detailed requirements in the policies set out in Appendix A.

## Land Use Policies

The MBLP identifies Alderley Park site as a major pharmaceutical R&D site and envisages continued occupation by AstraZeneca. Policy EC1 of the MBLP plan sets out that existing employment areas will normally be retained for employment purposes. However, in light of AstraZeneca's decision to remove their R&D function, this policy needs to be considered against the advice in the NPPF which states *'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'*

The existing building stock at Mereside, is highly specialist and of exceptional quality, making it ideally suited for reoccupation by companies within the life science sector, as the success to date of the BioHub demonstrates. Demand for life science floorspace is likely, at least in

the short to medium term, to be less than the current floorspace on site. The demand study commissioned by the Taskforce, appears, based on recent uptake at the BioHub, to have been underestimated<sup>1</sup>. However, even based on the more optimistic estimates of the new owners, assuming Mereside is retained as the focus for life science activity, opportunities will exist to demolish surplus floorspace and redevelop parts of the site without prejudicing the establishment or longer term growth of the desired Life Science Park. It is therefore appropriate - and in sustainability terms desirable - for a degree of flexibility regarding future land uses in some parts of the site.

The Council and MSP wish to ensure that any redevelopment does not undermine the overriding objective for this site to continue as a first class life science facility. To this end, as already set out in the site Prospectus and the emerging Local Plan, the aspiration is for additional land uses to be limited to those which would support the ambitions for the continued growth and prosperity of the Life Science Hub on this site. These could be complementary uses which for example provided convenient facilities for site occupiers, making the site more attractive to life science and related businesses. It is also recognised that it may be appropriate to allow redevelopment of parts of the site for housing or other high value end uses if the funds released from that development are to be used to help deliver the desired Life Science Park.

Potential land uses could include, but may not be limited to, those listed in Figure 3.1.

<sup>1</sup> The SQW report 'The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014' estimates demand for circa 67,000 sqm (net) 2030, including the demand arising from the 700 retained non R&D AstraZeneca staff - which is significantly less than the total existing floorspace of some 171,000 sqm (net).

## Potential land uses for Alderley Park Life Science Centre

**A1-A5 :** Farm shop or other retail/food and drink uses of a small scale designed to meet the needs of site occupiers and the local community

**B1:** High quality, business uses such as Headquarters, and high tech wider research and development units

**B2 or B8 :** Industrial and storage uses related to life sciences if the scale, nature and location of the operation would not detract from the prestigious character of the site

**C1 :** An hotel, suitable to support the existing high tech purpose built conference facility on site

**C2 or D1 :** Residential and non-residential institutions where the use is related to healthcare or learning institutions or serves the needs of site occupiers such as a crèche/nursery, or medical clinic

**C3 :** High quality housing designed to complement the rich heritage and environmental setting where the value released from land sales is linked to the establishment or development of the Life Science Park

**D2 :** Modest scaled leisure uses to serve the needs of occupiers and the local community

Figure 3.1 Potential Land Uses



# 3 Planning Policy

## Green Belt Policies

MBLP policies GC1 and GC4 identify the site as a 'Major Developed Site in the Green Belt'. These policies allow infilling and redevelopment subject to proposals meeting certain criteria designed to protect the openness of the Green Belt and to prevent harm to its purposes. Similarly, paragraphs 87-90 of the NPPF allow redevelopment of previously developed sites again where this would not have a greater impact on the openness of the Green



Belt and the purposes of including land within it than the existing development.

Having regard to these policies, and to emerging CELPS policy CS29, unless falling within one of the limited cases where development on greenfield sites may be considered appropriate<sup>2</sup>, any new buildings outside of the areas of previously developed land (PDL) will be considered inappropriate. The extent of the PDL on site has been defined in draft policy CS29 and is shown in Figure 3.2.

Furthermore, even within the boundaries of the PDL, there are areas which, because of their open nature, could not accommodate substantial new buildings, without some harm to the openness or the purposes of the Green Belt. Consequently planning policy stipulates that substantial new building in such areas must be considered 'inappropriate' only to be approved if "very special circumstances" are demonstrated sufficient to clearly outweigh the harm caused by the development.

MSP has suggested those areas of the site they view as having the greatest potential for redevelopment having regard to the age and usefulness of existing building stock and the space required for the successful establishment and future growth of the Life Science Park. Some of these areas, subject to the demolition of existing surplus building stock, could be redeveloped without harm to the openness or purposes of the Green Belt. Others, which are more open in character and occupy more peripheral parts of the PDL are likely to require very special circumstances to be demonstrated to justify development.

The final decision as to whether there are very special circumstances sufficient to justify any harm caused by any development classed as inappropriate in Green Belt

policy terms, could only be finally determined at planning application stage, once more is known about the scale, quantum and siting of such development and hence the level of impact. However, information provided by MSP to date suggests that there are a number of significant factors which may together justify development on currently relatively open areas within the PDL.



<sup>2</sup> The NPPF would allow buildings on the greenfield parts of this site for agriculture and forestry, or to provide appropriate facilities for outdoor sport, outdoor recreation and cemeteries, where they preserve the openness of the Green Belt and do not conflict with the purposes of the Green Belt.



Such factors include:

- Without high value land uses, such as high quality residential development on the site, the costs associated with repurposing the facilities on site to be suitable for multiple occupiers and safeguarding and maintaining the existing scientific assets is likely to be an unrealistic business model. Without such uses, the land owner may be under pressure to let floorspace for uses not so aligned with the Council's broader objectives. This would not be the desired outcome as it would be likely to result in the outstanding quality of the sites' specialist science facilities and research capability being downgraded, and the opportunities associated with these assets severely diminished or lost forever.
- Creating a Life Science Park which is commercially successful and viable and is able to respond rapidly and effectively to the vacation of the major buildings by AstraZeneca, will help to realise high value new employment opportunities and minimise the potentially significant adverse economic impacts on Cheshire East and the sub-regional economy.
- Redevelopment of parts of the site in a manner which widens the range of land uses offers opportunities for the site to evolve in a more sustainable manner with opportunities for living, working and leisure pursuits being integrated on site.
- Redevelopment proposals may offer opportunities for the historic parkland, areas of woodland and heritage features to be sensitively opened for the public to enjoy, providing benefits for existing local communities.
- There may be benefits to views and openness if larger scale buildings and other structures are removed and replaced with lower level buildings.
- New development provides the opportunity to replace existing buildings, some of which are not of high quality, with modern, purpose designed buildings of higher environmental and design quality (including associated landscape proposals) that are better suited to the sites' unique setting.
- Proposals may help ensure the protection and enhancement of the important heritage assets on site as well as the future stewardship and high quality maintenance of the extensive landscape and parkland.

# 3 Planning Policy

The NPPF makes it clear that local planning authorities “should look for solutions rather than problems” when considering development proposals. The Council is mindful of the significant negative impact on the sub-regional economy likely to result from the withdrawal of AstraZeneca and the need to support a strategy for the site which will counteract that impact and retain high value employment, and a high quality environment.

Significant weight is therefore likely to be given to these factors when determining any application for redevelopment on this site. This having been said, there are areas of the site, even within the PDL, which because of their landscape quality, heritage assets, ecological value, or importance to the character of the area which are always likely to be considered unacceptable for development. These have been appropriately safeguarded in developing the indicative masterplan for the site which is discussed later in this document.

## Landscape

The Alderley Park site contains many recognised landscape assets. These are protected by planning policy. Firstly, the site falls within a designated Area of Special County Value, as defined in the MBLP and policies NE1 and NE2 seek to protect the character and appearance of such areas having regard to local landscape character. The MBLP also identifies Alderley Park as an Historic Parkland and policy NE5 requires the special historic interest and setting of the parkland to be protected. Developers are referred to the Cheshire Landscape Character Assessment, 2008 and the Cheshire East Local Landscape Designations Study, 2013, to aid understanding of the special characteristics of the landscape in this area which the Council will seek to protect. Links to these documents are provided at the end of Appendix A.

There are many trees on site which whilst currently not protected by a Tree Preservation Order, are worthy of protection, making an important contribution to the special character of the Alderley Park site. Development proposals should ensure impacts on all such trees are properly considered and adverse effects avoided in accordance with MBLP policy DC9 and indeed should ensure that hedgerows are also appropriately protected. Moving forward, formal protection of appropriate trees and tree groups on site will be progressed.

It is not surprising given the landscape features within this site, that the site has recognised nature conservation value. Figure 3.3 identifies some of the key features of the site with particular biodiversity value. The substantial areas of woodland within the site to the east and north of the PDL are designated as Grade A and B Sites of Biological Importance and include an area of ancient woodland. Other site features such as water bodies offer habitat to a variety of species. Planning policies NE7, NE12 and NE13 of the MBLP require that development on the site must not adversely affect nature conservation interests. Sensitive greater public access to these areas, more interpretation of nature conservation interests to increase site users understanding of the natural heritage, and enhancement of habitats on the site is however encouraged in accordance with MBLP policies NE11, NE15, NE17 and NE18.

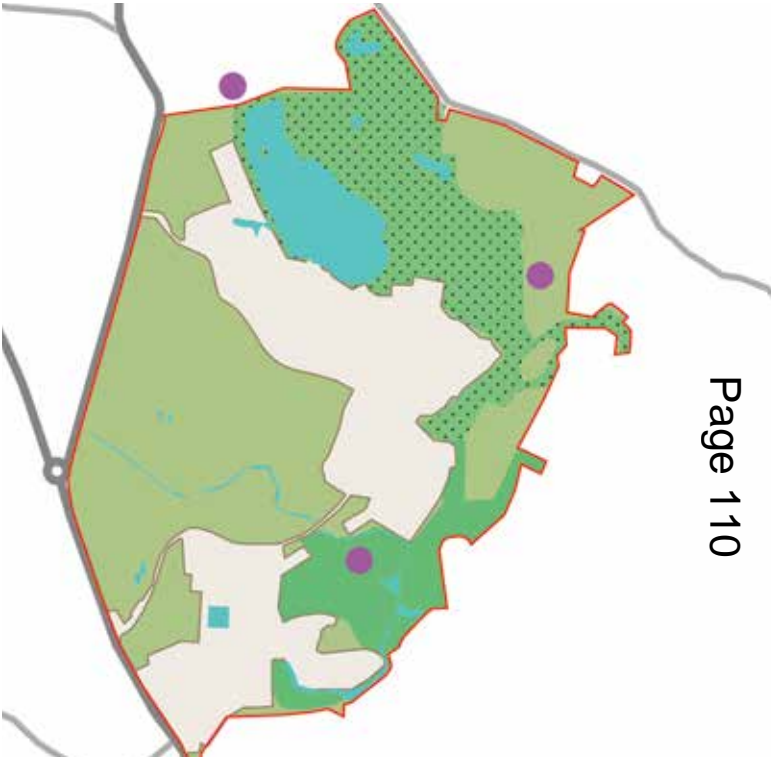
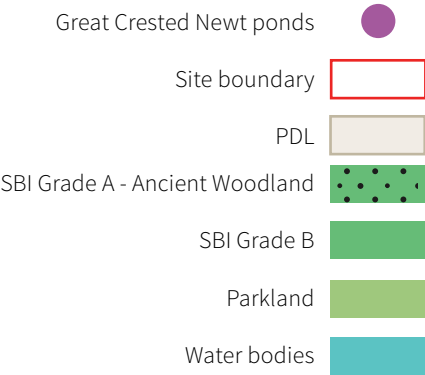


Figure 3.3 Landscape and Ecological Features







"The Alderley Park site contains many recognised landscape assets."

## Heritage

Alderley Park was the site of a medieval deer park, which was subsequently remodelled into a post-medieval landscaped park, before being chosen as the site for the new Alderley Hall at the beginning of the nineteenth century. Whilst the Hall has since been demolished, the site retains many heritage assets including nine listed buildings with their associated curtilage structures. Additionally, although much of the parkland has been developed, developers should be aware that archaeological remains may have survived below ground. It is also possible that peat deposits in this locality could have preserved paleoenvironmental evidence. The potential for remains to be present needs to be understood and their vulnerability to disturbance during redevelopment assessed and taken into account in determining any proposals for redevelopment.

In addition to the heritage assets on site, Nether Alderley Conservation Area lies immediately north of the site containing many further listed buildings including the Grade I St Mary's Church. Proposals should be designed to avoid any harm to the significance of these highly valued heritage assets. The locations of key known heritage assets on and around the site are shown in Figure 3.4.

Planning policy seeks the conservation and enhancement of the historic environment. Developers are expected to ensure a thorough Heritage Assessment is undertaken, to ensure the history of the site is thoroughly explored such that the significance of any heritage features remaining on and around the site can be understood, identified and taken into consideration when drawing up development proposals. It is important that proper consideration is given

to the contribution made to significance by setting, such that development proposals can be designed to ensure adequate protection of settings and that the significance of heritage features is appropriately protected in accordance with the requirements of MBLP policies BE2, BE3, BE16, BE17, BE21, BE23 and BE24, paragraphs 126-141 of the NPPF and emerging CELPS policy SE7.

To this end, prior to the submission of any planning application, a Heritage Assessment, including an archaeological desk based assessment, should be prepared by a suitably experienced individual or organisation, in line with paragraph 128 of the NPPF. The results of this should inform development proposals, with the aim of avoiding harm to the significance of any heritage assets unless that harm is appropriately justified in accordance with paragraphs 133 and 134 of the NPPF.





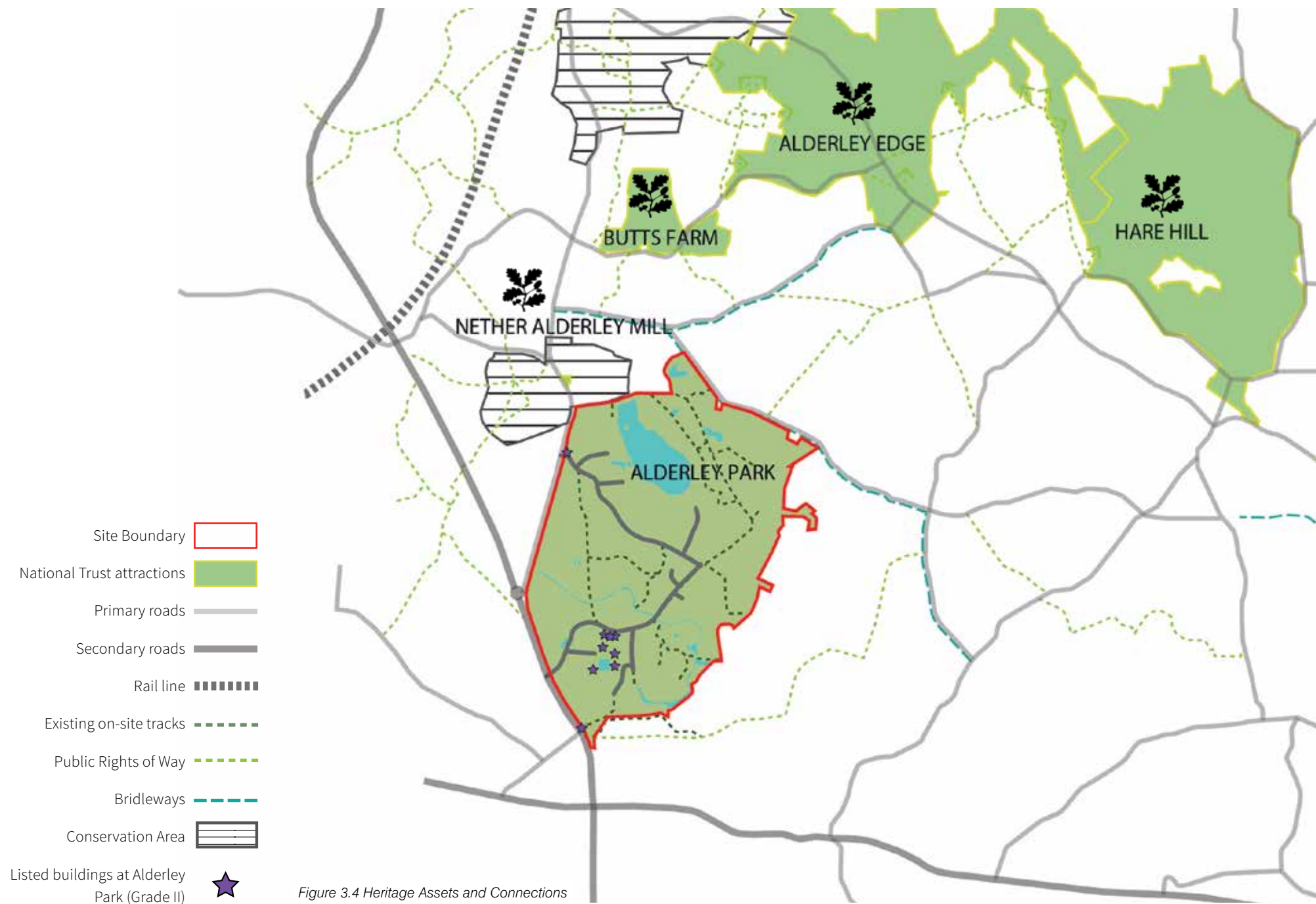


Figure 3.4 Heritage Assets and Connections

## Recreation and Leisure

There are a number of private sports and recreational facilities within the South Campus area provided for AstraZeneca employees. These facilities include 2 football pitches, 3 tennis courts, a cricket pitch (and former cricket pitch) and indoor dry sports facilities as shown in Figure 3.5.

The MBLP seeks to ensure the retention and continued use of such sports facilities (Policy RT3). The emerging CELP contains similar policies (SC1 and SC2), although these are more aligned to the requirements of the NPPF (paragraph 74), which requires sports facilities to be protected from development unless they have clearly been shown to be surplus to requirements, or would be replaced by equivalent or better provision, or the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss. Any proposals involving either loss or replacement of sports facilities should be informed by a robust sports needs assessment aligned to the requirements of the NPPF (paragraph 73).

The Local Planning Authority is statutorily required to consult with Sport England regarding any proposals which might affect playing fields or areas used as playing fields in the last 5 years. This would include any proposals for development affecting the football pitches, cricket pitches and the associated field space around them. Government advice is that Sport England should also be consulted on a non-statutory basis regarding proposals affecting any other sports facility which would include proposals

affecting the indoor provision and tennis courts.

Sport England will look to prevent the loss of sports facilities and any developers proposing to put forward applications for development affecting any sports facilities on site should therefore discuss their proposals with Sport England and the local authority at the earliest opportunity, so that satisfactory re-provision or alternative measures can be agreed and objections avoided at planning application stage. In determining appropriate re-provision of facilities, developers also need to have regard to the requirements of MBLP policy DC33 which sets out requirements for outdoor commercial recreational facilities.

In addition to policies protecting existing sport and recreation facilities, local and national planning policy also seeks to ensure adequate recreation and sports provision to meet the needs of new development. In this case there is significant potential for the public to benefit if private facilities become more available to the general public. Requirements for recreation and sports provision associated with any proposals for new development on the site are set out in MBLP policies RT5 and DC40 and the Section 106 (Planning) Agreements Supplementary Planning Guidance, as set out in Appendix A. Developers should seek guidance from the Council's Open Space Development and Leisure teams to determine the best way to meet the requirements of these policies once they have established proposals for sports provision to be retained on site.



Figure 3.5 Location of Sports Facilities



Example of potential future natural play area



On-site sports facilities



## Access and Movement

The site has 3 existing access points onto Congleton Road and an internal service road designed to accommodate a considerable number of vehicles associated with AstraZeneca's activities. It is not anticipated that significant alterations will be required to these access points or to surrounding roads associated with any redevelopment on site. However, developers are advised to discuss specific proposals with the Local Highway Authority prior to submission of any planning application to ensure proposals would not give rise to any highway safety concerns contrary to MBLP policies T6 and DC6, or any negative impacts on Local Air Quality, contrary to MBLP policy DC3 and the Councils Air Quality Strategy and emerging Low Emission Strategy.

Any development of a scale likely to have significant transport implications will need to be accompanied by a Transport Assessment and Travel Plan carried out by appropriately qualified personnel in accordance with MBLP policy IMP2 and will need to include provision for any necessary mitigation arising from the proposed development in accordance with IMP1. The Travel Plan for the site should incentivise the use of sustainable transport modes (walking, cycling, public transport and car sharing) and discourage the use of the private vehicles for employment uses. There is potential for future occupants on the site to maintain their own bus service to surrounding railway stations and towns to minimise reliance on the private motor vehicle.

MBLP Policies RT7, RT8 and RT13 encourage the provision of recreational cycleways, bridleways and footpaths, wider access to the countryside and opportunities for tourism. Policies T3, T4 and T5 seek improved conditions for pedestrians and cyclists including those with restricted mobility.



Figure 3.6 Existing access and routes



Although employees of AstraZeneca have enjoyed access to the beautiful and historic parkland within the site, as can be seen in Figure 3.6, there are no public rights of way crossing the site and currently there is no formal on site access for the public. A footpath runs adjacent to the site's western boundary along Congleton Road and public footpath 30 skims a short section of the site's southern boundary. Other than this, the closest public access to the site at the present time is along the north west boundary where a section of Bridleway 39 passes. The new ownership and planned repurposing of the site offers potential to open up the historic landscape to the wider public, with obvious potential advantages for recreation. This is encouraged by the NPPF (para 75) and the Council's Rights of Way Improvement Plan. MSP have confirmed they are likely to be willing to allow greater public access to Alderley Park as part of their plans for the future of the site.

The site is currently served by buses en route between Macclesfield and Alderley Edge which continue to Wilmslow and Manchester City Centre. Services also run hourly via Monks Heath to Chelford, as shown in Figure 3.7. MBLP policies T1 and T2, encourage the use of public transport and the provision of links between new development, key centres and other public transport nodes. As part of development proposals and in the context of an overall Green Travel Plan, developers should look to support existing bus services if appropriate via section 106 contributions. Developers will be expected to demonstrate they have carefully considered potential mechanisms to support and enhance existing provision to reflect changes in the sites usage.

The parking standards which will be applied when considering redevelopment or infill proposals on this site are set out for convenience in Appendix B.

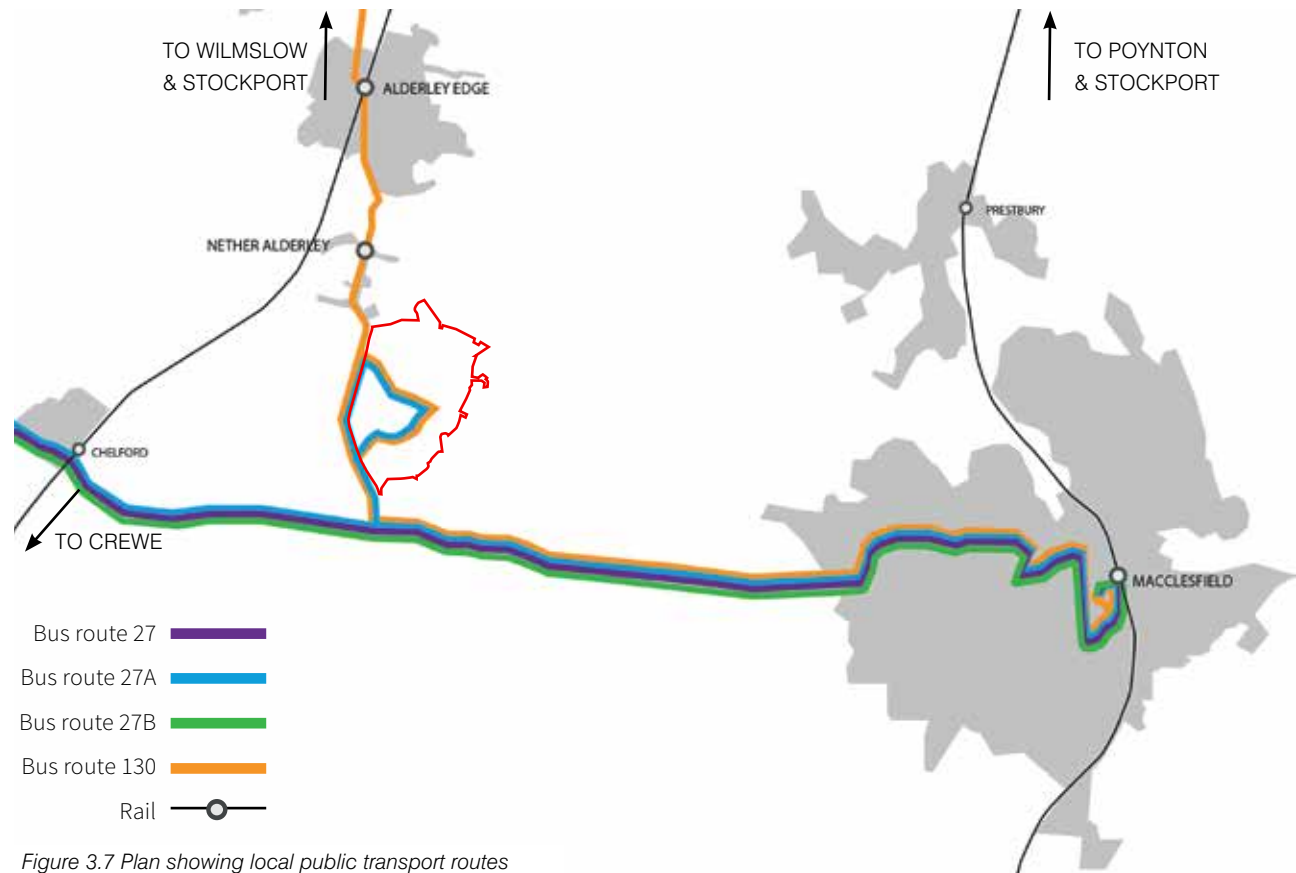


Figure 3.7 Plan showing local public transport routes



# Planning Policy

## Design

MBLP policies BE1 and DC1 require new development to be of a high standard of design.

The NPPF reiterates this, encouraging developments which establish a strong sense of place and reflect the identity of local surroundings while not preventing innovation. Design requirements will clearly vary for different land uses and different areas of the site but developers will be required to demonstrate the highest levels of commitment to quality of materials, finishes, detailing and landscaping given the unique characteristics of the site. Developers proposing larger and more complex design proposals are encouraged to subject emerging proposals to Design Review for example through Places Matter!<sup>3</sup> and to adapt proposals accordingly in line with emerging CELPS policy SE1. This policy also sets out that major proposals should also consider use of design coding as part of the design process.

Any development affecting heritage assets on site, including development affecting their setting, should seek to ensure no harm is caused to the assets significance. On this site any development in the vicinity of the courtyard, and walled water garden in South Campus must be designed with particular sensitivity.

The layout of new developments should be designed around Manual for Streets<sup>4</sup> principles and should incorporate Secured by Design principles. Any new housing developments should perform well against all

Building for Life Criteria<sup>5</sup> and apply Lifetime Homes<sup>6</sup> principles.

Any residential developments should have regard to the character of development in local areas such as Nether Alderley and the varying settings of different parts of the site. Peripheral edges of the site will be more suited to lower densities.

Although the site falls within an area at low risk of flooding, having regard to MBLP policies DC17 and DC18, as well as emerging CELPS policies SE1 and SE13, developments proposals should consider how sustainable drainage systems (SuDS) and green infrastructure can be incorporated into designs to ensure surface water run off is not increased and is preferably reduced.

Development proposals should also incorporate appropriate technologies to reduce energy and water usage and the use of renewable and low carbon technologies in accordance with emerging CELP policies SE1 and SE9. Any development should also have regard to the need to ensure high levels of amenity for any site occupiers in accordance with MBLP policy DC3.

## Affordable Housing

Local planning guidance on affordable housing<sup>7</sup> ordinarily requires 30% of any new dwellings to be 'affordable', split between 65% 'social rented' and 35% 'intermediate' housing. This is a high value housing area, and local housing could be beyond the reach of some workers at the Life Science Park. Opportunities should be explored to deliver some affordable housing. However as there is a finite area available for development, the more given over to affordable housing the lower the returns to support

the Life Science Park. Since the Council's priority for this site is for the growth of the Life Science Park, assuming that it continues to be demonstrated that the delivery of the science park is not viable, there is therefore an argument in favour of reducing normal affordable housing requirements.

Once detailed viability work has been prepared to support any planning application, applicants are encouraged to discuss the most appropriate level and form of affordable housing for their proposal with the CEC Strategic Housing Development Team.

## S106 Requirements

Developers will be expected to make appropriate contributions, via Section 106 Agreement (and if applications are submitted post the adoption of a Community Infrastructure Levy Charging Schedule, via CIL contributions) to offset impacts of the proposed development on physical, social, community and environmental infrastructure. In accordance with CIL Regulations, contributions will only be sought where they are necessary to make any development acceptable in planning terms, and will be directly related to the development, and fairly and reasonably related in scale and kind.

Any planning application should be supported by suggested Heads of Terms for a S106 Agreement. Further guidance on the contributions likely to be sought can be found in the Supplementary Planning Guidance on S106 Agreements referenced in Appendix A and can be discussed in more detail at pre-application stage. In addition to issues covered in this document, it is anticipated there will need to be a commitment, within a legal agreement to ensuring receipts raised from housing development are reinvested into other areas of the site to support the delivery of the Life Science Park.

<sup>3</sup> Places Matter! is a north west architecture and built environment centre offering a offering constructive, impartial and expert advice via a Design Review Service. (<http://www.placesmatter.co.uk/>)

<sup>4</sup> Manual for Streets, Department for Transport 2007 and Manual for streets 2 Department of Transport 2010

<sup>5</sup> Building for Life is the industry standard for the design of new housing developments, it can be viewed at [http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012\\_0.pdf](http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf)

<sup>6</sup> Lifetime Homes incorporate specific design criteria to ensure that new homes are sufficiently flexible to meet changing needs of people at different stages of life. <http://www.lifetimehomes.org.uk/index.php>

<sup>7</sup> Cheshire East Interim Planning Statement on Affordable Housing, approved February 2011.





Image credit: Stanton Williams Architects



Image credit: PWPLA

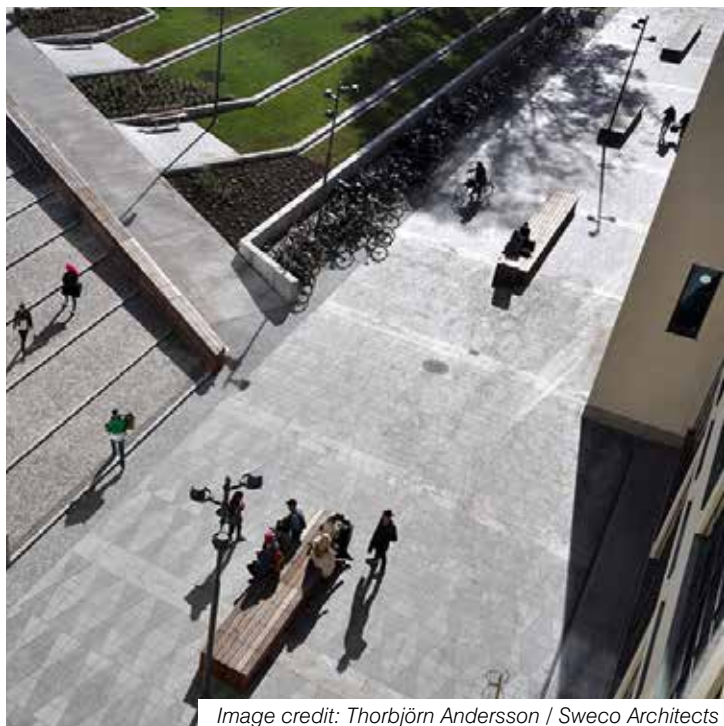
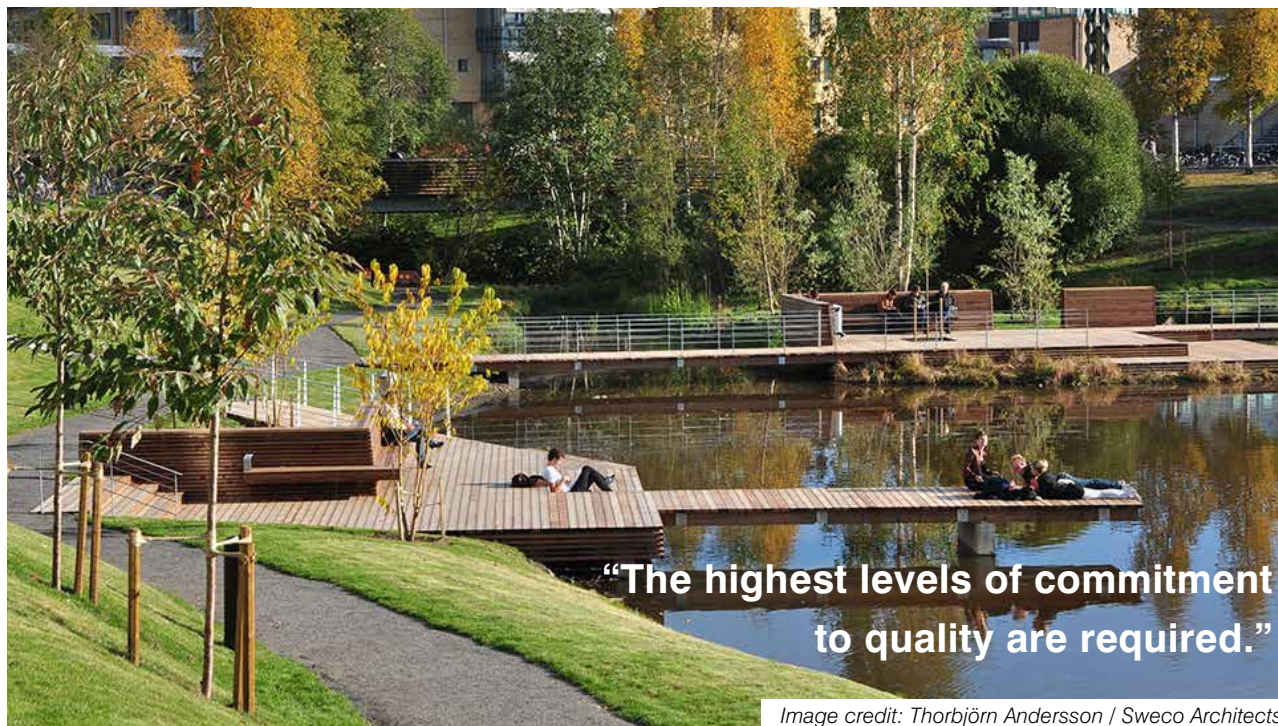


Image credit: Thorbjörn Andersson / Sweco Architects



**“The highest levels of commitment to quality are required.”**

Image credit: Thorbjörn Andersson / Sweco Architects



# 4 Design Guidance

The following section sets out key design guidance which should be used to inform and shape development proposals for the site.

The guidance consists of two elements:

- Key Development Principles
- Indicative Masterplan

## Key Development Principles

The following key development principles should be used to inform and shape development proposals at Alderley Park. The principles will ensure that any proposals support the established vision for the site and respond to the constraints and opportunities identified, delivering a high quality sustainable development.

## Appropriate Land Uses

**KEY PRINCIPLE 1: In order to establish a world class hub for life sciences and continue the legacy of important R&D activity on the site, new land uses should be connected with life science activities, complementary to life science activities, or be high value uses which release funds necessary to enable delivery of a world class Life Science Park.**

The disposition of land uses across the site should support the overall objective of ensuring the sustainability of the existing Life Science Park, by creating the appropriate mix of uses to encourage vitality and activity and enabling the repurposing of the buildings for use by multiple occupiers. Mereside and part of Parkside are reserved for life science led employment to ensure ample scope for future growth of life science enterprises. Any residential developments should be in discrete residential areas which respond to

the character of the locality. Key considerations will be the degree of interface between potentially conflicting land uses and access requirements.

The provision of new ancillary commercial and community uses within the South Campus may be beneficial in supporting any new residential communities in this area as well as potentially opening the site to recreational visitors.

## Retaining and Enhancing Employment Facilities

**KEY PRINCIPLE 2: In order to retain and enhance key employment facilities and assets, future employment development should be centred around the existing prime built assets of the site at Mereside including further development of the BioHub.**

It is anticipated that there will be a need for some demolition on this site. Firstly, some existing space is likely to be too specialised for other users. Secondly, it is anticipated that over time, older employment buildings which have reached the end of their useful life will need to be demolished or extensively refurbished. This will create opportunities for new development plots. Those buildings potentially surplus to requirements going forward are shown in Figure 4.1.

New development should conform to the following criteria:

- Proposals for the demolition and re-development of existing buildings should increase the quality of the business/science offer, thus contributing towards the site's long-term viability.
- New buildings should be of the highest design quality; be resilient to climate change by incorporating, for example, sustainable urban drainage systems and energy efficiency measures; and adhere to low carbon sustainable building principles.

## Retaining Openness

**KEY PRINCIPLE 3: New development/land uses should not have a greater impact on openness of the Green Belt and the purpose of including land within it than existing development across the site.**

The location, scale and disposition of existing buildings within the site establish a baseline position against which the impact of new buildings, and in particular the impact on openness, will be judged. The attached building schedule at Appendix C sets out that baseline position.

## Demolition and Replacement of Buildings

**KEY PRINCIPLE 4: New built development should be limited to the existing area of PDL.**

Future development opportunities should be focussed within the PDL boundary of the site. Broad parcels of land within the PDL, where development may potentially be permissible have been identified.



## Placemaking and Townscape Character

**KEY PRINCIPLE 5: Any scheme should deliver development of the highest quality and of a character appropriate to its position within the site and the immediate and wider landscape setting, and should respect the character and relationship to local settlements.**

The diversity of uses that have historically developed throughout the site is expressed in a varied built form which, when coupled with its unique landscape setting, creates distinctive character areas. Each of these require a particular development response in terms of scale, density, mix and visual appearance, in order to sensitively integrate new development with its wider site context. Some centrally located areas within the site may be able to accommodate more contemporary, innovative buildings, whilst any buildings visible from Congleton Road should respect the low density, traditional character and palette of materials of Nether Alderley Conservation Area. Peripheral areas of the site will be better suited to lower densities to ensure high levels of planting can be incorporated to protect the rural character of the site as viewed externally particularly from public highways, bridleways and footpaths.

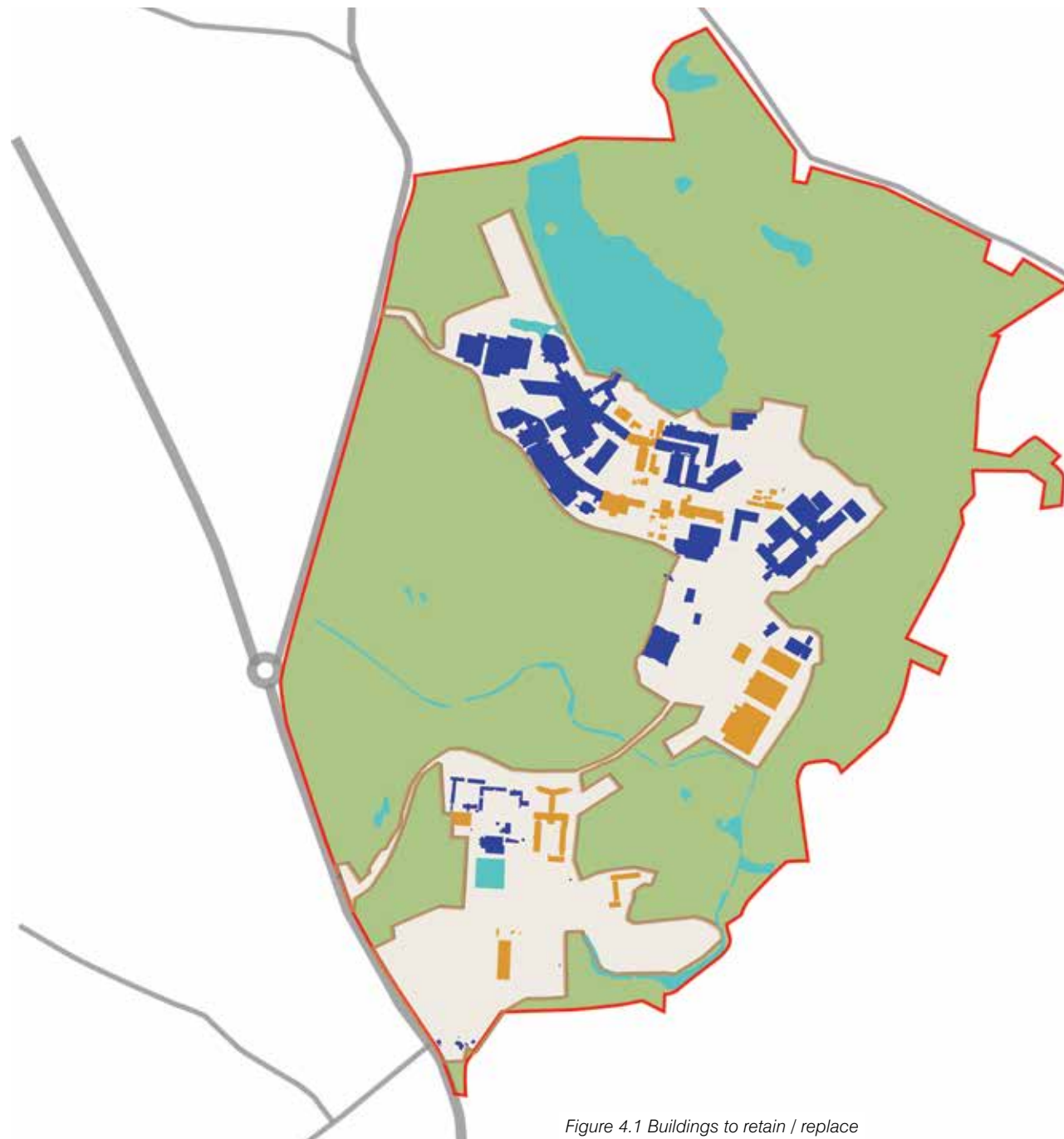
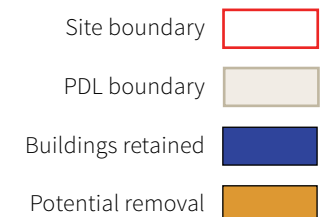


Figure 4.1 Buildings to retain / replace



# 4 Design Guidance

## Public Access

**KEY PRINCIPLE 6: A movement strategy should be developed which underpins any future development proposals for the site. The strategy should identify how the proposals contribute to improved connectivity and permeability to encourage walking and cycling not just around the site but with strong linkages to surrounding footpaths and cycleways.**

Development of the site presents an excellent opportunity to open up public access to this previously private landholding, strengthening links with surrounding communities and allowing people who live and work locally to enjoy its amenities. Future proposals should ideally seek to make a connection for pedestrians and cyclist with the long distance footpath to the north east of the site, the pedestrian / cycle route along the A34 and other public routes. A potential public access framework is shown in Figure 4.2.

It is expected that the main vehicle circulation route through the site will be retained and any new internal roads should be designed to give pedestrian and cycle priority as part of high quality 'shared streets' which contribute positively to the overall character of the development.

## Landscape Setting and Green Infrastructure

**KEY PRINCIPLE 7: New development proposals should respect the key landscape character areas and resources of the site such as ancient woodland and historic parkland. New development should incorporate and provide networks of Green Infrastructure which sympathetically integrate built development with its landscape setting.**



Figure 4.2 Public access framework

A landscape assets framework is shown in Figure 4.3. Significant proposals should be informed by a Landscape Impact Assessment undertaken by an appropriately qualified professional. There is considered to be potential to forge new green links through some of the more developed areas of the site.

## Ecology

**KEY PRINCIPLE 8: Ecological features should be protected, managed and where possible enhanced as part of any future proposals, taking account of recommendations in the existing Biodiversity Action Plan drawn up for the site. Opportunities should be sought to allow controlled recreational and educational public access along suitable tracks and footpaths such as 'nature trails' which can allow for sensitive stewardship of the natural environment.**

The ecological features of the site are key assets and make a significant contribution to its unique character. An initial potential nature trail has been identified as shown in Figure 4.3. A link to the Alderley Park Biodiversity Action Plan can be found at the end of Appendix A.

## Visual Amenity

**KEY PRINCIPLE 9: New development should aim to improve the visual amenity of key 'Visual Receptors' such as users of public roads, footpaths, existing users of the site and surrounding residents.**

By careful siting and focusing development within the existing landscape framework, potential landscape and visual impacts will be mitigated. Developers of any significantly scaled proposals should ensure a Visual Impact Assessment is undertaken by appropriately qualified professionals and used to inform development proposals prior to submission of planning applications.





## 4 Design Guidance

### Sports and Recreational Provision

**KEY PRINCIPLE 10: Any development resulting in loss of the existing sports facilities within the site should ensure re-provision in accordance with the Council's policies for sport and recreation and in consultation with Sport England.**

The existing sports and recreational offer provides high quality facilities. It is recognised that development which impacts on these facilities may be required in order to support the primary life science use of the site. If this is the case, developers will need to consider how best to integrate appropriate replacement facilities in consultation with Sport England and the Council. The site owners have identified potential locations for replacement sports facilities as indicatively suggested in Figure 4.4. The suitability of these locations would need testing with the Council and Sport England following the production of a robust sports needs assessment.

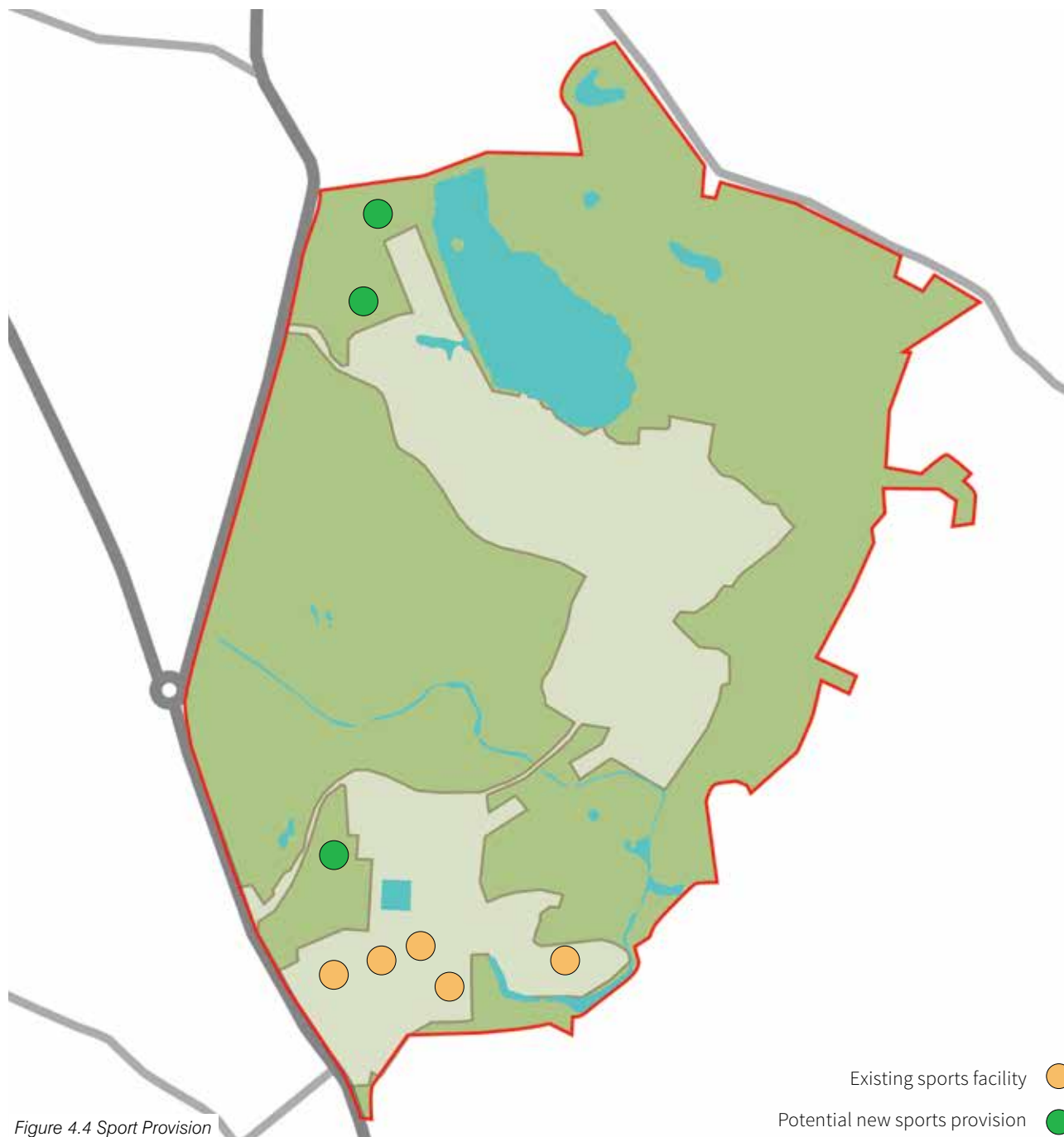


Figure 4.4 Sport Provision





# 5 Indicative Masterplan

An Indicative Masterplan has been developed following baseline analysis and is a response to the Key Design Principles identified above. It sets out an indicative framework for potential future development including: indicative layout, development plots, land uses, landscape features, infrastructure and linkages. It demonstrates a suggested framework for taking the site forward, subject to proposals meeting the planning policy requirements set out in Section 3.

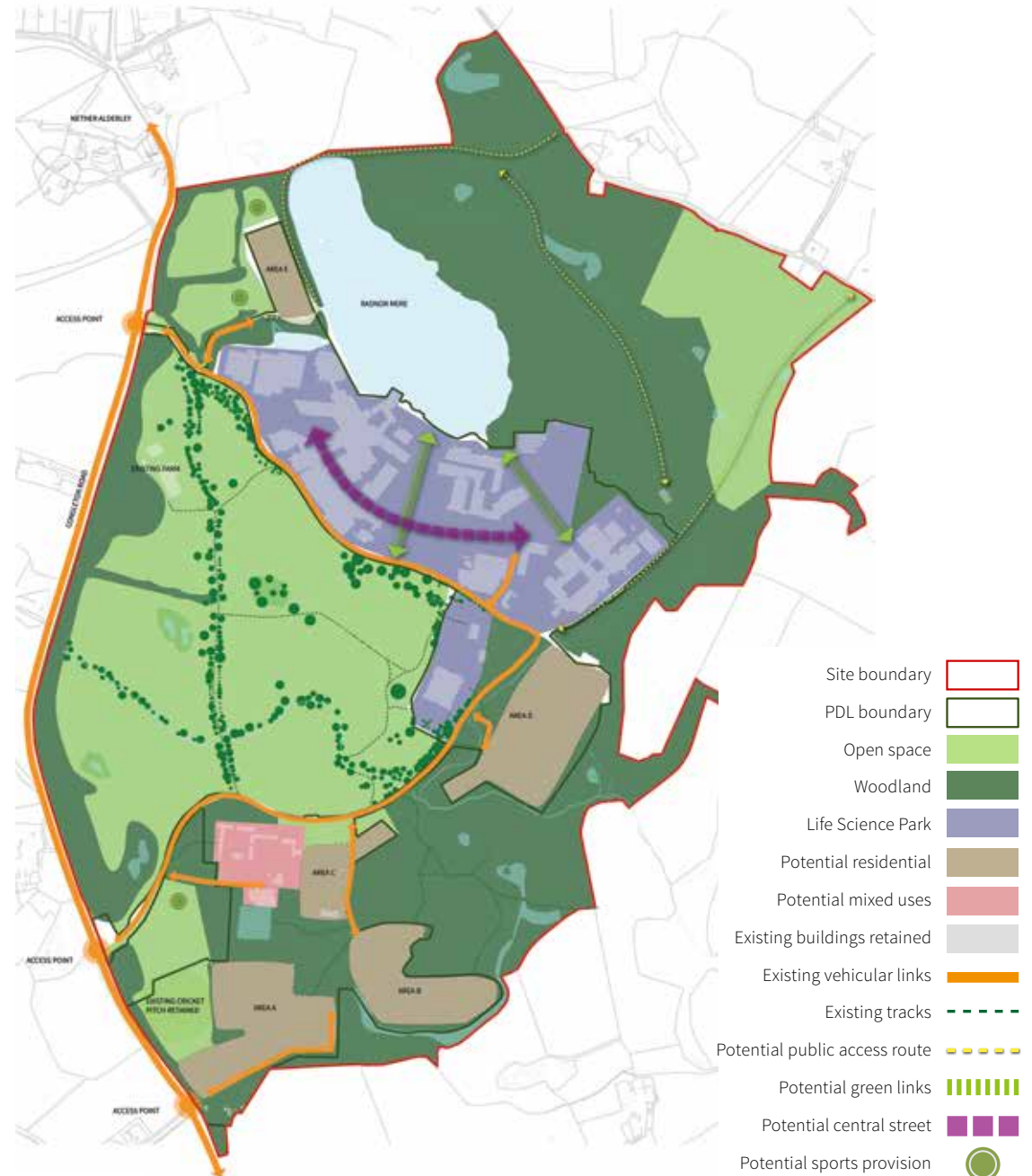


Figure 5.1 Indicative masterplan



## Character Areas

The Masterplan is driven by the many positive features of the site and taking opportunities to improve on the existing character and coherence to create a strong sense of place. This 'placemaking' approach means that each of the character areas originally identified in the Development Prospectus and shown in Figure 5.2, requires its own unique design response relating to the specific function and setting.

There are four character areas which give Alderley Park its unique sense of place, each with its own distinct characteristics:

Mereside (Central, West and East)  
Parklands (West and East)  
South Campus (Central, South and East)  
Woodlands and Farm

The following section provides more detailed consideration of each of the character areas within the site.



Figure 5.2 Character areas



# 5 Indicative Masterplan

## Zone 1 - Mereside

As illustrated in Figure 5.3, this area remains the focus for life science related uses. New development should be integrated around the retention of key building assets within the site such as the BioHub and Mereside East. The provision of an internal high quality shared street located along an east-west alignment, with a number of key spaces (pocket squares), could create an animated connected route greatly enhancing the external environment of Mereside **(a)**.

The Indicative Masterplan indicates the opportunity to create an open character within a primary area of the Life Science Park, through the removal and replacement of buildings to create a stronger link between the park and the Mere **(b)**. This would allow the surrounding landscape influences to infiltrate the development, sensitively integrating the built form into its surrounding landscape setting. The Masterplan envisages an enhanced relationship between the buildings (retained and proposed) and the Mereside edge, including the potential for improved pedestrian access and outdoor gathering space **(c)**. This provides an opportunity for people to come together informally to engage with each other and the wider landscape/leisure offer.

Potential for residential development is identified on the existing surface car park at Mereside West along the Mere, on the basis that this area is disconnected to the Central Mereside site, and new development could create an exciting new visual connection **(d)**.

The Masterplan indicates retention of the anchor building within Mereside East, which is opened up to create new internal spaces, as well as creating an improved termination with the east-west street **(e)**.

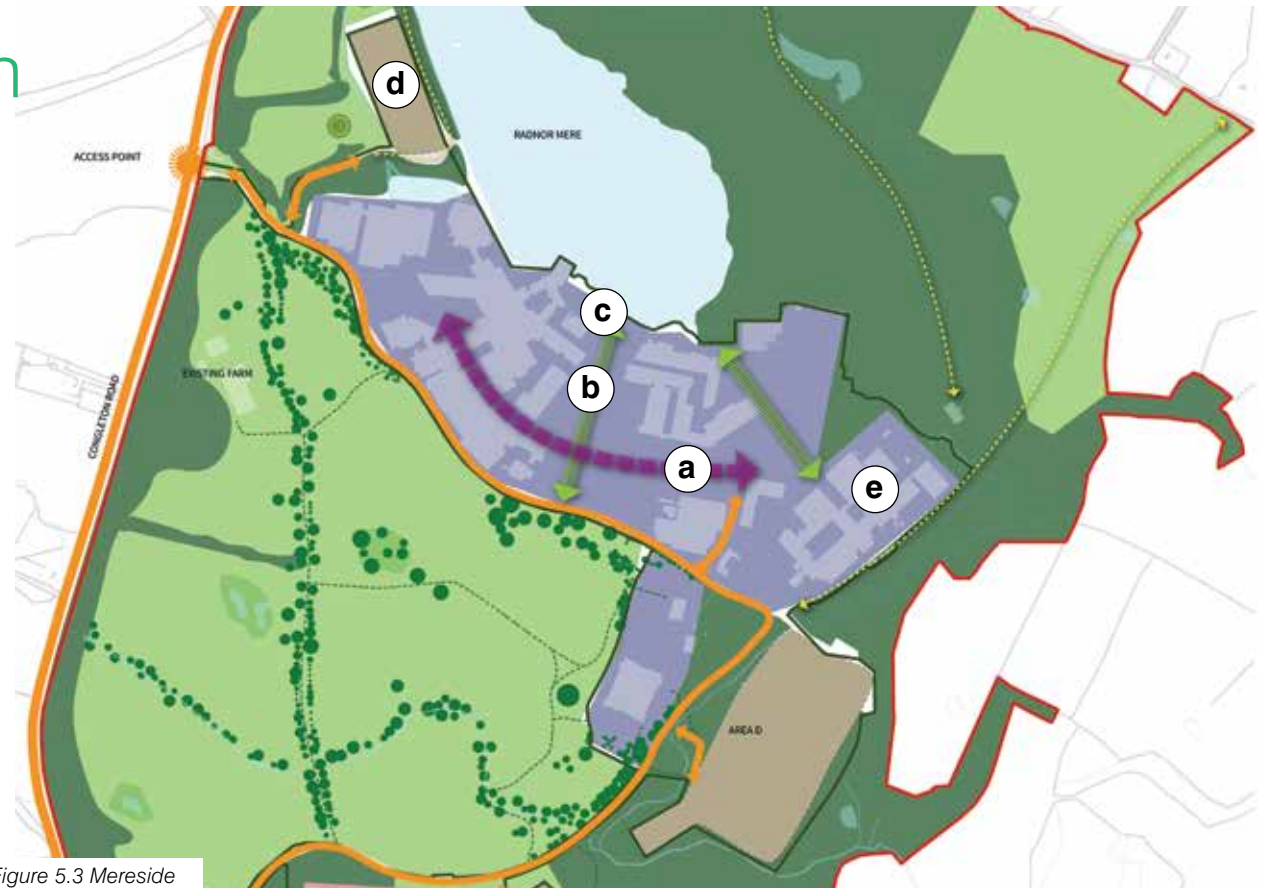


Figure 5.3 Mereside









# 5 Indicative Masterplan

## Zone 2 - Parklands

The Parklands area provides significant opportunities for new employment uses. As shown in Figure 5.4, the Masterplan response offers rationalisation of parking and servicing arrangements which may create opportunities for some new infill development. Moreover, a comprehensive approach to this area could ensure a stronger integration with the historic park to the west **(a)**.

There is also potential for discrete high quality residential development within Parklands East which responds to the woodland enclave, creating a positive relationship and edges between proposed development and the woodland, whilst drawing woodland planting into the site **(b)**. A strong feature of the surrounding landscape is the incorporation of sustainable drainage features within the woodland **(c)** and opportunity exists to extend this within the site to create a focus for development.



Figure 5.4 Parklands







# 5 Indicative Masterplan

## Zone 3 - South Campus

As this area contains a number of listed heritage buildings, it lends itself to smaller scale mixed use development which showcases the impressive courtyard buildings **(a)**. The area could potentially incorporate a range of sensitively incorporated ancillary commercial facilities such as an hotel, farm shop/local needs retail, leisure and sports facilities. The new community uses within the South Campus could form an administrative or stewardship hub, for management of the publicly accessible facilities within the site. New buildings should respect the character and setting of the existing courtyard buildings and heritage assets. Opportunity exists to exploit the courtyard areas for high quality social spaces, which can also accommodate some vehicular parking.

There is the potential for new residential enclaves that sit within the landscape framework, opening up visual and physical links **(b)**. Some of these residential locations could also have a dedicated vehicular access point, using existing site access points.

The illustrative masterplan has retained the key existing open spaces of the arboretum **(c)**, walled garden **(d)** and cricket pitch **(e)** as the key organising elements of the Masterplan. Whilst the plan indicates that some existing sports pitches and facilities within the PDL could be developed, possible new locations for reprovion have been identified to the north of the retained cricket pitch, as well as adjacent to Mereside West. The precise nature of the sports provision will be established in consultation with Sport England and the local authority.

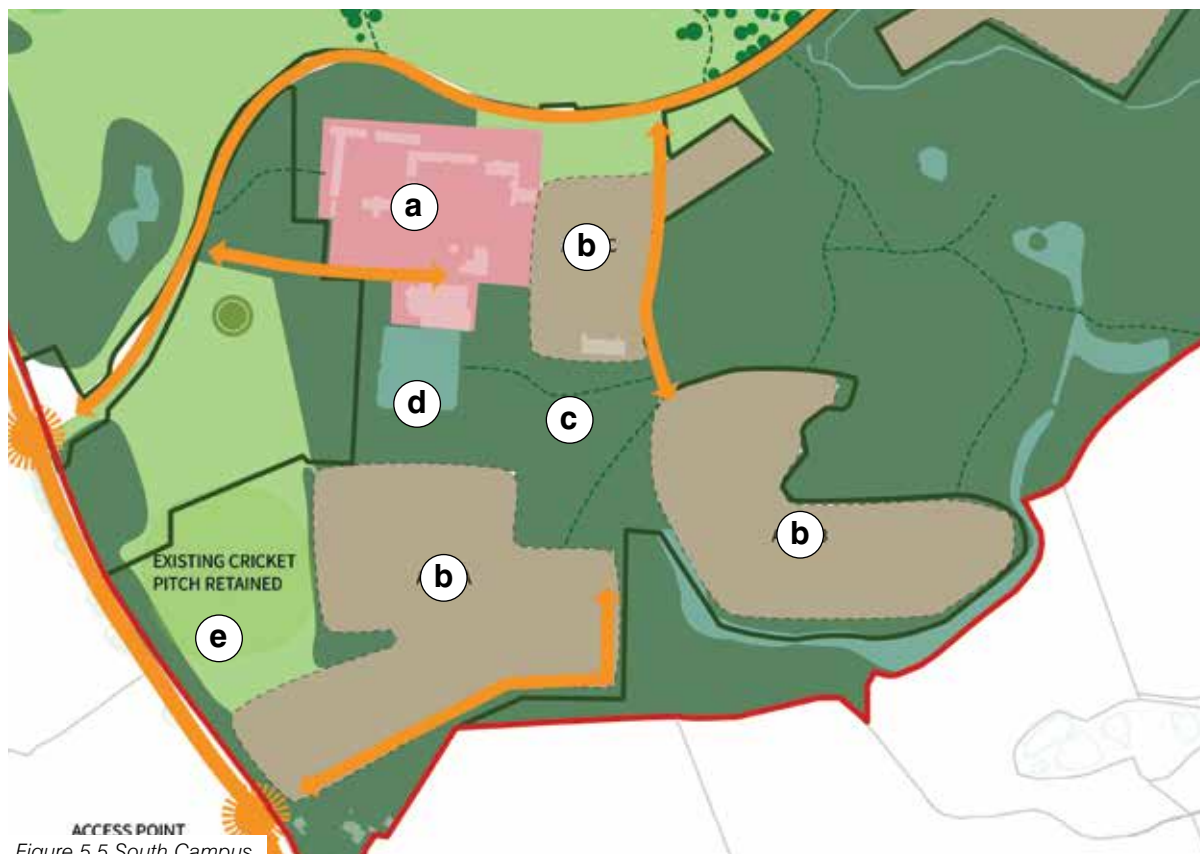


Figure 5.5 South Campus









# 5 Indicative Masterplan

## Zone 4 - Woodlands and Farm

The Woodlands and Farm area would be the focus for recreational parkland space with new public access along footpaths and tracks. The indicative Masterplan illustrates there are possibilities to enable public access to a number of areas of the site to enable people who live and work locally to have access to new facilities and attractive recreational routes and spaces. New or enhanced links would connect key areas of the site and link to the surrounding public footpath/bridleway network allowing for recreational linkages with existing routes through to National Trust land around Alderley Edge as indicated in Figure 3.4.

There is also potential to incorporate cycling provision within the main internal circulation road, either within the carriageway or as a dedicated route. Elsewhere on the site, application of shared space principles would provide a safe environment for walking and cycling.

As part of a site-wide recreation strategy, provision would include the introduction and enhancement of recreational routes and access to open space. This may include walking routes, trim trails and play facilities throughout the site.







# 6 Planning Applications

**The Council would prefer to see a planning application which covers the site in its entirety so that a comprehensive proposal can be assessed and the role of any necessary/complementary development considered in this broader context. An outline application is acceptable so as to establish the principle of development within various parts of the site. More detailed proposals may be required where development proposals could affect designated heritage assets or their setting.**

Any applications should be screened prior to submission against the requirements of the Environmental Impact Assessment Regulations. Given the sensitivity and scale of this site, the Council considers it likely that an Environmental Impact Assessment (EIA) will be required.

The Council operates a major proposals pre-application advisory service which applicants are encouraged to utilise. This will confirm the precise extent of the information requirements in terms of supporting information, studies and technical assessments as well as the scope of any EIA. However for guidance Appendix D comprises a schedule of likely application requirements and an indicative scope for an Environmental Statement, assuming a site wide application.

## Community Engagement

The Council will expect applicants to demonstrate effective engagement with the local community, Parish Councils and other key stakeholders including Natural England, English Heritage, Sport England and other statutory/non-statutory bodies as appropriate. The steps taken and their influence on the submitted scheme should be identified in a Statement of Community Involvement prepared by the applicant and submitted with any planning application.





## Summary and Next Steps

**The site represents a key opportunity for Cheshire East and the sub region. It's vacation by AstraZeneca presents a major challenge. Without action there could be significant jobs and knowledge lost from the region. The Council, as an active participant in the Alderley Edge Taskforce, has responded swiftly and positively. It is vital however that momentum is maintained, given the vacancy of the majority of the existing accommodation in the short term (by 2016) and the critical importance of "repurposing" the high quality, specialist buildings so as to make the site suitable for multi-occupation as a world-class Life Science Park.**

Working in conjunction with Alderley Park's new owners, Manchester Science Partnerships, the Council has produced this draft Development Framework and its associated indicative Masterplan for public consultation which will run for 6 weeks in early 2015. The purpose of this consultation is to seek the views of the local community and other key stakeholders on the guidance contained in this document, and the Indicative Masterplan proposals. Anyone wishing to make representations should do so via the Council's website.

Once all comments have been considered, any necessary revisions will be made to the Development Framework and Masterplan which will then be put before the Council's Cabinet for approval. Following this the document will be a material consideration in the determination of any future planning applications made in respect of the site.







**The following policies and guidance have been identified as likely to be relevant in the determining of planning applications for redevelopment on the Alderley Park site. Other policies may also be applicable in certain circumstances.**

## Policies

### MACCLESFIELD BOROUGH LOCAL PLAN, 2004

#### Green Belt

##### POLICY GC1

The boundaries of the green belt are shown on the proposals map. Within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:

1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)
2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it
3. Limited extension or alteration of existing dwellings, subject to policy GC12
4. The replacement of existing dwellings, subject to policy GC11
5. Limited infilling within the settlements of Gawsworth,

Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question

6. Limited affordable housing for local community needs in accordance with policies H8-H10
7. Development within major developed sites which is in accordance with policy GC4.

##### POLICY GC4

Major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;

Infilling should:

1. Have no greater impact on the purposes of including land in the green belt than the existing development
2. Not exceed the height of the existing buildings
3. Not lead to a major increase in the developed proportion of the site

Redevelopment should:

1. Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less
2. Contribute to the achievement of the objectives for the use of land in green belts
3. Not exceed the height of existing buildings
4. Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity

5. Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

##### POLICY GC8

The reuse and adaptation of existing buildings in the countryside for commercial, industrial, institutional, recreational uses or as holiday accommodation will not be permitted unless;

1. There is no materially greater impact than the present use on the openness of the countryside
2. The building is of permanent and substantial construction capable of being converted without major or complete reconstruction
3. The form, bulk, and general design of the building is in keeping with its surroundings
4. The proposal respects local building styles and materials. The extension of reused buildings and the associated uses of surrounding land must not reduce the openness of the countryside. Within the green belt such proposals must not conflict with the purposes of including land in it.

##### POLICY GC9

Where an existing building is not suitable for a business use, the reuse and adaptation of existing buildings in the countryside for residential purposes will be allowed provided that:

1. The criteria in GC8 are met
2. The proposal would not result in isolated residential development, unless the criteria in GC1 are satisfied

- Any curtilage would not adversely affect the character of the countryside.

### **POLICY GC10**

In the countryside where extensions are proposed to an existing residential institution or as part of the conversion of an existing building to institutional use, the following criteria will apply:

- Extensions should be well related to the existing building in terms of scale, form and design
- Extensions should not exceed the height of the existing building.
- Extensions should not lead to a major increase in the developed proportion of the site (large scale extensions of more than about 30% of the floorspace of the original buildings are likely to be unacceptable)
- Extensions should not adversely affect the character and appearance of the countryside
- The use of the extension should be ancillary to the use of the existing building
- Construction of separate new buildings within the grounds will not normally be acceptable within the green belt, proposals should have no greater impact on the purposes of including land in it than the existing development.

## **Environment**

### **POLICY NE1**

In areas of special county value the borough council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

### **POLICY NE2**

The borough council will seek to conserve and enhance the diversity of landscape character areas and ensure that any development respects local landscape character.

### **POLICY NE5**

The borough council will promote the conservation and enhancement of historic landscapes, parklands and gardens.

Development which would adversely affect their special historic interest, setting or the enjoyment of any part of their grounds will not normally be allowed.

### **POLICY NE7**

The borough council will seek to retain and enhance existing woodlands by woodland management. Development which would adversely affect woodlands will not normally be permitted.

### **POLICY DC63**

Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination including landfill gas so as not to:

- Expose the occupiers of the development and neighbouring land uses including in the case of housing, the users of gardens, to unacceptable risk
- Threaten the structural integrity of any building built, or to be built, on or adjoining the site
- Lead to the contamination of any watercourse, water body or aquifer
- Cause the contamination of adjoining land or allow such contamination to continue remedial measures should be completed in accordance with a scheme to be agreed with the local planning authority.

### **POLICY NE11**

The borough council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.

### **POLICY NE12**

Development will not be permitted which would adversely affect sites of special scientific interest, grade a county sites of biological importance and local nature reserves managed by local authorities and by the Cheshire wildlife trust. Unsympathetic development on adjacent sites will not normally be permitted.

### **POLICY NE13**

Development will not normally be permitted which would adversely affect grade b and grade c county sites of biological importance.

### **POLICY NE14**

Development proposals which involve the loss of ponds, wetlands, heathlands, ancient woodlands or ancient grassland together with newly created habitats will not normally be allowed and their conservation will be encouraged.

### **POLICY NE15**

The borough council will seek to create or enhance habitats in reclamation schemes, public open spaces, education land and other land held by local authorities and will develop nature trails, interpretative and educational facilities where appropriate.

**POLICY NE17**

In major developments in the countryside, the borough council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the developer.

**POLICY NE18**

The borough council will seek to ensure that all residents have an accessible area of nature conservation interest within reasonable walking distance of their homes. Where a proposal is required to provide open space and landscaped areas in accordance with the development plan, development which proposes such areas will normally be permitted.

**POLICY DC9**

Development which would result in:

1. Direct loss of; or
2. A threat to the continued wellbeing of; or
3. An unsatisfactory relationship with trees or woodland which are the subject of a tree preservation order, or which are considered worthy of protection, will not be allowed, except in the following circumstances:
  - (A) where the trees or woodland are no longer of sufficient amenity value; or
  - (B) where the removal of trees or woodland is in accordance with current arboricultural or silvicultural best practice; or
  - (C) exceptionally where mitigation provides an identifiable net environmental gain.

**POLICY DC17**

Development will not normally be allowed which would:

1. Be in areas liable to flooding
2. Cause loss of access to watercourses for future maintenance
3. Cause loss of natural flood plain
4. Lead to inadequate surface run-off provision
5. Result in the extensive culverting of watercourses
6. Affect the integrity of fluvial defence.

**POLICY DC18**

Where appropriate, development should incorporate sustainable urban drainage systems to bring about a reduction in flood risk.

**POLICY DC19**

Development which would damage groundwater resources or prevent the use of those resources will not normally be allowed.

**POLICY DC20**

Development which would have an adverse impact on the quality of watercourses will not normally be allowed and in cases where sites are known to be, or strongly suspected of being contaminated, developers must carry out:

1. A site investigation to assess the nature and degree of land contamination
2. Agree a set of remedial measures to deal with any hazard to safe-guard future development and neighbouring uses.

**Heritage****POLICY BE2**

The borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.

**POLICY BE3**

Development will only be permitted in or adjoining a conservation area which preserves or enhances the character or appearance of the conservation area. Special attention will be paid to matters of bulk, height, materials, colour and design.

**POLICY BE15**

The repair and enhancement of buildings of architectural and historic importance (listed buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted.

**POLICY BE16**

Development which would adversely affect the setting of a listed building will not normally be approved.

**POLICY BE17**

Consent for the demolition of a listed building will not normally be granted.

**POLICY BE18**

Listed building consent for alteration, including partial demolition and extensions, will only be granted if the borough council is satisfied that the architectural and historic integrity of the building will be maintained, and that



no original or other important features of the building will be destroyed. Proposals to alter or extend should normally satisfy the following criteria:

1. Extensions must respect the character and scale of the original building and not be allowed to dominate it
2. Replacement doors, windows and other features in non traditional materials will not be permitted
3. Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
4. Extensions will normally be required to be built of materials matching those of the original building
5. Flat roofed extensions to pitched roof buildings will not normally be permitted

#### **POLICY BE19**

The change of use of buildings of special architectural or historic interest may be permitted providing the following criteria are met:

1. The buildings would be preserved
2. The proposed change of use and conversion work would preserve the character of the building
3. The proposed use would not detract from the setting of the building
4. The proposed development complies with the terms of other local plan policies
5. The use would not lead to a demand for large scale extensions or for additional buildings in the grounds

#### **POLICY BE21**

The borough council will promote the conservation enhancement and interpretation of sites of archaeological importance and their settings. Development which would adversely affect archaeological interests will not normally be permitted.

#### **POLICY BE23**

Developments which would affect other sites of archaeological importance may be refused. Permission will only be granted where it can be demonstrated that measures of mitigation will ensure no net loss of archaeological value.

#### **POLICY BE24**

Developments which would affect sites of known or suspected archaeological importance, or areas of archaeological potential, may require the submission by the applicant of an archaeological evaluation of the site or area, prior to the application being determined.

### **Design**

#### **POLICY BE1**

The borough council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:

1. Reflect local character
2. Respect form, layout, siting, scale and design of surrounding buildings and their setting
3. Contribute to a rich environment and add to the vitality of the area

4. Be human in scale and not normally exceed 3 storeys in height
5. Use appropriate materials

#### **POLICY DC1**

The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

#### **POLICY DC2**

Proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.

#### **POLICY DC5**

The design and layout of new development should incorporate measures to improve natural surveillance and reduce the risk of further crime.

#### **POLICY DC35**

Materials and finishes used in housing schemes should create a good balance between unity and variety by utilising within a group of houses a limited range of materials and finishes.

#### **POLICY DC8**

Where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:

1. Achieve a satisfactory balance between the open space and built form of development
2. Should enhance the quality of the layout, setting and design of the development

3. Provide effective screening to neighbouring uses where appropriate
4. Retain existing trees and shrubs as appropriate
5. Retain and enhance areas of nature conservation importance
6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site
7. Make satisfactory provision for the maintenance and after care of the scheme.

#### **POLICY DC37**

1. The landscaping scheme should be an integral part of the housing layout and relate to the built form of the development
2. Landscaped areas should have a clear purpose (e.g. private but unenclosed space, private and enclosed space, access and circulation areas, and public space), they should be adequate and appropriate for the intended use
3. In the case of large housing schemes, structural landscaping should be used to subdivide the site into a sequence of smaller areas
4. Existing healthy trees, hedges and shrubs and areas of nature conservation interest should normally be retained and incorporated into the landscaped structure
5. New planting should comprise native species wherever possible and the type of species should be related to the purpose of the landscaped area. In larger blocks of planting, species which will enhance the wildlife potential should normally be planted

6. Conditions relating to the following will normally be imposed:
  - (I) protection of existing trees, hedges and shrubs
  - (II) implementation of the landscape scheme
  - (III) aftercare and replacement of trees or plants (for five years).

#### **POLICY DC38**

Housing development should meet the guidelines of space between buildings as set out in table 4 unless the design and layout of the scheme and its relationship to the site and its characteristics, provides a commensurate degree of light and privacy between buildings.

### **Recreation and Tourism**

#### **POLICY RT3**

The borough council will seek the retention and continued use of recreational facilities associated with redundant educational establishments or other premises. Development which would lead to the loss of such facilities will not normally be permitted.

#### **POLICY RT5**

The borough council minimum standards for open space provision are as follows:

1. 2.43 Hectares of outdoor playing space per 1,000 population.
2. 0.8 Hectares of amenity open space per 1,000 population and that such open space should:
3. Be conveniently and safely accessible for the intended users

4. Be satisfactorily integrated with surrounding developments
5. And in the case of amenity open spaces respect natural features

And that in any development proposals the borough council will seek to secure the provision of outdoor playing space and amenity open space by planning obligations.

#### **POLICY DC40**

1. Informal play provision should be provided as follows:
  - (I) at the rate of 12.5 sq metres per family dwelling (i.e. Two bedrooms or more)
  - (II) either separately located or by combining the informal play provision with other local open space
  - (II) either separately located or by combining with some formal play provision
  - (IV) in a location which avoids hazard for children.
2. Formal play provision (equipment provided) should be provided at the rate of 7.5 Sq metres per family dwelling subject to the following:
  - (I) 25% of the provision should be for younger children (up to the age of 6 years) and 75% of the provision should be for older children (7 years upwards)
  - (II) a minimum provision of 100 sq metres for younger children and 400 sq metres for older children
  - (III) the play area should be within easy and safe reach for the intended users and should be at intervals of not more than half a mile
  - (IV) the site should be safe, comfortable and intrinsically interesting for the user and be subject to informal surveillance

(V) formal play provision for older children shall not be located in close proximity to dwellings where this would create a nuisance for the occupiers

3. Amenity open space should be provided at the rate of about 20 sq metres per dwelling and should incorporate natural features of interest where possible
4. Sheltered housing schemes will be required to provide appropriate amenity space consistent with the requirements of the development and the character of the area.

#### **POLICY RT7**

The borough council will seek to create a network of cycleways, bridleways and footpaths.

Major elements will be:

1. The creation of the “Macclesfield Way” forming a circular route around Macclesfield
2. The further development of a route alongside the River Bollin
3. The creation of routes alongside the River Dean, Bollington and the River Dane
4. The creation of links with existing routes and between major visitor attractions 5 the continuation within the borough of recreation routes proposed by adjoining authorities

#### **POLICY RT8**

Encouragement will be given for the public to gain access to wider areas of countryside for informal recreational purposes. Proposals will be subject to green belt, countryside and conservation policies.

#### **POLICY RT13**

The borough council will encourage improvements to services and facilities associated with existing tourist attractions and the provision of new tourist attractions based on the character of the plan area provided that:

1. There is no conflict with the green belt, countryside and conservation policies of the local plan
2. The scale and character and location of the development is appropriate
3. There is no harm to the character of the area
4. There is no adverse impact on existing residential amenity
5. Development control policies are met

#### **POLICY RT17**

The reuse or adaptation of existing rural buildings for recreational or tourism purposes will normally be permitted subject to the criteria set out in policy GC8 and the approval of proposals for short term holiday accommodation will normally include conditions or be the subject of legal obligations to restrict the occupancy of the premises.

#### **POLICY DC33**

Proposals for new outdoor commercial recreation facilities such as golf driving ranges or extensions to existing uses will be assessed against the following criteria:

1. There should be no significant harm to an area of special county value for landscape, to other areas of landscape value or to historic parkland
2. The site should not lie within a designated conservation area or a site of archaeological importance

3. The site should not lie within an area designated as a site of nature conservation importance
4. The design, siting, scale and materials of any necessary buildings or structures should harmonise with the existing landscape setting of the site and should not significantly harm or detract from the visual character of the site and its surroundings. Wherever possible new buildings should be sited in close proximity to existing non-residential/non-sensitive buildings to minimise visual impact
5. Associated development should be ancillary in scale to the main use of the site. The use of existing buildings for ancillary uses will be encouraged in preference to the construction of new buildings
6. The site should be able to accommodate any necessary lighting without undue intrusion or significant adverse impact upon the immediate locality or wider environment
7. The proposal should not result in significant adverse impact upon existing residential amenity
8. Car parking provision and access into the site should be to the satisfaction of the local planning authority. The site should have good access to an existing network of main roads (A roads)
9. Full details of existing and proposed contours, public rights of way, tree and vegetation cover and proposed landscaping should be submitted with the application.



## Housing

### POLICY H2

New residential development should create an attractive, high quality living environment by:

1. Creating places and spaces with the needs of people in mind
2. Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality
3. Creating safe designs and layouts
4. Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups
5. Giving priority to the needs of pedestrians rather than the movement and parking of vehicles
6. Having regard to any immediate neighbouring buildings, streets and spaces
7. Including sufficient open space and recreation provision
8. Greening the residential environment by the retention and planting of trees, landscaping and other greening.

### POLICY H5

Proposals for the development of windfall housing sites will be assessed against the following criteria:

1. The location and accessibility of the site to jobs, shops and services by modes other than the car, and the potential for improving such accessibility
2. The capacity of existing and potential physical and social infrastructure

3. The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities
4. The physical and environmental constraints on development of land, including the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change
5. Whether the site is allocated for any other purpose in the local plan

### POLICY H13

Development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.

### POLICY DC3

Development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to:

1. Loss of privacy
2. Overbearing effect
3. Loss of sunlight and daylight
4. Noise, vibration, smells fumes, smoke, soot, ash, dust or grit.

## Employment

### POLICY E1

Both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate

to the size and character of the area. Large scale warehousing will not normally be permitted.

### POLICY E2

On existing and proposed employment land, proposals for retail development will not be permitted. Proposals for businesses where there is an element of mixed retail and business use may be permitted if the retail element is ancillary to the other use(s) and having regard to:

1. Whether suitable sites and premises are available elsewhere; and
2. The quantitative and qualitative supply of employment land in the area

## Shopping

### POLICY S7

Proposals for new local shops should normally be located adjacent to existing shopping areas or parades. Elsewhere new local shops will not normally be permitted unless the following criteria are met:

1. There is a local need that cannot be met by existing provision in the area
2. There are no vacant shop premises in the vicinity that could accommodate the proposed use
3. There would be no significant impact on the amenities of any residential accommodation in the neighbourhood (in particular the establishment of shops in terraced properties adjoining residential accommodation will not normally be permitted).

## Access and Movement

### POLICY T1

The borough council will seek to enhance the integration of modes of transport, encourage the use of public transport and ensure that a balance is maintained between safety and movement and the need to protect and enhance the natural and built environment. Proposals for new transportation schemes will be judged against the following criteria:

1. Significant integration within and improvements to the transport system are achieved
2. Non-essential traffic is discouraged from residential areas
3. Safety is improved for pedestrians, cyclists and road users
4. Noise, congestion and pollution are reduced in residential or shopping areas
5. Protection and enhancement of the environment.
6. The extent to which it integrates with land use.

### POLICY T2

The borough council will support the provision of public transport through the following measures:

1. Encouraging public transport links with new development
2. Maintaining bus access to Macclesfield, Wilmslow and Knutsford town centres
3. Developing (in partnership with Cheshire County Council) a bus interchange facility with centralised bus

information in Macclesfield town centre

4. Traffic management to facilitate the efficient movement of public transport such as bus priority measures
5. Ensure that taxi stands are convenient to major sources of demand
6. Special needs transport to be supported such as the dial a-ride scheme
7. The improvement of public transport access to and the improvement of existing railway stations and retention of associated car parking
8. Encourage the provision of private sidings and facilities for loading and unloading rail-borne freight where appropriate
9. Creating and improving multimodal public transport interchanges at Macclesfield railway station, and other locations where appropriate

### POLICY T3

The borough council will seek to improve conditions for pedestrians by:

1. Improving the existing footpath network
2. Creating routes between the town centres, car parks and transport interchanges
3. Creating routes through housing and employment areas
4. Extending the River Bollin walkway particularly in Macclesfield
5. Creating pedestrian routes between existing and new open spaces and the countryside

6. Creating safer routes to school where new development is proposed, appropriate provision for pedestrians will be required.

### POLICY T4

Where appropriate, the borough council will negotiate for adequate provision for people with restricted mobility in determining:

1. Site layouts
2. The relationship between buildings and their car parking areas
3. Public access points, particularly to shops and other services and facilities
4. Pedestrian priority schemes.

### POLICY T5

Development proposals will make provision for cyclists in accordance with policy IMP2. In particular:

1. The design, location and access arrangements of development should promote cycling; and
2. The following should be provided:
  - (A) convenient, safe and secure cycle parking, and cycle storage facilities at transport interchanges
  - (B) convenient, safe and secure cycle parking in town centres
  - (C) cycle routes and cycle priority measures, integrated with other activity to promote personal safety
  - (D) contributions to the national and local cycle networks and links to them.

**POLICY T6**

The borough council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.

**POLICY DC6**

Where appropriate new developments should normally meet the following circulation and access criteria:

1. Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays
2. Access to bus routes should be incorporated in layouts
3. Provision should be made for access by special needs groups
4. Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction
5. Provision should be made for access for service and emergency vehicles.

**POLICY DC36**

1. Road layouts should incorporate traffic calming measures to discourage through traffic and excessive speed, minimise inconvenience or disturbance to residents and roads should occupy the minimum space to meet their functions
2. Housing layouts of exceptional quality, dependent on non standard highway designs, may be permitted provided that the layout is adequate, safe and acceptable to the highway authority
3. The design and materials of surfaces, particularly shared surfaces, should be harmonised with those of the buildings.

**Services and Infrastructure****POLICY IMP1**

The borough council will expect planning applications for the development of sites to include within them provision for the infrastructure consequences. Such provision may include:

1. On-site facilities directly related to the proposed use in the interests of comprehensive planning.
2. Off-site facilities necessary as a result of the development in order to avoid placing an additional burden on the existing community. Due to local circumstances, it may be necessary in some cases to view individual applications collectively in assessing off-site infrastructure requirements.

**POLICY IMP2**

1. Where a proposed development would give rise to the need for transport measures, facilities or improvements, and where clearly justified and in accordance with statutory and policy tests:
  - (1) Conditions will be imposed to require on-site transport measures and facilities as part of the development, or to prohibit development on the application site until an event occurs; and
  - (2) Planning obligations will be negotiated to secure contributions towards improvements to public transport, walking or cycling, where such measures would be likely to influence travel patterns to the site, either on their own or as a package of measures.
2. Where proposed development is likely to have significant transport implications, transport assessments and travel plans will be required to accompany planning applications.
3. In assessing whether a proposed development would give rise to the need for transport measures, facilities or improvements, and in determining the nature and scope of contributions, regard will be had to transport assessments and travel plans.

**POLICY DC15**

In cases where new infrastructure is required before development can proceed, a condition will be imposed to ensure that the development proceeds in accordance with the provision of new infrastructure and facilities.



## CHESHIRE EAST LOCAL PLAN STRATEGY (DRAFT)

The wording of the relevant policies in the emerging Cheshire East Local Plan has not been replicated here given the emerging status of this document. Applicants should confirm the status of the Cheshire East Local Plan and the current wording of all emerging policies and have regard to these in developing proposals. At the time of writing the site is allocated as an 'Opportunity Site' within the Green Belt within this plan under policy CS29. This policy and others likely to be the most relevant in determining applications for development on this site are as follows:

### Policy CS 29 Alderley Park Opportunity Site

The Council will support development on this site to create a life science park with a focus on human health science research and development, technologies, and processes, where criteria 1-5 below are met:

1. Development shall be:
  - i. For human health science research and development, technologies and processes; or
  - ii. For residential or other high value land uses demonstrated to be necessary for the delivery of the life science park(98) and not prejudicial to its longer term growth; or
  - iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth.
2. Development shall be in accordance with the site Masterplan/Planning Brief.
3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL) on the site unless:
  - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
  - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
4. Development would not have a greater impact on

the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.

5. Development shall preserve or enhance the significance of Listed Buildings and other Heritage and Landscape assets on and around this site.

Policy MP 1 Presumption In Favour Of Sustainable Development

Policy PG 3 Green Belt

Policy SD 1 Sustainable Development In Cheshire East

Policy SD 2 Sustainable Development Principles

Policy IN 1 Infrastructure

Policy IN 2 Developer Contributions

Policy EG 1 Economic Prosperity

Policy EG 2 Rural Economy

Policy EG 3 Existing & Allocated Employment Sites

Policy EG 4 Tourism

Policy SC 1 Leisure And Recreation

Policy SC 2 Outdoor Sports Facilities

Policy SC 3 Health And Well-Being

Policy SC 4 Residential Mix

Policy SC 5 Affordable Homes

Policy SE 1 Design

Policy SE 2 Efficient Use Of Land

Policy SE 3 Biodiversity And Geodiversity

Policy SE 4 The Landscape

Policy SE 5 Trees, Hedgerows And Woodland

Policy SE 6 Green Infrastructure

Policy SE 7 The Historic Environment

Policy SE 9 Energy Efficient Development

Policy SE 12 Pollution, Land Contamination and Land Instability

Policy SE 13 Flood Risk And Water Management

Policy CO 1 Sustainable Transport And Travel

Policy CO 2 Enabling Business Growth Through Transport Infrastructure

Policy CO 4 Travel Plans And Transport Assessments

## Links To Further Relevant Documents

### NATIONAL PLANNING POLICY FRAMEWORK

<https://www.gov.uk/government/publications/nationalplanning-policy-framework--2>

### CHESHIRE EAST LOCAL LANDSCAPE DESIGNATIONS STUDY, 2013

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

### CHESHIRE LANDSCAPE CHARACTER ASSESSMENT, 2008

[http://www.cheshireeast.gov.uk/environment\\_and\\_planning/heritage\\_natural\\_environment/landscape/landscape\\_character\\_assessment.aspx](http://www.cheshireeast.gov.uk/environment_and_planning/heritage_natural_environment/landscape/landscape_character_assessment.aspx)

### SECTION 106 (PLANNING) AGREEMENTS SPG, 2004

[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/planning\\_policy\\_document\\_index.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/planning_policy_document_index.aspx)

### INTERIM PLANNING STATEMENT ON AFFORDABLE HOUSING, 2011

[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/saved\\_and\\_other\\_policies/additional\\_planning\\_policies/planning\\_guidance\\_and\\_briefs/affordable\\_housing\\_statement.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs/affordable_housing_statement.aspx)

### ALDERLEY PARK BIODIVERSITY ACTION PLAN

Link to be added

### ALDERLEY PARK PLANNING BRIEF, 1999

[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/planning\\_policy\\_document\\_index.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/planning_policy_document_index.aspx)

### EMPLOYMENT LAND REVIEW, 2012

[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/employment\\_land\\_review\\_2012.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/employment_land_review_2012.aspx)

### CHESHIRE EAST ECONOMIC DEVELOPMENT STRATEGY, 2011

[http://www.cheshireeast.gov.uk/business/business\\_information/economic\\_development\\_strategy.aspx](http://www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx)

### ODPM CIRCULAR 06/2005 BIODIVERSITY AND GEOLOGICAL CONSERVATION

<https://www.gov.uk/government/publications/biodiversity-andgeological-conservation-circular-06-2005>

### THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

[http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi\\_20100490\\_en.pdf](http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf)

### THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

[http://www.legislation.gov.uk/ukxi/2011/1824/pdfs/ukxi\\_20111824\\_en.pdf](http://www.legislation.gov.uk/ukxi/2011/1824/pdfs/ukxi_20111824_en.pdf)

### CHESHIRE EAST RIGHTS OF WAY IMPROVEMENT PLAN 2011-2026

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s10142/14%20-%20ROWIP%20Appendix%201.pdf>





# Appendix B

## Parking Standards

The following parking standards are used by Cheshire East Council when determining applications for new developments and are included in the emerging Cheshire East Local Plan Strategy (Submission Version) 2014. Developers are advised to check whether there have been any updates to these standards prior to submitting applications.

The Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from these Standards.

Residential standards are minimum standards, for all other uses the standards should be regarded as recommended levels. Regard will also be given to: availability and cost of parking spaces on site and close by; the frequency of local public transport; access to safe walking and cycling routes; operational needs of proposed developments; and relationship between different land uses.

Land Use	Parking Standard
<b>A1</b>	
Non Food Retail	1 space per 20m <sup>2</sup>
Open Air Markets	3 spaces per vendor
DIY Store	1 car space per 25m <sup>2</sup> / 1 lorry space per 500m <sup>2</sup>
Retail Parks	Individual assessment based against use-classes and location
Food Retail	1 space per 14m <sup>2</sup>
<b>A2</b>	
Financial Professional Services	1 space per 30 m <sup>2</sup>
<b>A3</b>	
Restaurants	1 space per 5m <sup>2</sup> of public floor area
<b>A4</b>	
Pubs	1 space per 5m <sup>2</sup> of public floor area
<b>A5</b>	
Fast food Drive Through	1 space per 7.5m <sup>2</sup>
<b>B1</b>	
General Industry	First 295m <sup>2</sup> - 1 per 30m <sup>2</sup> , then 1 per 50m <sup>2</sup>
<b>B8</b>	
Storage and Distribution	Warehouse Storage - 1 per 80m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup> Warehouse Distribution - 1 per 60m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup>
<b>C1</b>	
Hotels and Motels	1 space per bedroom
<b>C2</b>	
Hospitals	1 space per 2 residents 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

Land Use	Parking Standard
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 4 m <sup>2</sup> 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
<b>C3 &amp; C4</b>	
Dwelling Houses and Houses in Multiple Occupation	Principal Towns & Key Service Centres: 1 bedroom - 1 space per dwelling; 2+ bedrooms - 2 spaces per dwelling Remainder of Borough: 1 bedroom - 1 space per dwelling; 2/3 bedrooms - 2 spaces per dwelling; 4/5+ bedrooms - 3 spaces per dwelling
<b>D1</b>	
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 30m <sup>2</sup> of public floor area, or 1 per staff and 1 per 15m <sup>2</sup> up to 300m <sup>2</sup> of public floor area and 1 per 50m <sup>2</sup> over 300m <sup>2</sup> public floor area
Public or Exhibition Hall	1 per staff and 1 per 4m <sup>2</sup> public floor area
Places of Worship	1 per 5 seats
<b>D2</b>	
Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standard for a variety of land uses
Cinema	1 per staff and 2 for buses/coaches and 1 per 3 seats

- Standard parking bays are 4.8m x 2.5m. Within car parks, aisle widths should be a minimum of 6.9m for two-way routes and 6m for one-way routes
- On developments with 20 or more communal parking spaces, provision should be made for the specific use of Powered Two Wheeler vehicles or PTWs.
- For car parks with up to 50 car spaces one motorcycle space (3m x 1.5m) must be provided with 2% provision against car space numbers thereafter, in a safe and secure location.
- Domestic garages should have minimum clear internal dimensions of 2.7 m x 5.5 m

# Appendix C

## Building Schedule (October 2013)

Bldg Code	Building Name	Description	Year of Construction	GEA (m <sup>2</sup> )	GIA (m <sup>2</sup> )	NIA (m <sup>2</sup> )
AP001	Block 1	Office Accommodation	1961	3,901	3,758	2,871
AP002	Block 2	Research laboratory	1961	2,680	2,475	1,703
AP003	Block 3	Research laboratory	1990	12,623	12,022	6,188
AP005	Block 5	Research laboratory	1998	1,261	1,226	912
AP006	Block 6	Mixed laboratory and office facility	1991	223	202	170
AP008	Block 8	Mixed laboratory and office facility	1961	7,827	7,304	4,998
AP009	Block 9	Energy Centre & Waste Disposal Facility	1961	831	782	35
AP009A	Block 9A Joggers	Portakabin		55	41	4
AP009B	Block 9B Portakabin	Portakabin				27
AP009C	Block 9C Portakabin	Portakabin				27
AP009D	Block 9D Portakabin	Portakabin				27
AP010	Block 10	Engineering Workshops	1961	2,937	2,767	1,926
AP011	Block 11	Office Accommodation	1987	7,334	6,940	5,576
AP012	Block 12	Mixed laboratory and office facility	1961	5,641	5,342	3,698
AP013	Block 13	Office Accommodation	1961	1,181	1,093	967
AP014	Block 14	Research laboratory	1966	4,706	4,492	2,736
AP015	Block 15	Mixed facility		32,806	27,556	23,873
AP017	Block 17	DNA Archive Facility	2000	743	722	624
AP018	Block 18	Computer Suite	1969/89	1,370	1,300	373
AP018A	Block 18A	Infrastructure	1992	159	285	0
AP019A	Block 19A	Research laboratory	1970	3,271	3,105	1,903
AP019B	Block 19B	Research laboratory	1970	3,807	3,622	2,669
AP019C	Block 19C	Research laboratory	1970	3,285	3,115	1,860
AP019D	Block 19D	Research laboratory	1977	3,112	2,953	1,914
AP020	Block 20	Office Accommodation	1970	2,167	2,141	1,807
AP021	Block 21	Research laboratory	1970	4,888	4,579	3,294
AP021X	Block 21X	NMR Facility	1988	1,012	926	536
AP021Y	Block 21Y	Office Accommodation	1988	577	556	487
AP022	Block 22	Research laboratory	2008	8,868	8,672	5,537
AP023	Block 23	Office Accommodation	2000	10,522	10,749	6,387
AP024	Block 24	Research laboratory	1987	10,781	9,638	5,720
AP025	Block 25	Research laboratory	1987	2,551	2,379	1,151
AP026	Block 26	Office Accommodation	1990	6,153	5,699	4,556
AP027	Mereview Restaurant	Mereview Restaurant	1990	3,886	3,580	2,454
AP028	Conference Centre	Conference facility	2008	2,071	1,961	1,335
AP030	Block 30	Atrium	2003	6,405	5,799	4,612
AP031	Mereview Car Park	Tiered car park		13,222	19,580	154
AP033	Block 33	Research laboratory	2003	8,293	7,840	5,424
AP035	Block 35	Research laboratory	2003	6,883	6,488	3,843
AP041	Block 41	Research laboratory	2011	6,603	6,366	3,802
AP050	Block 50	Research laboratory	2003	5,214	4,764	2,857
AP051	Block 51	Atrium	2004	2,841	2,491	2,056
AP052	Block 52	Research laboratory	2004	8,060	7,560	4,387
AP053	Block 53	Research laboratory	1990	508	488	400
AP061	Block 61	33Kv Primary Switch House	2007	496	460	0
AP063	Block 63 APEC	Energy Centre	2005-2009	2,658	2,250	197
AP065	Parkview Car Park	Tiered car park		11,714	14,239	0
AP066	Mereside Solvent Store	Mereside Solvent Store		110	96	95
AP066A	Fire Foam Generation store	Infrastructure		7	6	0
AP067	Generator House	Infrastructure		163	145	0
AP068	Switch room AP1	Infrastructure		62	50	0
AP069	Construction Block 69	Portakabin		268	250	226

AP080	Block 80	Office Accommodation		489	452	342
AP081	Block 81	Office Accommodation	1997	238	219	157
AP088	Farmstead Switch room	Infrastructure		7	6	0
AP089	Pump House	Infrastructure		16	14	0
AP090	Parklands	Office Accommodation	2002	13,563	12,845	9,562
AP091	Switch room AP1	Infrastructure		115	101	0
AP092	Fire Training Area	Infrastructure		4	33	33
AP099	PRV Station	Infrastructure		6	6	0
AP102	Block 102	Research laboratory & industrial	1999	6,539	6,363	4,824
AP104	Block 104	Research laboratory & industrial	1991	9,236	8,641	2,543
AP105	Block 105	Research laboratory & industrial	2002	3,389	3,266	2,064
AP107	Block 107	Workshop		860	790	534
AP108	Block 108	Food store	1961	741	572	562
AP109	Block 109	Logistics Facility		725	683	589
AP110	Block 110	Waste Handling Facility		574	533	396
AP111	Watergarden Restaurant	Watergarden Restaurant		1,801	1,713	1,441
AP112	Stanley Arms	Stanley Arms		277	253	218
AP113	Sir James Black Conf.	Conference Centre	1819	300	194	176
AP114	Green Room	Green Room	1819	255	212	130
AP115	Upper Courtyard	Office Accommodation	1813	1,135	941	807
AP116	Alderley House	Office Accommodation	1963	17,340	16,081	13,479
AP117	Print Unit	Infrastructure	1968	907	877	729
AP117A	Joggers Shower	Portakabin		36	33	2
AP118	Motorcycle Shed	Infrastructure		28	26	26
AP119	Dovecote	Dovecote		30	21	21
AP120	Loggia	Office Accommodation		115	89	64
AP121	Southbank	Office Accommodation	1987	1,110	1,082	996
AP147	Farm	Infrastructure		442	419	33
AP148	Farm - Sheep Building	Infrastructure		1,207	1,164	1,159
AP149	Farm - Hay & Fodder Store	Infrastructure		207	218	218
AP150	Church Lodge	Church Lodge	1817	217	178	169
AP151	Bollington Lodge	Bollington Lodge		154	120	103
AP152	Eagle Lodge	Eagle Lodge		78	56	45
AP153	Eagle Cottage	Eagle Cottage		219	193	182
AP154	Effluent Pump House	Infrastructure		18	11	0
AP155	Effluent Pump House	Infrastructure		17	15	0
AP157	Reservoir Pump House	Infrastructure		360	16	0
AP158	Waste Disposal Facility	Infrastructure		17	13	12
AP159	Gatehouse North	Security Gate House North	1991	63	53	46
AP160	PRV Station Bollington Lodge	Infrastructure		6	6	0
AP161	Meadow Cottage	Office Accommodation	1813	165	137	113
AP162	Alderley Mews	Office Accommodation	1813	607	518	407
AP163	Archive Building	Archive Building	1997	223	199	198
AP164	Waterloo Barn	Infrastructure	1813	361	278	230
AP165	Gatehouse South	Security Gate House South	1999	96	71	57
AP167	Old Garden Shop	Infrastructure		50	50	50
AP170	Mulberrys	Sports and leisure complex	1995	3,307	2,182	1,723
AP171	Groundsman Building	Infrastructure		35	32	32
AP172	Cricket Pavilion	Infrastructure		54	31	2
AP173	Garden Cottage	Mathews Cottage		183	142	131
AP174	Cricket Pavilion	Infrastructure		80	77	75
				<b>294,737.4</b>	<b>283,082.3</b>	<b>171,078.2</b>



# C Appendix C





North of the site



## Planning documentation

The following documents are likely to be required to accompany future planning applications.

- Part 1 Application Forms
- Certificate of Ownership
- Location Plan, scale 1:2500, site edged red, other land in same ownership edged blue
- Existing and proposed site plans
- Existing and Proposed floor plans and elevations
- Street scene perspectives
- Environmental Statement\*
- Tree Survey and Tree Report
- Landscape and Visual Impact Assessment
- Landscape Masterplan
- Landscape Design Report (to include a landscape strategy and landscape design principles for each Development area and other site compartments - parkland, woodlands, etc)
- Ecological Report(s)
- Planning Statement
- Design and Access Statement
- Heritage Statement
- Sustainability Statement
- Framework Travel Plan
- Transport Assessment
- Drainage and Flood Risk Reports
- Contaminated Land Reports
- Employment Land Report

- Sports Needs Assessment
- Statement of Community Involvement
- Viability Appraisal
- Draft legal agreement

The Council's validation checklist can be found on the Council's website at the following link:-

[http://www.cheshireeast.gov.uk/environment\\_and\\_planning/planning/planning\\_application\\_advice/making\\_a\\_planning\\_application/what\\_do\\_i\\_need\\_to\\_submit.aspx](http://www.cheshireeast.gov.uk/environment_and_planning/planning/planning_application_advice/making_a_planning_application/what_do_i_need_to_submit.aspx)

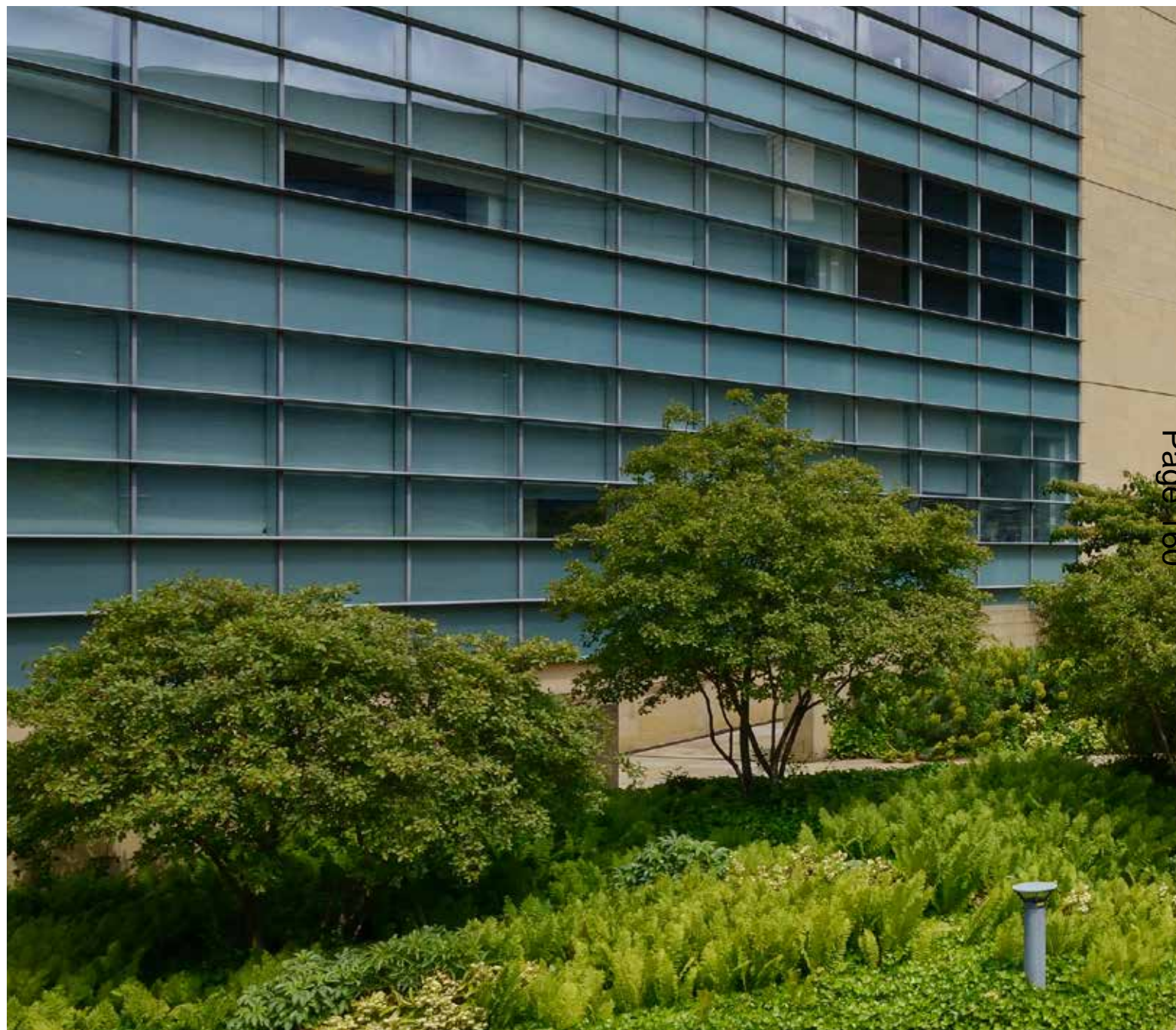
### \*ENVIRONMENTAL STATEMENT

The ES is a legal requirement for large development proposals. It is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the Council. Environmental Statements tend to be highly technical and lengthy documents. To make these more accessible to the non-professional reader there is a requirement for a Non-Technical Summary to also be submitted.

The Environmental Statement should describe the likely environmental effects of the redevelopment both during demolition and construction works and also when the development is complete. It should look at issues such as Transportation and Access, Noise and Vibration, Air Quality, Ground Conditions and Contamination, Surface Water Resources and Flood Risk, Visual Impact, Archaeology and Cultural Heritage, Ecology, and Cumulative Impacts. Measures which have been taken to avoid or reduce negative effects to the environment (i.e. mitigation measures) are identified where necessary.







## CHESHIRE EAST COUNCIL

### Cabinet

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<b>Date of Meeting:</b>	6 <sup>th</sup> January 2015
<b>Report of:</b>	Homechoice and Homelessness Manager
<b>Subject/Title:</b>	Homelessness Strategy Ref. CE 14/15-11
<b>Portfolio Holder:</b>	Councillor Don Stockton, Housing and Jobs

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#### 1.0 Report Summary

- 1.1 Cheshire East's Housing Options team are a committed "award winning" team who put the needs of residents at the forefront of what they do. Their aim is to provide housing advice, helping residents find suitable accommodation. They also work tirelessly to prevent homelessness and to assist those who find themselves with no accommodation.
- 1.2 Homelessness or the threat of homelessness can have a detrimental effect on our residents in a number of ways. It can impact on both physical and mental health. It can result in a loss of self-esteem and the inability to deal with the situation including finding or maintaining employment and sustaining relationships. Children can suffer from the experience and uncertainty of being moved to temporary accommodation, sometimes effecting their educational attainment and emotional well-being. This is why Cheshire East's Housing Options team are determined to prevent homelessness occurring.
- 1.3 Their proactive approach is demonstrated through the number of homelessness preventions. The number of successful prevention cases has increased year on year. In 2012/13 727 cases were prevented and this year, to date 562 cases have been prevented from becoming homeless. We are also encouraging residents to help themselves, Cheshire Homechoice service launched the Enhanced Housing Options module in May 2014, which enables customers to make informed choices about their housing options.
- 1.4 There is still a need to provide services for those residents who find themselves homeless. Cheshire East has a specialist homelessness team to deal with those who are homeless, many of which have very complex needs and the team work hard to secure them with appropriate supported accommodation.
- 1.5 Evidence has demonstrated that preventing homelessness can save money in comparison to the cost of helping someone who is already homeless. Heriot-Watt University published research in 2007 which showed that the cost to the public purse of providing temporary accommodation and taking a household through the homeless route amounted to £5,300 per case. The cost of some of our prevention tools are considerably cheaper, for example:

- the costs per person of successful mediation are estimated at £600, around 9 times less expensive than providing alternate settled accommodation
- Advice on housing options (e.g. resolving Housing Benefit problems, rent or service charge arrears, negotiation/legal advocacy) is estimated at around 9 times less expensive than providing alternate settled accommodation. This is based on the assumption of operating costs at £71,000 per annum, dealing with 355 cases in one year.
- The cost of operating a rent bond scheme is 37 times less than the average cost of providing accommodation under the main homelessness duty. This based on the findings that our claim rate is approximately 11% per annum.

1.6 The Homelessness Act 2002 placed a duty upon local authorities to carry out a review of homelessness in their area and formulate and publish a strategy for the future based on the results of that review, outlining how the council and their partners would work to prevent homelessness and ensure accommodation and support for those who were homeless or at risk of homelessness.

1.7 The Homelessness Strategy for 2014-17 (Appendix 1) has been developed putting residents first. Close consultation with the residents of Cheshire East has resulted in the formation of a challenging strategy that is designed around their needs and demands.

1.8 The 2014-17 Homelessness strategy builds on the successes of the first 2010-13 Homelessness strategy and aims to challenge the Housing Service to produce several important benefits which will include:

- **Significant reduction in the numbers of single homelessness** through exploring the feasibility of a drop in facility in the south of the borough to provide holistic advice services.
- **Planned move on protocol for people leaving institutions and care** by improving the delivery of advice and liaison with both the 16 plus team and resettlement officers in prisons.
- **Eradicate rough sleeping in Cheshire East** by looking to build on the “No Second Night Out” project.
- **Preventing homelessness at the earliest opportunity**, through a number of initiatives including the development of a private sector landlord offer to incorporate a tiered system of incentives.
- **Pathways for applicants with complex needs and mental health problems** by exploring the options for the provision of specialist accommodation for clients with substance abuse issues and developing a multi agency approach to assessing clients with complex needs, establishing joint protocols.
- **Addressing affordability** by working with the DWP and Registered Providers to prepare tenants for the roll out of Universal Credit.

- 1.9 Partnership working is a key focus of the strategy; several of the actions promote the need for a unified response. This is aimed at embedding this approach as a driving force for the success of the strategy.

## **2.0 Consultation outcome**

- 2.1 Following approval for consultation the draft strategy was made available for public viewing and comment over a 6 week period, with an extension of a further 4 weeks to capture a wide audience.
- 2.2 The consultation has resulted in further clarification in the voluntary sector's role in the strategy and definition of Cheshire East's Partnership Team's role in the delivery of the strategy.

## **3.0 Recommendations**

- 3.1 That the final version of the strategy (*included within this report*) is approved by Cabinet.

## **4.0 Reasons for Recommendations**

- 4.1 It is a statutory requirement that local authorities have a strategy in place to prevent and deal with homelessness.

## **5.0 Wards Affected**

- 5.1 All wards

## **6.0 Local Ward Members**

- 6.1 All local ward members

## **7.0 Policy Implications**

- 7.1 The Homelessness Strategy is a key deliverable to achieving priority 5 within the Council's Three Year Plan framework- *Securing housing that is locally-led, community –based and meets local needs*. It also contributes to outcome 5- *people live well and for longer*.
- 7.2 The accommodation of vulnerable people concerns a host of Council services that collectively work towards improving prospects and well-being for affected client groups. In its development there has been liaison with Adults' Services, Children's Services, Public Health and Housing to ensure that the strategy reflects the priorities and initiatives of these services.
- 7.3 Principally, the strategy corroborates and expands on the council's commitment to enabling independence, reablement, and recovery through the appropriate provision of accommodation and support services.



- 7.4 As such, the strategy will set the direction of travel the council needs to take and the accommodation priorities it will focus on. This will inform future service commissioning work and planning policies to deliver better provider management and future development of appropriate housing.

## **8.0 Implications for Rural Communities**

- 8.1 Rural communities will positively benefit from the introduction of the strategy as it aims to address how we can provide an effective and efficient service to all areas of the borough and acknowledges that the homeless services on offer by both CEC and other providers need to be strengthened and developed in these areas.

### **Implications on Health**

- 8.2 Homelessness can have a significant impact on the health of those who experience it. These can manifest in a number of ways including both physical and mental conditions.

Research undertaken by Shelter found that:

- 58 per cent of families in temporary accommodation (other than bed and breakfast) said their health had suffered as a result of where they were living
- people who had been living in temporary accommodation for over a year reported increased health problems and greater use of health services
- almost half of parents with children and 71 per cent of childless people said they were depressed
- Cold, hunger and fear experienced by people sleeping rough disrupts their sleep, which in turn damages both mental and physical health.
- Health is damaged through a lack of basic facilities for personal care such as bathing and washing clothes.
- Homeless people often have problems with drugs or alcohol, made worse through being on the street.
- 21 per cent of people interviewed in a Shelter study said that mental health problems were one of the biggest problems facing rough sleep

## **9.0 Financial Implications**

- 9.1 For the financial year 2014/15 there are no financial implications as all costs can be met from existing resources which are contained within the Strategic Housing base budget.
- 9.2 If there is a need for further investment in this service this will be taken forward through the business planning process in future years.

## **10.0 Legal Implications**

- 10.1 Under the Homelessness Act 2002 it is a statutory requirement that local authorities have a strategy in place to prevent and deal with homelessness. The strategy is not only for preventing homelessness in their district but also for securing that sufficient accommodation is and will be available for people in their district who are or may become homeless and for securing the satisfactory provision of support for people in their district who are or may become homeless or who have been homeless and need support to prevent them becoming homeless again.
- 10.2 The Council as local housing authority and social services authority must take their homelessness strategy into account in the exercise of their functions.
- 10.3 Before adopting a homelessness strategy the Council must consult such public or local authorities, voluntary organisations or other persons as they consider appropriate.
- 10.4 A new homelessness strategy must be completed every five years
- 10.5 A copy of the published strategy must be made available at the council's principal office for inspection and copies provided on request on payment of a charge if required
- 10.6 Whilst not a legal requirement, it is still considered best practice to undertake an Equality Impact Assessment which was carried out during the development of the strategy. Although there is the possibility for some negative impacts on certain age groups this is only as a result of the specific positive work we are doing to address the short falls in benefits for young people and the need is evidenced in the strategy. It was assessed that a full Impact Assessment was not required.

## **11.0 Risk Management**

- 11.1 There is a risk that different elements of the council have different approaches to accommodation and relevant support services, as well as divergent information on the character and needs of vulnerable client groups. As such, the strategy will help coordinate and connect the work of council services and wider partners and providers, ensuring a consistent and strategic approach to vulnerable people's accommodation.
- 11.2 As with any strategy, there is a risk that strategic direction does not translate into action on the ground. This has been mitigated by the creation of a comprehensive action plan for each key area and the action plan will be monitored quarterly by the Homeless Strategy Working Group.

## **12.0 Background and Options**

- 12.1 Local authorities are required to undertake a homelessness review within their area and use the information to formulate a strategy. The homelessness

review should look at levels and likely future levels of homelessness in their district, establish the activities which are carried out to prevent homelessness, establish accommodation needs of the homeless and support needs.

- 12.2 Cheshire East's Homelessness team carried out the review in 2014. Extensive consultation with statutory and voluntary agencies as well as service users took place to identify gaps in service and ways of improving access to services and this has been fed into the strategy and the actions attached to it.
- 12.3 The areas identified for action focus on five key areas: providing effective early intervention, complex needs and crisis management, support, accommodation and affordability and communication.
- 12.4 The focus of the strategy is on working in partnership with internal and external partners to provide holistic services which provide value for money, take account of best practice and enhance the services to customers.
- 12.5 There are 52 actions set in the Homelessness Strategy which will be monitored quarterly by the Homeless Strategy Steering Group.
- 12.6 The Homelessness Strategy has completed the 10 week consultation period and further comments from CEC's partnership's team and the Looking After The Homeless organisation have been incorporated.

### **13.0 Access to Information**

The background papers relating to this report can be inspected by contacting the report writer:

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**HOMELESSNESS STRATEGY  
CHESHIRE EAST COUNCIL**

**2014-2017**



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## **1. Introduction**

### **1.1 Statutory Duty**

The Homelessness Act 2002 granted new provisions and powers for local authorities' work on homelessness and prevention. It required local authorities to publish a review of homelessness in their area and a strategy for the future, outlining how the council and their partners would work to prevent homelessness and ensure accommodation and support for those who were homeless or at risk of homelessness.

The Act requires that a new and revised strategy be published at least every five years; this is Cheshire East's second Homelessness Strategy following Local Government Review in April 2009 and it will run from 2014 to 2017. This document should be read in conjunction with Cheshire East's Homelessness Review.

### **1.2 Homelessness Review**

The latest review of homelessness took place between March 2013 and January 2014 and provided a detailed analysis of:-

- The extent of homelessness in the borough and the reasons for it
- The profile of accommodation available
- Services that are currently providing assistance to homeless households
- Gaps in service
- The resources that are available to tackle homelessness

Consultation took place with staff, service users and stakeholders to gain an insight into their experience and to gain an understanding of the issues they face on a daily basis.

The homelessness review and this strategy will be published on the Council's website.

### **1.3 Achievements form the last homelessness strategy.**

The previous action plan was based upon five main themes and priorities identified in the strategy. These were:-

#### Prevention

- Funded the CAB to run Fit to Face The future workshops to encourage financial inclusion.
- Funded PlusDane's Furniture scheme which created jobs and gave a grant to YMCA to assist working residents.
- Continued to fund specialist Young Person's workers in Macclesfield and Crewe
- Implemented joint protocol between Housing and Social Services for dealing with homeless 16 and 17 year olds and delivered training to both teams
- Maintained contacts with police and Probation via multi-agency meetings to deal with serious and prolific offenders.
- Rolled out No Second Night Out to tackle rough sleeping

- Published severe weather emergency protocol outlining service for rough sleepers in cold weather
- Worked with RSL's to tackle anti social behaviour
- Launched Landlord accreditation to increase supply of good standard properties in private sector
- Encouraged Bond clients to sign up to Credit union to build up their own deposit and to save
- Put a protocol in place for how domestic violence cases are dealt with for social housing
- Attending MARAC
- Participated in and funded court desks in Macclesfield and Crewe to assist in cases with mortgage and rent arrears

#### Processes

- New IT now procured to assist in collection of data on housing needs and the profile of clients approaching for advice
- Single Point Of Access with common referral form was introduced from 1<sup>st</sup> April 2013
- Partnership working improved with many agencies
- Standardised some processes with other local authorities via the Cheshire Homelessness Group

#### Temporary accommodation

- Temporary accommodation review completed and used to inform review of short term services in the Borough
- Protocol in place on Homechoice for move-on from supported housing projects
- Assessment process for clients accessing Cheshire East temporary accommodation in place.

#### Tenancy support

- Appointed 2 private sector support officers – 2 years ended in March 13
- Roe street hostel support worker appointed
- Single point of access funded and due to start 1<sup>st</sup> April will improve referral system as only 1 form required
- Successful bid with YMCA for funding for support for under 35's in the private sector
- CAB workshops covered some aspects of skills needed to run a tenancy
- Provided a storage facility for residents of supported housing to store donated furniture

#### Permanent Accommodation

- Completed Borough's Housing strategy
- The Homechoice policy has been successful in increasing the numbers of households accessing social housing who are homeless/threatened with homelessness
- Affordable housing options promoted via Homechoice

- Private Sector Liaison Officers have promoted Bond Scheme, run Landlord Forums and produced newsletters
- Tenant's packs have been developed to advise clients looking for private sector accommodation
- Prevention Fund widely used to improve access to permanent accommodation.

The majority of actions in the plan were completed and many clients have been assisted via the prevention measures as a result of these actions.

This document begins with an examination of relevant strategies and a policy at a National and local level and then sets out the strategic priorities for Cheshire East



## 2. Strategic context

This section outlines the national and local strategic context within which the Cheshire East Homelessness Strategy will be placed.

### 2.1 National policy

In the past 3 years the Government has put in place a number of reforms to social, housing and welfare policy.

*Laying the Foundations- a Housing Strategy for England (2011)* – is the first national housing strategy. This strategy outlines the government's approach to homeless prevention, meeting the needs of vulnerable people, managing the consequences of those made homeless and addressing rough sleeping. The strategy also enables local authorities to give extra priority to working households, those making a community contribution and ex-service personnel when allocating council housing.

*Vision to end rough sleeping: No Second Night Out (2011)*- this programme was developed following the 2008 Rough Sleeping strategy “ No one left out communities ending rough sleeping”. It aims to tackle the flow of new rough sleepers onto the street as soon as possible, divert them from the street to avoid them becoming entrenched rough sleepers who may develop problems such as poor mental/physical health and substance misuse.

*Making every contact count – a joint approach to preventing homelessness*– this strategy published by the ministerial working group on homelessness in august 2012 includes 10 challenges for local authorities to meet in order to be awarded the Gold Standard in homelessness prevention.

*The Localism Act 2011*-introduced a number of local government reforms across finance, planning, governance and housing. The Government believes that these changes will enable local authorities to meet housing need more effectively, with less public expenditure. In summary the council and registered providers have a number of choices:-

- 1) To offer fixed term tenancies
- 2) To enter into the affordable rent market
- 3) To limit who will qualify to join the housing register (waiting list)
- 4) To use the private sector to discharge the homeless duty

The ways Cheshire East has implemented changes brought about by Localism Act are discussed fully in the homelessness review.

*The Welfare Reform Act (2012)*-this act introduced a raft of changes to the welfare system aimed at stemming the increasing expenditure on benefits and encouraging people to work. A summary of the changes is :-

- The introduction of Universal Credit- payment of certain benefits including job seekers allowance, tax credit and housing benefit will be paid direct to the claimants bank account on a monthly basis
- The shared room rate for clients under 35 years old on housing benefit
- An increase in non-dependent deductions for housing benefit claimants
- Setting of Local allowance rates at the 30<sup>th</sup> percentile
- Limiting LHA to the rate for a 4 bedroom property

The impacts of these changes in Cheshire East so far have not been great, the introduction of Universal credit in the latter part of 2014 will present new challenges to those dealing with vulnerable clients.

*A reduction in public spending-* the Government has reduced expenditure on public services across the board. This has impacted on the funds available to prevent homelessness and has seen reductions in the Supporting people budget for Cheshire East from 9.6 million in 2010 to 7.4 million in 2013/14. This has obviously had an effect on what services can be provided, with clients with complex needs and challenging behaviour being refused access to services due to a lack of high level support funding.

*Reducing health inequalities-* the Government has introduced significant reforms in the health and social care sectors. These reforms will affect commissioning and service provision.

*Promotion of a sustainable and resilient economy* –a delivery framework is being developed by the Government in order to create “ the right conditions for a private sector led recovery”. These plans include :-

- Plans to get more people back into work with jobcentres collaborating with local work plan providers, colleges and other organisations.
- Removing the default retirement age (currently 65)- this may result in people on lower incomes struggling to maintain their accommodation and their quality of life will be affected.

*Expectations that the private housing sector will contribute more to meeting housing need*

*Revisions to the planning system.*

*Making Every Adult Matter-* this is a coalition of four national charities- Clinks, DrugScope, Homeless link and Mind- formed to influence policy and services for adults facing multiple needs and exclusions.

Some of the documents underpinning these policies and strategies are:-

- Localism Act 2011
- Allocation of accommodation: guidance for local housing authorities in England 2012

- Laying the Foundations- the Government's housing strategy for England(2011)
- Welfare Reform Act 2012
- Sustainable communities, settled homes, changing lives- a strategy for tackling homelessness (2005) - this strategy still underpins much of the prevention work undertaken by local authorities. It aimed to reduce the numbers of people living in temporary accommodation by preventing homelessness, providing support to vulnerable clients and tackling the symptoms and wider causes of homelessness rather than addressing clients needs when they are already homeless.
- Local government and public involvement in health Act 2007- this act outlines the requirement for health authorities to have a Joint Strategic Needs Assessment in place to tackle health inequalities.
- The Crime and Disorder Act 1998 promotes the practice of partnership working to reduce crime and disorder and places a statutory duty on police and local authorities to develop and implement a strategy to tackle problems in their area.

## **2.2 Sub-regional context**

A group incorporating Cheshire East, Cheshire West and Chester, Warrington and Halton is responsible for the delivery of sub-regional homelessness actions. This group was launched in 2010 recognising that after local government review there was still a need to address larger, cross- boundary issues. The government awarded £352,000 to assist in tackling single homelessness and developing the private sector on a countywide basis. Cheshire East has used this funding to support the MySpace private sector bid, beyond the initial 1 year contract length, and to help in the setting up costs for the Single Point of Access for supporting people short term services for homeless clients. Current actions include funding bids under the new single homeless fund, Platform for life and Fair Chance funds. The group is also looking at the future of the No Second Night out project which is due to end in March 2015.

## **2.3 Local context**

Cheshire East has several strategies that have an impact on and link into homelessness issues.

*Cheshire East Housing Strategy- Moving Forward 2011-2016* is the long-term vision for housing in the borough. It sets out five key priorities for the delivery of a balanced housing market to meet the varied needs of the Borough's residents:-

- Delivering market and affordable housing
- Making the best use of existing stock
- Meeting the needs of our most vulnerable residents
- Meeting the needs of an ageing population
- Investing in our neighbourhoods

The housing team are adopting a proactive approach to improving access to good quality housing in the private sector by promoting landlord accreditation and providing information to landlords via newsletters and landlords forums. The Deposit Guarantee Scheme and Prevention Fund enable access to the private sector for those clients who cannot access appropriate social housing accommodation. The Homechoice system makes the best use of

housing stock by giving a higher level of priority to those who are homeless or threatened with homelessness. The Homechoice system also ensures that allocations can be made quickly and effectively by reducing the length of time that properties are empty. Older people are also able to access information about their housing options via the Homechoice website. The newly launched Enhanced Housing Options module gives people information on different types of housing and support and presents them with an action plan of their options and next steps. The Single Point of Access is helping to meet the needs of vulnerable residents by providing a single route into support services and information about what is available in the area. The Young Person's Housing support workers also provide a valuable advice service to young people, helping them to either remain at home via mediation or to secure a place in supported housing.

*Vulnerable and Older Person's Housing Strategy* – Cheshire East is developing a strategy that will improve accommodation options for vulnerable people, including those that are homeless. Once completed it will enable greater well-being, independence and quality of life, its aims are :-

- To map the current supply and demand for accommodation by different vulnerable groups
- Use this information as a basis for developing a better model of accommodation and support provision
- Improve the well-being of vulnerable people by providing appropriate housing and ensuring that all relevant agencies are involved in the provision of services.
- Provide an evidence base to inform planning decisions and future commissioning decisions.

*Tenancy strategy* – this strategy was formulated after the implementation of the Localism Act in 2011. It gives guidance on how Cheshire East would like to see the following addressed by registered providers:-

- What kind of tenancies they offer
- The circumstances in which they will grant a tenancy of a particular type
- Where a tenancy is for a set term, the length of term that will be offered
- The circumstances in which a further tenancy will be granted when the existing one has ended.

*Private Rented Sector in Cheshire East Report 2014* –is a comprehensive study of the location, types and affordability of accommodation in the private sector in the Borough.

Other strategies that link into the homelessness strategy are:-

- *Cheshire East's Sustainable Community strategy 2010-2023*
- *Ageing Well plan 2012-2017*
- *Local Plan* – this is the plan for Cheshire East which is the basis for determining planning applications, this is currently being prepared and will guide development up to 2030
- *Cheshire East Domestic Abuse partnership strategy 2014-2016* – this strategy has been formulated to set out the priorities established by the



CEDAP's commissioning and development group as part of its work to redesign and re-commission all services involved in a co-ordinated community response to domestic abuse. The strategy has 6 key priorities under the headings prevention and early intervention, protection, provision, partnership, participation and performance.

- *Joint Strategic Housing Needs Assessment* - this has been developed by the Health and Wellbeing Board and NHS Eastern Cheshire and NHS South clinical commissioning groups. It reflects the adult social care, Public health and NHS Outcome frameworks, as well as the proposed NHS commissioning Outcomes and the Children and Young People's Health Outcomes strategy. The JSNA aims to improve the strategic planning and commissioning of both the local authority and the NHS to improve health and wellbeing and to help tackle inequalities to deliver the best service for the population of Cheshire East.

There are services within the council and other organisations that have a direct strategic link with homelessness, these are:-

- Strategic Partnerships across Cheshire East enable joint commissioning and improved integration of local services. This includes a Leaders board and transformation groups which align delivery and are working towards joint commissioning and integrated delivery. Community Hubs are being developed across Cheshire east building networks between people. Communities, local groups, services, activities and local assets.
- CEDAP- Cheshire East Domestic Abuse Partnership coordinates the shared work of all key statutory and voluntary sector bodies to keep people safe from domestic abuse and make the best use of resources.
- Supporting People- aims to enable adults with housing related support needs to live independently, through different types of support such as sheltered housing, supported housing, funds floating support services that can help with budgeting, developing social and life skills; understanding and managing a tenancy and accessing other services.
- Safer Cheshire East Partnership- this includes Cheshire Constabulary, Cheshire police authority, Cheshire East Council, Cheshire Fire and Rescue Service, Central and Eastern Cheshire PCT, Cheshire Youth Offending Team, Registered providers (Housing Associations), East Cheshire NHS trust and CEDAP. The current priorities are:-

- § Crime prevention
- § Anti-social behaviour
- § Reducing offending
- § Domestic abuse and vulnerable people
- § Road safety

## 2.4 Homelessness in Cheshire East

As previously stated the full facts and figures of the extent of homelessness in Cheshire East and service provision are fully outlined in the Homelessness review, the current position can be summarised as follows.

The number of applications has risen in 2011/12 and 2012/13 compared to 2010/11 but not significantly and does not appear to be reaching the levels of 2009/10 when there were 203 presentations. The numbers of couples with children has reduced but there has been an increase in the number of lone males being accepted.

There has been a shift in the main reasons for homelessness, historically parental eviction was always one of the main reasons for homelessness, this has reduced significantly with just 9 cases in 2012/13. Most other reasons for homelessness have remained fairly static over the past 3 years, with mortgage arrears and rent arrears remaining at low levels as causes of loss of accommodation. These findings support the success of the actions taken to reduce homelessness in the last strategy.

The number of successful prevention cases has increased year on year for the past 3 years, of the 727 cases prevented in 2012/13 the majority were assisted to move into social housing via the housing register, showing that the allocations policy is giving reasonable preference to those households threatened with homelessness. The numbers being assisted to remain in their own homes also increased by 27% from 2011/12 to 2012/13, this was an action from the previous strategy and shows how early intervention can help prevent households losing their homes.

The main message from stakeholders and providers in support services is that the level of complexity of need has increased; there are more people with drug and/or alcohol and/or other issues that require multiple skills to address. Between May 2013 and February 2014 1798 referrals were made to Supporting People short term services in the Borough via the Single Point of Access (SPA).

The launch of the SPA coincided with the introduction of a simplified range of Supporting People services, the service is still evolving and there is scope to improve the amount and quality of referrals received and also to review how best the software can be used to make services accessible to clients.

Providers also highlighted a lack of move-on accommodation which means that people who are ready to live independently are unable to move out and this blocks access to accommodation for others who require the specialist support.

When taking into consideration the contribution that other, non-housing specific services, make to preventing and responding to homelessness there is a good level of provision in the Borough. There are some gaps in service and lack of multi-agency working for some categories of clients has been identified.

There is some evidence of a mismatch between the types of services needed and those actually provided, with the biggest gap existing for people (young people and adults) who

have complex needs to meet, including chaotic behaviour and undiagnosed or unaddressed mental health problems and those with substance abuse issues. There is also some inconsistency in the services provided for young people, with no drop-in facility in the south of the borough. Rough sleepers have access to more services in the south of the borough, church groups and the Salvation Army work together to try to meet the needs of this group, no such service exists in the north. Collaboration between agencies in a time of budget constraints will be needed to address the gaps, costs of services for this type of client will be high so resources need to be pooled to achieve positive outcomes for individuals.

Existing service provision could be more effective if a number of barriers were addressed. These include better methods of communicating information to potential or existing service users a variety of media and reaching those who do not visit the main service points in the borough. There is a lack of broader knowledge about services and therefore appropriate referrals for customers and also a lack of access to affordable settled accommodation preventing timely move-on from supported and other forms of accommodation, thereby limiting access to support for new service users.

Since the last homelessness strategy the council has restructured the housing options service to put more resources and effort into homelessness prevention and this has had an impact on statutory homelessness. The Homechoice service launched the Enhanced Housing options module in May 2014, this self-help tool assists customers to make informed choices about their housing options, obviously this will not be an appropriate route for all customers and many will still seek advice via other avenues.

Access to privately rented accommodation has been limited to single people under 35 due to welfare reform changes, this has impacted negatively on move-on from supported housing projects and other temporary accommodation and put more pressure on social housing stock. Cheshire East needs to work with other agencies and private landlords to develop initiatives to address this gap in provision. The current piece of work being undertaken to build up a picture of what the private sector in Cheshire East looks like may provide an insight to any possible opportunities to meet this aim.

The consultation events demonstrated that there is a real commitment from agencies and providers in Cheshire East to achieve positive outcomes for people who are homeless or who are at risk of homelessness. New solutions are being developed through the use of existing resources or by accessing alternative funding, for example Arch, floating support provider in the south of the borough, offer a drop-in facility to clients who can discuss their support and accommodation needs and receive appropriate referrals to services.

Cheshire East also provided funding to YMCA Crewe to provide support to rough sleepers attending the Salvation Army drop-in facility, work was done to signpost to other organisations and to try to find a solution to their accommodation needs. Better working relationships between mental health services, social workers, probation and housing will be needed to deliver successful outcomes for clients and a multi-agency approach will reduce duplication of work and result in more appropriate support and accommodation for clients with complex needs.

Homelessness is not something that the Council's Housing Options Team nor voluntary and community sector organisations should be left to tackle alone. There are several issues that need wider partners to come together to address. Two of these are how clients with complex needs, who are repeat service users, should be dealt with and how the problem of a lack of affordable accommodation for young single people should be tackled. The priorities and actions from the review are outlined in the following sections.

### 3. Priorities for Cheshire East

The review of homelessness in Cheshire East and consultation with stakeholders in the statutory and voluntary sectors, as well as with service users has informed a number of priorities for Cheshire East. These are detailed in the following sections, under the following headings:

- § Providing effective early intervention
- § Complex needs and Crisis management
- § Support
- § Accommodation and affordability
- § Communication

Under each heading the key findings from the review, and where appropriate from consultation, are outlined. Action points follow.

Cheshire East Council is committed to developing this strategy into an action plan that will be taken forward over the next 3 years.

**Action 1:** The Council will work with partner organisations to develop an action plan encompassing each of the points in this strategy, for delivery in the period 2014-2017

**Action 2:** Cheshire East Homelessness Strategy Steering Group will be instrumental in assisting the development of this action plan, and in designing a structure for implementing, monitoring and evaluating progress against the targets set out in the action plan.

**Action 3:** Service users will be involved, via consultation, in development of any new initiatives which are brought forward from delivery of the action plan



## 4. Providing effective early intervention

Prevention of homelessness is central to this strategy. Homeless acceptances have risen slightly over the past 2 years in Cheshire East, as in the rest of England, so it is important to maintain if not improve on the number of successful prevention cases achieved. The earlier the intervention the more likely it is that a household can be kept in their own homes and this should be the main aim wherever possible.

This section details Cheshire East Council's strategic actions in a number of prevention areas.

### 4.1 Effects of welfare reform

#### Findings from the review

The homelessness review set out in detail how the various welfare reform issues have, and will in the future, affect households in Cheshire East. The entitlement to the single room rent only for single people ages 25 to 34 will continue to impact on homelessness as this group are unable to access affordable accommodation in the private sector.

The introduction of Universal Credit will increase financial pressure on households and may result in increased evictions due to failure to pay housing costs. The reduction in housing benefit for working age social tenants has affected around 2400 households in the Borough, who will either have to make up the difference in their rent or move. The benefits cap, which has limited the amount of benefits income available to both single and family households, has had a minimal effect on households in the borough but in conjunction with Universal Credit this will reduce income and means that choices will have to be made on where to spend household income.

Much work was undertaken by Cheshire East in partnership with registered providers and other agencies to try to minimise the impacts of changes as they were introduced and the borough's housing allocations policy was changed to try to manage the effects of the under-occupation charge for social tenants.

The consultation events revealed that the main concerns were around ensuring that vulnerable clients are able to access advice and assistance to deal with the changes to the benefits system, receive budgeting advice and improve financial capability.

#### Strategic Actions

Action 4: Cheshire East Council to work with DWP to provide debt advice to vulnerable clients and to identify those who need to have rent paid directly to their landlord.

Action 5: Encourage Registered Providers to put mechanisms in place to ready tenants for the introduction of Universal Credit, offer budgeting workshops and bespoke advice sessions.

Action 6: Improve partner's knowledge, particularly social care, of how welfare reform issues will affect vulnerable clients and where they can obtain help to resolve housing related benefit problems.

Action 7: The Housing team will ensure that staff are aware of changes and are able to access resources to assist clients who are threatened with homelessness.

## 4.2 Single Homeless Clients

### Findings from the review

Despite fairly low homeless acceptances amongst single people, 51 in 2012/13, this group still made up 47% of the 108 households who were owed a duty and the number of single males accepted has increased from previous years. Welfare reform changes have affected the ability of single people under 35 to access affordable accommodation in the private sector and this has had a knock-on effect in supported housing projects, with residents unable to move-on and therefore preventing vulnerable clients from accessing services.

The number of single homeless clients under 25 accessing help from the Young Person's Housing Support workers was 180 in the period from October 2012 to September 2013, the work done by the 2 members of staff means that many cases who would have presented as homeless are assisted to source alternative accommodation or remain at home where it is reasonable to do so.

Single homeless service users who attended the consultation event expressed the need for more diverse methods of communicating information to them and also highlighted the issues in finding affordable accommodation.

### Strategic Actions

Action 8: Explore the possibility of a drop-in facility for young people in the south of the borough, to provide holistic advice including housing, benefits and debts as part of the development of community hubs.

Action 9: Cheshire East will work with stakeholders to ensure that single homeless clients are aware of how they can access information regarding housing and benefits issues.

Action 10: The Council will look to continue to fund the work of the Young Person's Housing Support Workers in Cheshire East to ensure that parental evictions do not increase and youth homelessness is reduced.

Much of the information and feedback from the review and consultation process centred around communication and accommodation for this group and there are further actions in these sections later in this document relating to single homeless clients.

### 4.3 Homeless from institutions/leaving care

#### Findings from the review

The results of the review revealed that the numbers of care leavers presenting as homeless are very low with just 6 cases of care leavers aged 18-20 or former care leavers over 21 being accepted in the last 3 years. As at 30<sup>th</sup> September 2013 there were 59 16+ year olds in care that could all potentially leave and there were 66 13 to 15 year olds who could possibly leave care in the next 3 years.

The Housing and 16+ teams work closely together on conducting joint assessments on 16/17 year olds who present as homeless, exact numbers are not available but very few opt to take up the offer of “cared for” status opting to accept an offer of supported accommodation or to return home.

The consultation process, which involved a specific workshop on care leaver issues, generated several priorities including the need to deliver more timely advice to care leavers early in the planning process and to put better measures in place to prepare care leavers for independent living.

The numbers of clients accepted with the reason left prison was just 3 in 2012/13 and only 5 in total for the last 3 years. This figure does not show the true extent of homelessness amongst offenders leaving prison. Probation were unable to provide any information about current caseloads but the number of cases being referred for accommodation via the SPA (Single Point of Access) by prison advice workers and probation is increasing, 15 referrals in the 3 months to June 2014. The lack of specialist accommodation for high level offenders was highlighted in the review consultation process.

Those leaving hospital with no accommodation to go to are also not highly represented in those accepted as homeless, over the past 3 years just 5 cases have been accepted. However the issue of unplanned discharges from hospital, particularly from the mental health unit at Macclesfield hospital, has become a real problem. This results in vulnerable clients being placed in unsuitable temporary accommodation with little support. Housing is exploring options to tackle this problem with partner agencies. No specific feedback was received around discharges from hospital during the consultation process.

#### Strategic Actions

Action 11: Cheshire East Housing team will work with colleagues on the 16+ team to encourage and support the delivery of earlier housing advice to those young people leaving care.

Action 12: The Housing team will maintain links with the 16+ team and encourage joint training to ensure that both teams are kept updated with processes and changes in legislation.

Action 13: Cheshire East will build on existing programmes to address the issue of unplanned discharges from hospital, particularly from mental health units, to ensure that vulnerable clients are not placed in inappropriate accommodation.

Action 14: Cheshire East will look to develop better links with probation services to ensure that they are fully informed on homelessness issues and best able to advise clients.

Action 15: Work will be undertaken with resettlement officers in prisons and young offender's institutions to ensure that they are able to access services e.g. single point of access, at an early stage, to avoid offenders being released from prison with no accommodation.

#### 4.4 Preventing rough sleeping

##### Findings from the review

Rough sleeping is not considered to be a major problem in Cheshire East, with just 4 rough sleepers at the last estimate in Autumn 2013. This figure represents a snapshot on 1 particular night of the year and at different times of the year local knowledge suggests that there may be more individuals sleeping rough in the borough.

Over the past 2 years the No Second Night Out initiative has assisted clients new to rough sleeping to access accommodation. 53 individuals were helped between June 2012 and July 2013, the majority went on to secure a bed in supported housing. This programme is due to end in March 2015 and it will be imperative to ensure that an alternative solution is put in place to continue this work in order to prevent entrenched rough sleeping from increasing. The review highlighted that while there are services for rough sleepers in the south of the borough, the Salvation Army, Crewe YMCA and the LATH group provide assistance to rough sleepers in the Crewe area, there are no such services in the north of the borough.

The consultation process recognised the need to improve services across the borough, stakeholders suggested that there is a need to build on the No Second Night Out programme to include those with complex needs and to provide enhanced support services to this client group.

The issue of identifying numbers of those sleeping rough and a better picture of entrenched rough sleepers were also raised as issues and several suggestions were made as to how a better picture of the extent of rough sleeping in the borough could be achieved. The promotion of the national reporting system for rough sleeping "Streetlink" and the collection of data via the councils Homechoice and SPA systems were two of the actions that could contribute to this aim.

##### Strategic Actions

Action 16: In consultation with partners, Cheshire East will review the remit of the No Second Night Out project with a view to extending it to more complex clients.



Action 17: Cheshire East will continue to work with partners, charitable organisations and local churches to develop services to assist rough sleepers.

Action 18: The Council will try to form a more accurate picture of the extent and location of rough sleeping in the borough.

#### **4.5 Homeless from the social rented sector**

##### **Findings from the review**

The review revealed that homeless acceptances with rent arrears from social rented accommodation as the reason for homelessness, have been nil for the last 3 years. However evictions by social landlords are on the increase and it will be necessary to monitor this to assess the impact of welfare reform over the next couple of years. While the impact of the housing benefit under occupation restrictions on social housing tenants has not been significant in the Borough, the introduction of Universal credit is likely to cause widespread problems across the social rented sector.

Tenants will have all their benefits, including housing benefit, paid to them in one monthly payment and they will be responsible for making rental payments to their landlords themselves. Universal Credit is due to start rolling out across Cheshire East from July 2014 and the council has been working closely with Registered Providers and partner agencies to try to address some of the issues around budgeting, lack of bank accounts and the need for IT support for clients who need to access Universal Credit.

##### **Strategic Actions**

Action 19: The council will work with all the main providers of social rented accommodation to ensure that measures are in place to assist clients, who are in financial difficulties, at an early stage, in order to prevent evictions.

Action 20: The Council will monitor the number of evictions from the social rented sector to identify any trends and take appropriate action if needed to address this issue.

Action 21: Cheshire East will continue to provide funding via the Homeless Prevention Fund to assist clients who have arrears in the social sector.

#### **4.6 Homeless from the private rented sector**

##### **Findings from the review**

Homelessness due to the ending of a tenancy in the private sector is still the main reason for homelessness amongst those owed a duty; there were 26 cases in 2012/13, 31 in 2011/12 and 21 in 2010/11. Many more who did not reach the homeless decision stage were assisted

via prevention officers to either secure social housing or an alternative private let. The two Private Sector Liaison Officers and the Homeless and Prevention officers work closely together to provide advice to households who are served notices by their landlords and in the past early intervention has been successful in assisting households to resolve issues around rent arrears and housing benefit problems so that they can remain in their homes. In 2012/13 19% of the 127 cases who were assisted to remain in their homes were due to negotiation or other assistance in the private rented sector.

The review highlighted that the Council's rent bond scheme has been under-utilised since the introduction of the Emergency assistance fund in April 2013. It is essential to improve the uptake of this initiative as it helps build good links with landlords and makes it easier to work with them to prevent homelessness.

The main issues discussed at the stakeholder and service user events were around accessing private lets and affordability issues, the required actions on these aspects are outlined later in this document.

### **Strategic Actions**

**Action 22:** Cheshire East will develop a private sector landlord offer, to incorporate a tiered system of services available to private landlords, encouraging them to become accredited and to work with the private sector liaison officers to prevent homelessness.

**Action 23:** The issuing of section 21 notices by private landlords will continue to be monitored by the Housing team; this process will identify bad practice by landlords, increase homeless prevention and help to identify common themes occurring on reasons for eviction.

**Action 24:** The rent bond scheme will be re-launched with the aim of increasing the numbers of landlords participating and also encouraging financial inclusion by tenants with the link into the Credit union.

## **4.7 Homeless due to relationship breakdown**

### **Findings from the review**

Relationship breakdown between couples, violent and non-violent, accounted for 28% of the cases accepted as homeless in 2012/13, 14% were non-violent and 14% were violent.

These numbers have remained fairly static over the last 3 years. The numbers being accepted due to parental eviction have reduced by 25% from 15 in 2011/12 to 9 in 2012/13, this reduction is due in part to the work of the young person's housing support workers who provide housing advice to the 16-24 age group. Figures suggest that there may have been many more presentations to the homeless team if these interventions had not taken place. There were 180 referrals to the two workers between October 2012 and September 2013, 83

of these cases moved into supported housing and 46 either remained at home or moved in with other family members.

The review indicates that domestic abuse services and housing are working well together via the MARAC process to address housing and homelessness issues for victims of domestic abuse and no specific actions were identified in the findings of either the review or the consultation process.

The main actions to move forward in the strategy are around continuing partnership working and ensuring that housing staff are well-informed around changes in legislation and local practices so that they are best able to advise clients.

Action 25: Housing Options will link into the action identified in the Vulnerable person's Housing strategy to develop information- sharing protocols in order to create better shared databases of clients movements and status.

Action 26: Cheshire East will continue to work closely with the established cross-agency groups on domestic abuse issues.

Action 27: Cheshire East will continue to work jointly with partners to maintain and improve the reduction in homelessness due to parental eviction.

Action 28: Housing staff will receive on-going training on domestic abuse awareness and housing rights on breakdown of relationship in order to provide advice to clients presenting with these issues.

## 5. Complex Needs and Crisis Management

### Findings from the review

The main message from stakeholders and providers in support services is that the level of complexity of need has increased; there are more people with drug and/or alcohol and/or other issues that need multiple skills to address. Between May 2013 and February 2014 1798 referrals were made to Supporting People short term services via the Single Point of Access (SPA). The services co-ordinated under the SPA are mainly low to medium need supported housing projects and floating support services which are unable to provide the levels of support required for individuals with complex needs.

Some accommodation providers are flexible and accommodate some of the more chaotic or high needs clients but as numbers of this type of client increase they will be unable to accept referrals due to the need to balance the overall needs of residents in their accommodation. The Supporting People needs analysis indicates that there is likely to be an undersupply of supported accommodation in the future and that many services are currently operating waiting lists.

The Vulnerable and Older Person's Housing strategy highlights the need for:-

- More direct access temporary accommodation to avoid the use of Bed and Breakfast
- More interim and temporary accommodation is required for complex or high needs cases- particularly those with drug/alcohol issues, with high level support to prepare for independent living
- A greater supply of supported accommodation for complex homeless clients so that prolonged stays in temporary accommodation are avoided and this will allow lower needs clients to access temporary accommodation and move more quickly into permanent housing.

Some of the actions around accommodation for this group outlined in the Vulnerable and Older Person's Housing strategy are mirrored in the Homelessness strategy action plan. The consultation responses, both in writing and at the stakeholder's event, highlight the need for a multi-agency approach to assessing clients with complex needs. There are a cluster of individuals in the borough who have exhausted all their accommodation options but still continue to present regularly to different services, there needs to be a clear policy on how these clients will be dealt with and how information is shared amongst professionals.

Homeless acceptances for people with mental health needs are the second highest reason for priority need; in 2012/13 18% of the 108 households accepted had this as the primary reason for their vulnerability. As previously highlighted discharges from mental health units into homelessness are increasing, as are the numbers of clients presenting with mental health issues that have not had a formal diagnosis. Often these individuals are accommodated in low level support temporary accommodation and arranging a formal mental health assessment is a protracted and difficult process. The lack of good links between Housing and mental health services are compounding these problems and the pathways for how clients will be assessed and what services will be available to them are not clear at present. Providers of specialist floating support for people with mental health



problems are unable to meet current demand and this may result in vulnerable individuals losing their homes as they are not receiving the support they need to sustain their tenancies. The actions below reflect the need for better multi-agency working and processes, the support and accommodation issues identified are incorporated into the relevant actions under these headings in the action plan for this strategy.

### **Strategic Actions**

Action 29: Utilise the existing cross-agency working group to explore and develop options to address the lack of specialist accommodation for clients with substance abuse issues.

Action 30: Cheshire East will look to introduce a multi-agency approach to assessing clients with complex needs.

Action 31: Housing will develop a protocol for how difficult clients will be dealt with, who make repeat presentations to the housing team and via the single point of access.

Action 32: The Housing Options team will work with partner agencies to ensure that they are trained in how the homelessness process works and how to access advice in emergency situations.

Action 33: Improve liaison with mental health services to inform housing staff on the pathways for clients with mental health issues. Also improve staff awareness on how they should approach clients with these health problems.

## 6. Support

### Findings from the review

Supporting People funded services are the main source of tenancy support in the borough. The launch of the Single Point of Access (SPA) in May 2013 coincided with a review of Supporting People services that resulted in a reduced number of providers of floating support and the introduction of a set of services aimed at five main client groups:-

- Drug/alcohol issues
- Resettlement
- Mental health
- Generic/disability
- Offenders

The SPA is still evolving and there is a need to increase the number of organisations using the service and to improve the quality of the referrals being made. Several providers operate a drop-in facility where clients can discuss their support and accommodation needs and receive appropriate referrals to services.

During the consultation process service users and stakeholders agreed that the SPA needs to be more widely advertised and support made easier to access.

Feedback from workshops held at the consultation events indicates that the current floating support provision is unable to deal with the more complex cases and this should be addressed. Service users also thought that support duration could be more flexible, lasting longer when need be and that they would like to be able to tap back into services after it has ended if need be. Both these points need joint action from Supporting People and housing to ensure need is being met.

As previously discussed benefits/welfare reform is an area where it is felt extra support provision is needed. The introduction of Universal Credit, stricter sanctions on Job seekers who fail to comply with conditions of receiving benefit and a lack of financial capability are all areas that could potentially increase homelessness due to loss of housing benefit or the failure to make rent payments. The council and partner agencies need to ensure that this issue is tackled and a range of measures to mitigate the impact of welfare reforms was suggested at the consultation events which are included in the action plan to this strategy. The introduction of the Enhanced Housing Options module to the Homechoice website provides a self-help toolkit for customers.

The site provides holistic advice on housing options, benefits, money advice, sign-posting to other services and owner/tenant legal rights. Customers answer a series of questions and are provided with a detailed action plan at the end of the process. This service will help users to find out about the support services and how to access them.

## Strategic Actions

Action 34: Develop the Single Point of Access for supported accommodation and floating support services with the aim of increasing awareness amongst stakeholders and improving referral rate.

Action 35: Cheshire East will work with partners in the statutory and voluntary sectors to ensure support is available to those clients affected by welfare reform issues.

Action 36: Housing will work with the Supporting people service to ensure that provision of floating support is meeting need, monitoring applications and referrals via the SPA.

Action 37: Promote the use of the Enhanced Housing options module on the Homechoice system in order to facilitate access to support for residents of the borough across a range of issues.

## 7. Accommodation and Affordability

### Findings from the review

As outlined earlier the Vulnerable and Older Person's housing strategy highlights some of the issues around gaps in provision for homeless clients with complex needs and the need for more direct access temporary accommodation in the borough. The strategy also identified gaps in accommodation provision for people with sensory and physical disabilities and this applies to those who become homeless and require temporary accommodation. Little provision exists to provide suitable interim accommodation for this group.

The Homechoice policy, which sets out Cheshire East's approach to allocating social rented properties, was reviewed in 2011 and changes implemented in 2012 to meet the requirements of the Localism Act 2011. The policy gives preference to those people who are homeless and the banding system is used to ensure that households who are threatened with homelessness are also afforded priority; this resulted in 62 households being housed into social rented accommodation via this prevention route in 2012/13.

The review of homelessness highlights the lack of affordable accommodation for single people, particularly those aged under 35. Welfare reform changes have impacted negatively on move-on from supported housing projects and temporary accommodation and put more pressure on social housing stock. The strategic housing market assessment, updated in September 2013, shows that there were 4381 households on the housing register needing a 1 bedroom property but only 453 lets were made into bedsit/1 bedroom properties in the previous year. Households requiring this type of accommodation are therefore likely to have a long wait for a social rented property as there is a significant under-supply of this type of accommodation.

Accessing the private sector for the 18 to 34 age group is also difficult with the capping of local housing allowance to the shared room rate. There is very little shared accommodation in the borough and the consultation process made several suggestions as to how the private sector could be made more accessible to this age group. Cheshire East needs to use the findings of the recently completed review of accommodation in the private sector to explore the possibility of opening up the private sector for homeless clients. The actions outlined previously regarding the development of a private sector landlord offer and the re-launch of the rent bond scheme may also generate more opportunities to secure private rented accommodation.

Feedback from stakeholders and service users highlights the need for more information to be made available on renting privately. Cheshire East is piloting the use of the Homechoice system to advertise some of vacant properties owned by accredited landlords and this may provide another source of good quality accommodation for homeless clients. There was some concern around the length of tenancies issued by private landlord's, it was felt that longer tenancies would give people stability meaning that they would be more likely to look after the property and to settle better.

Ensuring that accommodation, whether it be social rented or in the private sector, is affordable is essential to ensure sustainment of accommodation and prevent homelessness. Many registered providers now conduct affordability checks on potential tenants prior to



making an offer of accommodation and this practice is also used by the housing team when utilising the rent guarantee scheme or prevention fund to access a privately rented property for a client. In the past 12 months many households have by-passed housing, and the advice available to them, and have accessed funding via the council's Emergency Assistance fund. It is felt that more rigorous affordability checks are needed on these applicants in order to ensure that the property is affordable in the long term and that they do not have debts.

It is essential to continue to promote the work of the council's Money Advice officer and local debt advice agencies in order to ensure that clients get advice at an early stage to prevent loss of their accommodation.

Consultation feedback included the need to promote financial inclusion and to provide more pre-tenancy training and/or trial tenancies for those moving out of supported housing or those who have never held a tenancy-care leavers in particular were thought to need extra input before moving into independent living.

### **Strategic Actions**

Action 38: Cheshire East will use the Review of private sector accommodation to develop a plan to increase the housing stock available to single homeless people.

Action 39: Housing will work with partners to deliver the actions identified in the vulnerable person's housing strategy with regard to people with physical and sensory disabilities and their housing needs.

Action 40: The Housing team will work with Supporting People and accommodation providers with a view to ensuring that stock is being used to best effect and changing use where deemed appropriate.

Action 41: Continue to promote the development of more flexible social rented accommodation through planning processes and the reuse of empty homes, prioritising accommodation suitable for single homeless clients.

Action 42: Housing will complete affordability checks, where appropriate, on those clients who engage with the prevention team and private sector liaison officers to ensure that any tenancy offered is sustainable.

Action 43: Explore the possibility of pooling the housing emergency accommodation budget with Children's services to best meet the needs of care leavers and other homeless clients.

Action 44: Housing will build on existing schemes to enable move on into the private sector from supported/temporary accommodation.

Action 45: The Housing Allocations policy and Homechoice system will be continually monitored and reviewed to ensure it best meets the needs of the Borough's residents and is adapted to meet new legislation

Action 46: Housing will continue to use all available funding streams to address affordability issues for those who are homeless or threatened with homelessness.

Action 47: Cheshire East will promote the work of the money advice officer and monitor referrals to the service to assess the impact of any increase in mortgage interest rates on owner occupiers.

## 8. Communication

### Findings of the review

A common theme throughout the review and consultation process was the need for the council to promote the services available to those who are homeless or threatened with homelessness and also to ensure that stakeholders are aware of the processes for accessing advice, accommodation and support for their clients.

The homelessness legislation is very complicated but it is important that those agencies who deal with vulnerable, potentially homeless people are aware of the implications and possible outcomes of a homeless application and are able to manage the expectations of their clients. It would also be useful for stakeholders to have a good, basic overview of the services covered by housing options team and what other agencies may be able to do to assist.

Some of the suggestions from stakeholders on this theme were around the development of a professionals housing hub to share and disseminate information and the need for better information sharing protocols across the agencies dealing with vulnerable people. Service users attending the consultation event raised the issue that many young people in supported accommodation lack the motivation to do anything for them and rely on their support worker to get information and advice on housing issues for them.

The use of social media or advertising in places where young people are likely to congregate, to get over information regarding homelessness/housing, would be a better option than a leaflet that they would be unlikely to read. Service users also thought that presentations in schools would be of benefit, to educate young people on homeless issues and to give them realistic expectations of what will happen if they leave home. It was felt that the way we deliver information about homelessness to service users and residents of Cheshire East needs to be improved and new methods of communication used. There is a need to extend partnership working into the wider community to deliver the key messages on homelessness to a broad range of organisations.

There is a need to develop more robust methods of gathering customer feedback and to consult with service users and stakeholders more frequently on homelessness issues. The review consultation process demonstrated that there is a real commitment from agencies and providers in Cheshire East to achieve positive outcomes for people who are homeless or at risk of homelessness and there needs to be a way of ensuring that this continues to be the case by keeping them up to date with developments in the service and consulting with them on improvements that could be introduced.

### Strategic Actions

Action 48: Housing will look to development different methods of communicating information and giving advice to residents of the Borough.

Action 49: Engaging with stakeholders and the wider business community needs to be improved to ensure that they are aware of available services.

Action 50: Housing will look to develop information sharing protocols both with departments inside the council and other agencies.

Action 51: Housing will improve the content of the Cheshire East website so that people can easily access information. The feasibility of the development of a housing hub for professionals will form part of this process.

Action 52: Develop better consultation and feedback processes with service users and stakeholders to ensure that they are involved in how housing services should look.



## **9. Implementation & Monitoring of the Strategy**

The action plan established from the strategy will help evidence the need for investments and/or commissioning of new services within the Borough.

In order to ensure that the action plan objectives are met and achieved, structured and comprehensive monitoring of the plan must be completed.

The Homelessness Strategy Steering Group, consisting of statutory and other voluntary agencies, will monitor and review the progress in accordance with the action plan on a quarterly basis. A review of the Homelessness Strategy will be undertaken annually to establish feedback and progress of the action plan.

### **9.1 Future Consultation**

The strategy is a working document and it is therefore essential that it is reviewed and the projects/initiatives contained in the action plan are monitored to ensure that they are carried out.

As one of the priority actions emerging from the consultation is joint working, it is important that regular liaison is carried out with key partners and service users.

The Homelessness Strategy Steering Group is an essential part of the monitoring process and contains a number of key organisations. A full list of the organisations represented on the steering group can be found in Appendix A.

### **9.2 Future Strategy Changes**

As the strategy is a living document it is inevitable that some alterations may occur and that some actions may not be deliverable. The removal or additions of relevant actions, in addition to any changes in funding arrangements should be discussed with key partners and agreed in principle with the majority of the Homelessness Strategy Steering Group.

All key stakeholders will be notified of the changes agreed and will be given 28 days to respond.

### **9.3 Comments & Feedback Relating to this Strategy**

Feedback and updated information from stakeholders, as a result of the distribution of the Homelessness Review, has been taken into account in the formulation of this strategy. If you would like to make any comments about this document or to request any further information or related documents please contact:

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## GLOSSARY OF TERMS

<b>AST</b>	Assured Shorthold Tenancy
<b>BME</b>	Black & Minority Ethnic
<b>CAB</b>	Citizen Advice Bureau
<b>CBL</b>	Choice Based Lettings
<b>CEC</b>	Cheshire East Council
<b>CDAP</b>	Cheshire Domestic Abuse Partnership
<b>CLG</b>	Communities and Local Government
<b>DGS</b>	Deposit Guarantee Scheme
<b>EHO</b>	Enhanced Housing Options
<b>GP</b>	General Practitioner
<b>HA</b>	Housing Association
<b>HB</b>	Housing Benefit
<b>HMO</b>	House in Multiple Occupation
<b>HOT</b>	Housing Options Team
<b>HSSA</b>	Housing Strategy Statistical Appendix
<b>IMD</b>	Index of Multiple Deprivation
<b>JSNA</b>	Joint Strategic Housing Needs Assessment
<b>LA</b>	Local authority
<b>LAA</b>	Local Area Agreement
<b>LGR</b>	Local Government Re-Organisation
<b>LHA</b>	Local Housing Allowance
<b>LSP</b>	Local Strategic Partnership
<b>MAPPA</b>	Multi Agency Public Protection Panel
<b>MARAC</b>	Multi Agency Risk Assessment Conference
<b>NSNO</b>	No Second Night Out
<b>PCT</b>	Primary Care Trust
<b>PPO</b>	Prolific and other priority offender
<b>PSL</b>	Private Sector Leasing
<b>P1E</b>	Statistical return on statutorily homeless households
<b>RSL</b>	Registered social landlord
<b>SMART</b>	Specific, measurable, achievable, realistic, time bound
<b>SMHA</b>	Strategic Market Housing Assessment
<b>SP</b>	Supporting People
<b>SPA</b>	Single Point Of Access
<b>YOT</b>	Youth Offending Team

## **APPENDIX A**

### **List of organisations represented on Homelessness Strategy Steering Group**

English Churches Housing Group  
Cheshire East Council Care Leavers Team  
Youth Offending Team  
Adullam Housing  
Cheshire Police  
Macclesfield Cradle Concern  
Citizen's Advice Bureau  
Arch  
Jobcentreplus  
Richmond Fellowship  
East Cheshire Drugs Service  
Crewe YMCA  
Cheshire East Council Benefits Section  
P3 Charity  
Barnardo's  
Child & Adolescent Mental Health 16-19 Team  
Probation Service  
Just Drop In Macclesfield  
Plus Dane Housing  
Crewe Women's Aid  
Making Space

## HOMELESSNESS STRATEGY ACTION PLAN 2014-2017

This action plan is designed to be SMART (Specific, Measurable, Achievable, Realistic and have a clear Timescale). It has been based on the 5 main themes and priorities identified in the strategy and the resulting actions.

### PROVIDING EFFECTIVE EARLY INTERVENTION

Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
1.1 Welfare reform	Work with DWP to provide debt advice to vulnerable clients and those who need direct payments to their landlord.	Staff Time-possible funding from DWP	Homelessness Team Leader/Money Advice Officer	Numbers of direct payments secured and cases assisted.	On-going	
	Work with registered providers to assist tenants to be prepared for the introduction of Universal Credit by providing advice and budgeting workshops.	Staff time	Housing Options team leaders	The number of evictions from social tenancies remains low.	On-going	
	Provide information to partner agencies on how welfare reform issues may affect their clients and where they can access advice to resolve housing related benefit issues.	Staff time	Policy & Monitoring Officer	As above.		
	Ensure that Housing options staff are fully trained on the impacts of welfare reform and are able to assist clients with benefit issues.	Staff Time £3k-grant budget	Housing Options team leaders	Prevention cases on resolution of benefit issues increase.		
1.2 Single Homeless Clients	Explore the possibility of a drop-in facility in the south of the borough to provide holistic advice on housing, benefits and debts for young people.	Staff Time Set up costs depends on if joint funded.	Policy & Monitoring Officer	Service provision matches that available in North of Borough.		



PROVIDING EFFECTIVE EARLY INTERVENTION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	Consider the continuation of the role of Young Person's Housing Support Workers across the borough.	Between £120K-£130K grant budget over 2 years	Housing Options Manager/Policy & Monitoring Officer	Low numbers of parental evictions are maintained and number of homeless preventions increased.		
	Work with stakeholders via various meetings and groups attended to ensure they are aware of what services are available to single homeless clients	Staff time	Housing Options team leaders	The numbers of single homeless acceptances, particularly males, is reduced.		
1.3 Homeless from institutions/leaving care	Improve the delivery of advice on housing options to young people who are due to leave care.	Staff time	Policy & Monitoring Officer/16+ team	More care leavers are registered for social housing or a private sector tenancy.		
	Housing to continue to work closely with the 16+ team with regards to care leavers and 16 and 17 year olds.	Staff time	Housing Options manager/16+ team manager	Staff are trained on changes on legislation on both sides and the 16/17 year olds protocol is regularly reviewed.		
	Work with resettlement officers in local prisons and young offender's institutions to ensure that offenders are aware of where to access services e.g. single point of access so that they do not leave custody with no accommodation to go to.	Staff Time	Policy & Monitoring Officer	Numbers of homeless acceptances from ex-offenders remains at a low level and applications via the SPA are increased.		
	Cheshire East will continue to work with health services to reduce the numbers of unplanned discharges from local hospitals, particularly mental health units.	Staff time	Homelessness team leader	The numbers of cases presenting as homeless from hospital and placed in temporary accommodation is reduced.		

PROVIDING EFFECTIVE EARLY INTERVENTION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	Improve links with probation services to ensure they are well informed about homelessness services and are able to feed into future strategies and initiatives.	Staff time	Homelessness team leader/Policy & Monitoring officer/Probation	Better information is available with regards to the numbers of offenders who are homeless and homeless acceptances for those leaving custody remain low.		
1.4 Preventing Rough sleeping	Cheshire East will look to build on the No Second Night Out project to ensure provision is available to clients new to rough sleeping and to consider extending the remit of any new scheme to include clients with complex needs.	Staff time £40K grant budget	Housing Options Manager	Levels of rough sleeping remain low.		
	Continue to work with partners, voluntary organisations and local churches to provide services for rough sleepers. Including making funds available to assist in periods of cold weather.	Staff time £27k for SWEP over 3 years grant budget	Housing options manager	Rough sleepers' access appropriate services and are assisted to move off the streets.		
	A more accurate picture of the extent of rough sleeping in the borough is established via Streetlink system, Single Point of access and local intelligence	Staff time	Policy & Monitoring Officer	Mapping of the areas and numbers of rough sleepers' is completed		
1.5 Homeless from social rented sector	Cheshire East will work with the main providers of social housing to ensure processes are in place to provide timely advice for tenants in arrears.	Staff Time	Policy & Monitoring Officer/Money Advice officer	Pre- court protocols in place with all main providers of social housing.		
	Evictions from social housing will be monitored to identify any	Staff time	Homelessness Team leader	A recording system in place to monitor evictions and the		

PROVIDING EFFECTIVE EARLY INTERVENTION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	trends and take appropriate action.			reasons for them.		
	Cheshire East will continue to use the Homelessness Prevention fund to assist clients who have arrears in the social sector	Staff Time 10% of total prevention fund £12500	Policy & Monitoring Officer	Evictions from social rented sector are prevented and homeless acceptances remain low.		
1.6 Homelessness from the private sector	Cheshire East will develop a private sector landlord offer to incorporate a tiered system of incentives for landlords.	Staff time 20% of total prevention fund £25000	Housing Options Manager/Policy & Monitoring Officer	More landlords become accredited and the standards of private rented accommodation are improved.		
	The reasons for the issuing of section 21 notices will be monitored to check validity and reasons for issue.	Staff time	Senior Homechoice Adviser	Ending of assured shorthold tenancies are reduced and prevention outcomes are improved.		
	The Council rent bond scheme will be reviewed and re-launched	Staff Time 15% of total prevention fund £18900	Policy & Monitoring Officer	Numbers of landlords participating in the scheme is increased and more clients are signed up to Credit union		
1.7 Homeless due to relationship breakdown	Link into action in the Vulnerable Person's Housing Strategy to develop information sharing protocols	Staff time	Adult services	The creation of a shared database of clients movements and status		
	Housing will continue to work closely with the established cross-agency groups dealing with domestic abuse- MARAC and MARAC steering group and provide funding for target hardening.	Staff Time £10k over next 2 years grant budget	Homechoice Team Leader/Policy & Monitoring officer	Homeless approaches from clients experiencing domestic abuse remain low.		

PROVIDING EFFECTIVE EARLY INTERVENTION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	Cheshire East will continue to work with other agencies to prevent parental evictions.	Staff time(including young person's housing support workers)	Policy & Monitoring Officer	Homeless acceptances for young people remain low.		
	Housing staff will receive on-going training on domestic abuse awareness and relationship breakdown housing rights	£3k- grant budget	Housing Options Manager	Homeless acceptances with relationship breakdown as main reason are reduced.		

COMPLEX NEEDS AND CRISIS MANAGEMENT						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
2.1 Clients with substance misuse issues	Cheshire East will use the existing cross-agency working group to explore the options for the provision of specialist accommodation for clients with substance abuse issues.	Staff Time Cost of support via Supporting people budget	Housing Options Manager//Adult services	Accommodation provided that enables clients to address addictions and move into independent living		
2.2 Clients with complex needs	Explore the possibility of introducing a multi-agency approach to assessing clients with complex needs.	Staff time	Complex Case worker/homelessness team leader	A system is put into place to manage complex cases reducing the numbers of clients who become street		



COMPLEX NEEDS AND CRISIS MANAGEMENT						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
				homeless and providing a one stop approach for customers.		
	Develop a protocol to deal with repeat presentations to services from individuals who have exhausted all options	Staff Time	Homelessness Team leader/Policy & Monitoring Officer	Protocol in place, which is shared with fellow professionals resulting in a reduction in the resources used to deal with these cases.		
	Provide on-going advice and training to partner agencies to ensure that they are aware of processes within the Housing team and are able to access advice for clients.	Staff time	Housing options manager/Team leaders	Fewer emergency approaches from clients are made and housing staff attend team meetings of other organisations to provide and receive information.		
2.3 Clients with mental health issues	Improve liaison with mental health services and establish the support pathways for clients with mental health issues.	Staff time	Homelessness Team Leader	Fewer acceptances from clients with mental health issues and clients placed in temporary accommodation with these issues, are assessed promptly to establish their support needs.		

COMPLEX NEEDS AND CRISIS MANAGEMENT						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	Housing Options Staff improve awareness about mental health illnesses in order to be better prepared to deal with clients presenting with these issues.	Staff time £1k-grant budget	Housing Options team leader	Staff are trained on how to approach clients with mental health issues and are able to access relevant services for them.		

SUPPORT						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure of Success	Target Date	Actual Outcome
3.1 Single Point of Access	Improve use of the SPA by increasing awareness of the service amongst stakeholders	Staff time	Policy & Monitoring Officer	More on-line applications for supported accommodation and floating support received.		
	Providers will be encouraged to promote their services to other agencies and potential service users.	Staff time	Policy & Monitoring Officer	Increased referrals to service providers resulting in fewer homeless presentations.		
	Housing will work with Supporting People to ensure that the short term service contracts are meeting need by monitoring applications and referrals through the SPA	Staff time	Policy & Monitoring Officer	Service users are able to access appropriate support promptly and waiting lists are kept to a minimum.		

3.2 Welfare reform	Cheshire East will work with other agencies, statutory and voluntary to ensure that support is available to those clients affected by welfare reform issues, particularly Universal Credit.	Staff time	Policy & Monitoring Officer	Measures are put in place to provide advice and homeless acceptances due to rent arrears do not increase.		
3.3 Enhanced Housing Options	Housing will promote the use of the Enhanced Housing Options module on the Homechoice system to facilitate access to support for residents of the borough across a range of issues.	Staff time	Homechoice Team Leader	The numbers of people accessing the system increases and clients are able to make choices based on the advice provided.		

ACCOMMODATION AND AFFORDABILITY						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
4.1 Accommodation	Use the review of private sector stock in Cheshire East to increase accommodation available to single people.	Staff Time Grant funding to landlords to improve properties	Housing Options Manager	An increase in shared and 1 bed accommodation in the private sector is achieved.		
	Work with partners to deliver the actions in the Vulnerable & Older Person's strategy with regards to homeless	Staff time Grant funding to landlords to make adaptations.	Strategic Housing Manager	People with disabilities are able to access suitable temporary and permanent		

ACCOMMODATION AND AFFORDABILITY						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	client with physical and sensory disabilities.			accommodation.		
	Housing and Supporting people will work with providers of supported accommodation to ensure stock is being used to best effect and changing use when deemed appropriate.	Staff time	Policy & Monitoring Officer	Use of bed and breakfast and temporary accommodation is reduced as waiting lists for projects are minimised.		
	Continue to promote the development of more flexible social rented accommodation through planning processes prioritising accommodation for single people.	Staff time	Strategic Housing Manager	An increase in 1 bedroom accommodation in the social rented sector.		
	Work to bring empty homes back into use to provide accommodation for homeless clients	Staff time	Housing options Manager/ Private Sector Housing Manager	A process in place that links empty homes and private sector liaison officers work to make more properties available to potentially homeless households.		



ACCOMMODATION AND AFFORDABILITY						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	Housing will work with Children's services to explore the possibility of pooling emergency accommodation budgets to best meet the needs of care leavers and other homeless clients.	Staff time Possible budget savings	Housing Options Manager/ Children's Services manager	Use of bed and breakfast is reduced.		
	Build on existing schemes to enable move on into the private sector for clients in supported/temporary accommodation. Consider the extension of the MySpace project and a shared accommodation tenants register.	Staff Time £20k-grant budget	Policy & Monitoring Officer	Waiting lists in supported accommodation are reduced and more clients are assisted into independent living.		
	The housing allocations policy and Homechoice system will be regularly reviewed to ensure it best meets the needs of the Borough's residents and meets any legislative changes	Staff Time	Housing Options manager	Those threatened with homelessness or already homeless are assisted into social housing.		
4.2 Affordability issues	Housing will complete affordability checks, where appropriate, on	Staff time	Housing Options Team leaders	Tenancies are sustained and homeless		

ACCOMMODATION AND AFFORDABILITY						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	those customers who engage with the prevention team or private sector liaison officers.			acceptances due to rent arrears remain low.		
	Housing will continue to use all available funding streams to address affordability issues for those who are homeless or threatened with homelessness.	Staff time 55% of prevention fund £69,000 EA budget (up to end March 2015) Discretionary Housing payment budget Budgeting Loans	Policy & Monitoring Officer	Homeless prevention figures show good use of available resources.		

COMMUNICATION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
5.1 Promoting services	Housing will look to develop different methods of communicating information and giving	Staff time £5k-grant budget	Housing Options Manager	New methods in place and residents are better informed about services.		

COMMUNICATION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	advice to residents of the Borough.					
	Engagement with stakeholders and the wider community will be improved to improve their knowledge of homelessness issues.	Staff time	Housing options Team leaders	Voluntary agencies and residents of the borough are aware of services and are able to pass information on to potential service users. An increase in those using services such as Homechoice and the SPA should be the outcome.		
5.2 Consultation	Better consultation processes with service users and stakeholders will be developed.	Staff Time	Policy & Monitoring Officer	A wider cross-section of agencies and stakeholders are able to feed into policies and strategies and can help to shape how services should look.		
5.3 Website	Housing will improve the content of the Cheshire East website to make it easier for people to access information. The feasibility of the	Staff time	Housing options Manager	Improved links on website achieved. Partner agencies are able to access and share information with housing colleagues.		

COMMUNICATION						
Key Issue	Action	Resources	Lead Officer/Partnership	Measure Of Success	Target Date	Actual Outcome
	development of a professionals housing hub will also be explored					
5.4 Protocols	Housing will look to develop information sharing protocols both with internal departments and other agencies.	Staff time	Housing Options Manager	Services for clients are more streamlined and homeless decisions and housing applications are dealt with more quickly as information is readily accessible.		



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## CHESHIRE EAST COUNCIL

### Cabinet

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**Date of Meeting:** 6<sup>th</sup> January 2015  
**Report of:** Chief Operating Officer  
**Subject/Title:** Business Rates Retention – Delegation of Pooling with Greater Manchester for 2015/16  
**Portfolio Holder:** Councillor Peter Raynes, Finance

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#### **1.0 Report Summary**

- 1.1 To request the necessary delegations in relation to the budget setting process following the Local Government Resource Review.

#### **2.0 Recommendation**

- 2.1 To recommend to Cabinet that authority be delegated to the Chief Operating Officer, in consultation with the Portfolio Holder for Finance, to discharge the following function for the Council:
- The determination of whether the Council should be part of a business rates pooling arrangement with Manchester City Council and the other Greater Manchester authorities.

#### **3.0 Reason for Recommendation**

- 3.1 To grant the Chief Operating Officer authority to enter into a pooling arrangement for the purposes of business rates retention.

#### **4.0 Wards Affected**

- 4.1 Not applicable.

#### **5.0 Local Ward Members**

- 5.1 Not applicable.

#### **6.0 Policy Implications**

- 6.1 The report outlines proposals that may affect the medium term policies of the Council.

#### **7.0 Implications for Rural Communities**

- 7.1 None

## **8.0 Financial Implications**

- 8.1 This report is concerned with the delegation of decisions required to be made as part of the budget setting process.

## **9.0 Legal Implications**

- 9.1 Membership of the pool is a commitment for 2015/16 only and will be reviewed each year.

## **10.0 Risk Management**

- 10.1 Authority for the delegation is required within the 28 day period following the release of the provisional Local Government Finance Settlement for 2015/16.

## **11.0 Background and Options**

- 11.1 The Local Government Resource Review has resulted in amendments being required to the delegations in relation to the budget setting process.
- 11.2 An application has been submitted on behalf of the Greater Manchester Councils and Cheshire East Council to the Department of Communities and Local Government on the pooling of business rates under the Business Rates Retention Scheme.
- 11.3 Discussions on this proposal remain ongoing between the authorities. Each authority will need to make a decision on whether it wishes to be part of the pool within 28 days of the provisional Local Government Finance Settlement expected to be announced in the week beginning 15<sup>th</sup> December. The purpose of pooling rates across the individual authorities is not intended to alter individual authorities income levels but to retain any levy that might be payable by certain members of the pool to Central Government. Any sum gained would be retained by the pool for investment within the Greater Manchester and Cheshire East area.
- 11.4 It is anticipated that Manchester City Council will administer the pool.
- 11.5 If any of the authorities which have expressed an interest so far decides it needs to withdraw then the proposed pool will fall away for the financial year.

## **12.0 Access to Information**

- 12.1 The background papers relating to this report can be inspected by contacting the report writer:

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