

Strategic Planning Board

Agenda

Date: Wednesday, 25th January, 2017
Time: 10.30 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

Please note that members of the public are requested to check the Council's website the week the Strategic Planning Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

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 in the report.

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

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

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Two Meetings** (Pages 3 - 18)

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

To approve the minutes of the meetings held on 14 December 2016 and 10 January 2017 as a correct record.

4. **Public Speaking**

A total period of 5 minutes is allocated for each of the planning applications for the following:

- Ward Councillors who are not members of the Strategic Planning Board
- The relevant Town/Parish Council

A period of 3 minutes is allocated for each of the planning applications for the following individuals/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- Objectors
- Supporters
- Applicants

5. **16/2373N-Outline application for the construction of up to 400 dwellings with garaging; provision of serviced site for one form entry primary school; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works, Land at Flowers Lane, Leighton for Mr Stephen Biart, The Fairfield Partnership (Pages 19 - 44)**

To consider the above application.

6. **16/2433N-Outline application for residential development to include details of access, Land South of Nantwich Road, Wrenbury for Siteplan UK LLP (Pages 45 - 66)**

To consider the above application.

7. **Cheshire East Local Plan: Compliance with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (Pages 67 - 250)**

To consider the above report.

8. **Cheshire East Local Plan (Part 2) Site Allocations and Development Policies Document Issues Paper, Call for Sites and Revised Sustainability Appraisal Scoping Report (Pages 251 - 372)**

To consider the above report.

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 14th December, 2016 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor J Hammond (Chairman)

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough, J Macrae, B Roberts (Substitute), M Sewart, L Smetham, G M Walton (Substitute) and J Wray

OFFICERS IN ATTENDANCE

Mr D Evans (Principal Planning Officer), Ms P Evans (Planning and Highways Manager of Legal Team), Mr A Fisher (Head of Planning Strategy), Mr K Foster (Principal Planning Officer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)), and Mr P Wakefield (Principal Planning Officer)

66 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H Davenport, J Jackson and S Pochin.

67 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 16/4601N and 16/2229C, Councillor J Hammond declared he was a Director of ANSA Environmental Services Ltd who were consultees on the applications, however he had not made any comments nor taken part in any discussions.

In the interest of openness in respect of application 15/4888N, Councillor J Hammond declared that he was a Member of Haslington Parish Council and the RSPB who were consultees on the application, however he had not made any comments nor taken part in any discussions.

In respect of application 15/4601N, Councillor J Hammond declared that the majority of Members had received a letter from the Principal of Reaseheath College and an email from Mr Gerald Emerton. Similarly in respect of application 15/4888N, Councillor J Hammond declared that the majority of Members had received a letter from the Land Director of Persimmon Homes Limited.

In the interest of openness in respect of applications 16/4601N and 16/2229C, Councillor S Hogben declared he was a Director of ANSA Environmental Services Ltd who were consultees on the applications, however he had not made any comments nor taken part in any discussions.

In the interest of openness in respect of application 15/4601N, Councillor D Hough declared that he was a Member of Alsager Town Council, however he had not commented on the application.

In the interest of openness in respect of application 16/2999C, Councillor D Hough declared that he had voted on a similar application in the past.

In the interest of openness in respect of application 15/4888N, Councillor L Smetham declared that she was a member of the RSPB who were a consultee on the application, however she had not made any comments nor taken part in any discussions.

68 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 16 November 2016 be approved as a correct record and signed by the Chairman subject to point four of the Section 106 Agreement under application 16/4558C being amended as follows:-

Both education contributions to be provided in following phases 50% at the 1st occupation of the 30th unit and 50% at the 1st occupation of the 100th unit.

69 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

70 16/4601N-RESERVED MATTERS APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR 1000 DWELLINGS WITH ASSOCIATED LANDSCAPING, OPEN SPACE, ROADS, CYCLE WAYS, FOOTWAYS AND INFRASTRUCTURE, KINGSLEY FIELDS LAND TO THE NORTH OF, WATERLODE, NANTWICH FOR MR IAN HARRISON, TAYLOR WIMPEY UK LIMITED, REDROW HOMES & DAVID WILSON HOMES

Consideration was given to the above application.

(Councillor M Jones, the Ward Councillor, Councillor A Moran, a visiting Councillor, Parish Councillor Michael Houlston, the Chairman of Acton Edleston & Henhull Parish Council, Jeff Stubbs, representing Nantwich Civic Society who were objecting, Meredydd David, representing

Reaseheath College and Jon Suckley, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the update to Board the application be approved subject to the following conditions:-

1. A02RM - To comply with outline permission
2. A05RM - Time limit following approval of reserved matters
3. A01AP - Development in accord with approved plans
4. A06EX - Materials as application
5. A25GR - Obscure glazing requirement
6. Provision of electric vehicle charging infrastructure
7. Habitat management plan is to be submitted
8. Development to be carried out in strict accordance with the submitted badger mitigation and water mitigation strategies
9. Updated badger survey to be submitted prior to the commencement of the A51 diversion and further phases
10. Appointment of ecological clerk of works and submission of an ecological monitoring and reporting strategy
11. Contamination not previously identified
12. No dwellings or building to be placed within the modelled flood zone 2 or 3 areas.
13. Surface water management strategy shall not be compromised by fluvial flooding up to a 1 in 100yr + climate change event.
14. Detailed plans to be submitted for all additional waterbodies to be provided or enhanced as part of the ecological mitigation strategy.
15. Soft landscaping details to be submitted
16. Hard landscaping details (including spine road) to be submitted
17. Implementation of landscape scheme
18. Full details for existing and proposed levels and contours for all open space areas, including cross sections to be submitted
19. Development to be carried out in accordance with the submitted Arboricultural Impact Assessment
20. Construction Specification/method statement (trees/hedges)
21. Footpath along western river bank to be provided and retained and available for public use at all times thereafter
22. Details of signage and any necessary watercourse crossings (bridges) for the riverside walk to be submitted
23. Floodlighting details for MUGA to be submitted
24. The development shall be carried out in accordance with the mitigation details set out in the submitted noise report.
25. Broadband
26. Cycle storage-Details to be submitted

Informative to say that on receipt of future on site applications there is an opportunity to secure TRO's if deemed necessary to manage emerging traffic management issues resulting from this development.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in his absence the Vice Chairman) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting adjourned for lunch from 12.45pm until 1.20pm).

71 15/4888N-OUTLINE APPLICATION FOR THE PROVISION OF UP TO 400 RESIDENTIAL UNITS, WHITE MOSS, BUTTERTON LANE, BARTHOMLEY, CREWE FOR MR LEE DAWKIN, RENEW LAND DEVELOPMENTS LIMITED

Consideration was given to the above application.

(Councillor M Deakin, neighbouring Ward Councillor, Town Councillor Phil Williams, representing Alsager Town Council, Sylvia Dyke, an objector and Alan Thorley, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor R Fletcher who was the neighbouring Ward Councillor).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed residential development is unacceptable because it is located within the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Consultation Draft March 2016 and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. Consequently, there are no material circumstances to indicate that permission should be granted contrary to the development plan.
2. The proposal constitutes a premature development which would compromise the Spatial Vision for the future development of the rural areas within the Borough, contrary to Policies PG2 and PG6 of the Cheshire East Local Plan Strategy – Consultation Draft March 2016 and guidance within the NPPF.
3. It has not been suitably demonstrated that the ecological benefits of this proposal will be at a level to surpass the expected ecological value of the site upon completion of the agreed restoration scheme. Therefore the application is contrary to Policies NE.5, NE.6, NE.7, NE.8 and NE.9 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

4. Insufficient information has been submitted with the application that demonstrates the proposals will not have a detrimental impact on the Oakhanger Moss SSSI and Midland Meres and Mosses Phase 2 Ramsar and local Sites of Biological Importance. Therefore the application is contrary to Policies NE.6, NE.7 and NE.8 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

5. Insufficient information has been submitted with the application that demonstrates the proposals will not have a detrimental impact on the operation of the local highway network. Therefore the application is contrary to Policy BE.1 of the Crewe and Nantwich Local Plan, Policy SE3 of the emerging Cheshire Easy Local Plan Strategy and guidance within the NPPF.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to Head of Planning (Regulation), in consultation with the Chair of SPB, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

72 16/2229C-RESERVED MATTERS APPLICATION FOLLOWING OUTLINE APPLICATION 11/4109C; FOR ACCESS (OFF LINLEY LANE), APPEARANCE, LANDSCAPING, LAYOUT AND SCALE, CARADON BATHROOMS LTD, LAWTON ROAD, ALSAGER FOR PETER BARLOW, WAINHOMES (NORTH WEST) LTD

Consideration was given to the above application.

(Councillor M Deakin, the neighbouring Ward Councillor, Town Councillor Sue Helliwell, representing Alsager Town Council, Sue Davies, the Clerk to Church Lawton Parish Council and Stephen Harris, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out on behalf of Councillor Rhoda Bailey who was a neighbouring Ward Councillor).

RESOLVED

That for the reasons set out in the report and in the oral update to Board, the application be approved subject to the following conditions:-

1. Approved Plans
2. Materials to be submitted
3. Submission of a landscaping scheme
4. Implementation of the approved landscape scheme
5. Boundary Treatment details to be submitted for approval
6. Land levels to be submitted and approved (including mitigation for surface water flooding)
7. Other Protected Species Mitigation in accordance with submitted report

8. Other protected species protective fencing
9. Requirement for submission and implementation of a woodland management plan
10. Amended Arboricultural Method Statement and tree protection plan to be submitted. Implementation of submitted tree protection measures and adherence to submitted Arb Method Statement.
11. Submission of site specific engineer design details for any areas of hard surfacing and retaining structures within root protection areas.
12. Service/ drainage layout
13. Where required by condition 10, no development shall take place until details of an Engineer designed no dig hard surface construction specification for any area of hard surfacing within the root protection area of retained trees, together with details of any proposed retaining structures within root protection areas have been submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
14. Details of the play equipment within the LEAP to be submitted and approved
15. Prior to the commencement of development a scheme detailing the feasibility of a pedestrian link between the development site and the proposed amenity green space known as the burial ground, shall be submitted to the Local Planning Authority and approved in writing. The scheme shall address any implications associated with the potential impacts upon ecology, retained trees and land levels, and, if found to be feasible details of its means of construction and a scheme of implementation shall be provided. If a scheme for pedestrian access is found to be feasible, then the pedestrian link shall be provided in strict accordance with the approved details and made available in accordance with the scheme of implementation.
16. Land levels to be submitted and approved within the local flood risk levels
17. Broadband
18. Cycle and bin storage details to be submitted
19. Electric vehicle charging points
20. Traffic calming measures within the site to be submitted and agreed

In addition two informatives were added in relation to Flood risk.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(Prior to consideration of the application, Councillor J Macrae left the meeting and returned during its consideration. As a result he did not take part in the debate or vote on the application).

(The meeting adjourned for a short break).

73 GREATER MANCHESTER SPATIAL FRAMEWORK (GMSF)

Consideration was given to the above report.

RESOLVED

That the Director of Planning & Sustainable Development be recommended to respond to the Combined Authority with the comments set out in Appendix One of the report as well as the following additional comments:-

- (i) Need to factor in health facilities
- (ii) Impact on growth plans to be factored in
- (iii) Importance of distribution of development
- (iv) HS2 parkway
- (v) Buxton and Rose Hill stations
- (vi) Extending metrolink to some places ie Woodford
- (vii) Need for more promotion of public transport
- (viii) Concern over the scale of development should be expressed more forcefully
- (ix) The comments on green belt should also be made more strongly and explicitly
- (x) The cumulative effect of development would be a merging of settlements such as Handforth with adjoining areas of Greater Manchester
- (xi) Once the areas were physically conjoined, then administrative amalgamation would likely follow
- (xii) Transport was a particular concern- and the SEMMMS Refresh must be employed to provide cross boundary transport solutions
- (xiii) There would be an impact on Local public services – not just education – and this needed to be looked at comprehensively
- (xiv) With regard to the development at High Lane, the concept of extending the railway South of Rose Hill station was strongly supported – and this should be extended so as to at least join with the station at Middlewood
- (xv) Aside from Heald Green, all sites appeared to pose problems

74 CHESHIRE EAST LOCAL PLAN STRATEGY - MAIN MODIFICATIONS

Consideration was given to the above report.

RESOLVED

That Council be recommended to approve the requested delegations as set out in the report subject to the following minor amendments to three paragraphs contained in the report:-

Paragraph 4.1

As set out in the National Planning Practice Guidance, where an Inspector considers that modifications are required to make a submitted Local Plan sound, the Inspector can recommend such Main Modifications to the local planning authority. A Main Modification is defined as a change that materially affects a policy in the plan and is required to make the **Revised Submitted** Local Plan Strategy sound and legally compliant.

Paragraph 4.2

At the close of the hearing sessions in October 2016, the Inspector indicated that he envisages preparing a short report outlining any further work the Council may need to undertake along with any **further** amendments (Main Modifications) that are needed to ensure the plan is sound and can be adopted. As part of the formal Examination process, there will need to be a formal six week period of public consultation on the Inspector's draft Recommended Main Modifications and this consultation will be carried out under the direction of the Inspector

Paragraph 5.2

Further Examination hearings were held over six weeks in September and October 2016 to consider new issues arising from the public consultation as well as the Strategic Sites and Strategic Locations in the plan. At the close of these hearings, the Inspector indicated that he envisages preparing a short report outlining any further work the Council may need to undertake along with any **further** amendments (Main Modifications) that are needed to ensure the plan is sound and can be adopted. Once the Inspector has considered the representations to the Main Modifications, he will submit his final report to the Council, including his conclusions on the legal compliance and soundness of the Plan and the reasons for any Main Modifications. It is at this point that the Council will consider the Inspector's final report and decide whether to formally adopt the Plan with the recommended Main Modifications.

75 URGENT ITEM-14/5671N - FORMER GORSTYHILL GOLF CLUB, ABBEY PARK WAY, WESTON

Consideration was given to the above report.

RESOLVED

That part withdrawal of the reasons for refusal in respect of the impact on Barn Owls be agreed and that the Head of Planning (Regulation) be instructed not to contest that issue at the forthcoming Appeal.

The meeting commenced at 10.00 am and concluded at 3.45 pm

Councillor J Hammond (Chairman)

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Tuesday, 10th January, 2017 at The Capesthorne Room - Town Hall,
Macclesfield SK10 1EA

PRESENT

Councillor H Davenport (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors B Burkhill, S Edgar (Substitute), T Fox, S Hogben, D Hough,
N Mannion (Substitute), M Sewart, L Smetham and J Wray

OFFICERS IN ATTENDANCE

Ms T Evans (Planning and Highways Manager of Legal Team), Mr N Jones
(Principal Development Officer), Mr R Law (Principal Planning Officer) and Mr
D Malcolm (Head of Planning Regulation))

76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Jackson, J
Macrae and S Pochin.

77 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 16/4436M, Councillor J
Hammond declared that he was a member of Cheshire Wildlife Trust who
were consultees but he had not made any comments nor taken part in any
discussions relating to the application. Furthermore in the interest of
openness together with other Members of the Board he declared that he
had received various emails from residents, action groups and Adlington
Parish Council which have not been commented on and Officers copied in
accordingly.

In the interest of openness in respect of application 16/4436M, Councillor
L Smetham declared she was a member of Cheshire Wildlife Trust who
were consultees but she had not made any comments nor taken part in
any discussions relating to the application

In the interest of openness in respect of application 16/4436M, Councillor
M Sewart declared that he was a Member Poynton Town Council and he
visited and attended meetings of Adlington Parish Council, however he
had not taken part in any discussion on the issue.

78 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be amended to allow additional time as follows:-

A total of 10 minutes was allocated for:-

Ward Councillors who were not Members of the Strategic Planning Board

A period of 5 Minutes was allocated per:-

Town/Parish Council

A period of 3 minutes was allocated per objector:-

A period of 5 minutes was allocated for the Applicant.

(Prior to consideration of the following application, Councillors S Hogben and J Wray arrived to the meeting).

79 **16/4436M-PROPOSED POYNTON RELIEF ROAD, CHESTER ROAD, POYNTON FOR JOINT APPLICANTS - CHESHIRE EAST COUNCIL & STOCKPORT MBC**

Consideration was given to the above application.

(Councillor J Saunders, the Ward Councillor, Councillor M Beanland, the Ward Councillor, Councillor H Murray, the Ward Councillor, Town Councillor Les Berry, representing Poynton Town Council, Parish Councillor Jan Wiper, representing Adlington Parish Council, Parish Councillor Lillian Burns, representing Prestbury Parish Council, Alice Ford, representing Adlington Action Group, James Smith, the Chairman of Adlington Civic Society, and David Skeet, representing Cheshire East Council attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report and in the oral update to Board, the application be approved referred to the Secretary of State for approval subject to the following conditions:-

1. Development to commence within 3 years.
2. Development to be in accordance with the approved plans and documents
3. Development in accordance with Environmental Statement.
4. Details of materials for structures, lighting columns and fencing to be submitted
5. Further details of bridges, structures, underpasses, bridge wing walls, abutments and crossings to be submitted
6. Full construction details of proposed pedestrian and cycleway, footpaths and bridleways to be submitted

7. Phasing plan for the construction of the development to be submitted and agreed.
8. Highway improvement works at the Adlington Crossroads signal junction to be implemented prior to opening of the PRR unless any variation first agreed
9. Highway improvement works at the Bonis Hall Lane signal junction to be implemented prior to opening of the PRR unless any variation first agreed
10. Safety and operation of the Well Lane / A523 Junction improvement to be reviewed and be delivered prior to the opening to traffic of the Poynton Relief Road
11. Construction Environmental Management Plan and Method Statement submitted and approved
12. The acoustic mitigation scheme as outlined in the Environmental Statement shall be implemented in full, and maintained in perpetuity throughout the life of the scheme.
13. Lighting details (permanent) to be submitted
14. Lighting details (during construction) to be submitted
15. Bird hazard management plan during construction to be submitted
16. Details stating how the landscaping and ecological mitigation schemes and the drainage schemes are designed to minimise risk to aircraft to be submitted
17. Foul and surface water drainage in accordance with submitted details. Development in accordance with Flood Risk Assessment and Drainage Strategy Report.
18. Contaminated land – Further phase II investigation and remediation strategies to be submitted
19. Submission of a Precautionary Method of Working strategy in respect of nesting birds. The submitted strategy to focus on Woodford Aerodrome.
20. Submission for detailed design for the culverts which are to include mammal ledges.
21. Submission and implementation of landscaping specification and management plan. Management to be undertaken in perpetuity.
22. Submission of ecological monitoring and reporting scheme including contingency measures to be implemented as agreed with the Council.
23. Submission of methodologies for translocation of hedgerows.
24. Submission of the specification for the creation of species rich grassland habitats.
25. Submission of Construction Environment Management Plan
26. Submission of proposals for the appointment of an ecological clerk of works and annual monitoring and reporting of the effectiveness of the agreed ecological compensation to the LPA for a period of 10 years post commencement of development. Any remedial measures required to ensure the effectiveness of the agreed mitigation to be agreed by the LPA.
27. Inclusion of Elm in hedgerow planting to provide food source for white letter hair streak

28. Implementation of all ecological mitigation and compensation measures detailed in the ES unless varied by a subsequent Natural England license.
29. Submission of updated badger survey prior to commencement.
30. Detailed design of the proposed ponds.
31. Landscaping scheme
32. Landscaping implementation
33. A 30 year Landscape and Ecological management plan, including long term design objectives, management responsibilities and maintenance schedules for all mitigation and landscape areas shall be submitted
34. Tree and hedgerow retention
35. Remediation strategy that includes to deal with the risks associated with contamination of the site shall each be submitted
36. No infiltration of surface water drainage into the ground where land contamination is known or suspected to be present is permitted
37. Details of any piling to be submitted
38. Submission of a public rights of way management scheme
39. No development within specified area until a programme of archaeological work is secured and implemented in accordance with a written scheme of investigation to be submitted and approved.
40. Prior to the commencement of any works involving the loss of part of the Adlington Golf Centre, the alternative replacement 9 hole-golf course shall be implemented and made available for use, unless any variation is first agreed in writing by the Local Planning Authority.
41. Prior to the opening of the Relief Road hereby approved, details of traffic mitigation measures to discourage the use of specific surrounding roads (including Street Lane) shall be the subject of consultation with the Ward Members, Parish and Town Councils, and submitted to and approved in writing by the Local Planning Authority. The approved measures shall then be fully implemented before the Relief Road is opened. Within 12 months of the opening of the Relief Road, an assessment of the traffic flows, in a form to be agreed in writing with the Local Planning Authority, shall be undertaken, and any recommendations shall be implemented in full as agreed by the Local Planning Authority, unless any variation is first agreed in writing by the Local Planning Authority.
42. Prior to the commencement of development hereby permitted, details of a protocol for the establishment and running of a Liaison Group shall be submitted to and approved in writing by the Local Planning Authority. The Liaison Group shall include representatives of the applicant, local Town and Parish Councils, Ward Councillors and representatives of appropriate statutory consultees and neighbouring residents. The Liaison Group shall be operated in accordance with the agreed protocol, unless any variation is agreed in writing by the Local Planning Authority.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of the Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement (if required) in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

The meeting commenced at 10.30 am and concluded at 1.10 pm

Councillor H Davenport (Chairman)

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Application No: 16/2373N

Location: Land At, FLOWERS LANE, LEIGHTON

Proposal: Outline application for the construction of up to 400 dwellings with garaging; provision of serviced site for one form entry primary school; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary works.

Applicant: Mr Stephen Biart, The Fairfield Partnership

Expiry Date: 17-Aug-2016

SUMMARY:

The proposal is contrary to the 'saved' policies NE2 (Open Countryside) of the Replacement Borough of Crewe and Nantwich Local Plan 2011 and therefore the statutory presumption is against the proposal unless material considerations indicate otherwise.

The site is now however proposed as part of an allocation for around 500 dwellings within the Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016 as site CS38 – Leighton, Crewe. The Inspector in his views on Further Modifications needed to the Local Plan Strategy (Proposed Changes) (13 December 2016) has endorsed the overall approach, and not indicated any further changes required under the suggested Main Modifications, in relation to this site. The plan can accordingly now be given greater weight.

An important material consideration in this case is the NPPF which states at paragraph 49 that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites and that where this is the case housing applications should be considered in the context of the presumption in favour of sustainable development. It is anticipated a 5 year supply will be demonstrated when the Local Plan is adopted but at this time it cannot be supported.

It is therefore necessary to establish whether it benefits from the presumption under paragraph 14 by evaluating the three aspects of sustainable development described by the framework (economic, social and environmental).

In this case, the development would provide market and affordable housing to meet an acknowledged shortfall. The proposal would also have some economic benefits in terms of jobs in construction, spending within the construction industry supply chain and spending by future residents in local shops.

Highways is a significant issue in this area of Crewe, however this site will help address this matter by providing a roundabout access that will assist with the strategic linkages, and provide significant financial contributions towards improvements locally.

There would be an adequate level of public open space (POS) on site together with a play area which would comply with policy.

Subject to a suitable Section 106 package, the proposed development would provide adequate POS, the necessary affordable housing requirements, and the requirement for the future maintenance of the open space and playspace on site. It would not generate any shortfall in education capacity locally.

The proposal is considered to be acceptable in terms of its impact upon residential amenity (although this will be looked at in more details at the Reserved Matters stage) and drainage/flooding. Conditions could be imposed to ensure this. It therefore complies with the relevant local plan policy requirements for residential environments

Section 106 contributions can be secured towards the upgrading of the local footpath and cycle network. Therefore it is not considered that a refusal on locational sustainability grounds could be sustained.

The proposal would not result in the loss of any best and most versatile agricultural land, and any impacts on ecological assets can be suitably mitigated.

Despite the loss of open countryside, on the basis the Council cannot demonstrate a 5 year supply of housing and the endorsement of the site to be taken forward as a Local Plan strategy site, it is considered that the proposal represents sustainable development and paragraph 14 is not engaged.

SUMMARY RECOMMENDATION:

DELEGATE to HEAD OF PLANNING (REGULATION) TO APPROVE subject to updated ecology reports, conditions and the signing of a Section 106 Agreement

DESCRIPTION OF DEVELOPMENT

This outline planning application seeks planning permission for “up to 400 dwellings with garaging; provision of serviced site for one form entry primary school; parking; public open space; landscaping; new vehicle and pedestrian accesses; highway works, foul and surface water drainage infrastructure and all ancillary work”.

The proposals have been amended during the lifetime of the application, the most significant being the deletion of the area set aside for a primary school, amendments to the roundabout design, and improvements to the illustrative layout informed by amended landscape, ecology and tree reports, including provision of a green northern edge to the site. A site for a local shop is already indicated on the masterplan, and the plans indicate 7 2/3 bed bungalows

SITE DESCRIPTION:

The site comprises of an irregular shaped parcel of land situated to the north-east of Flowers Lane (the B5076) and to the west of Moss Lane (a minor road). The site is approximately 24.40 hectares (60.3 acres) in area.

The site consists of a series of fields used for pasture land. The site is relatively flat and hedges, often including hedgerow trees, form defensible boundaries on all sides, and currently sub-divide the site. The site adjoins the settlement boundary of Crewe and is bounded to the south by approved Phase 2 of the Parkers Road housing development by Bloor Homes. The existing farm complex referred to as Leighton Lodge on the plans, adjoins the site on Flowers Lane (to the north of the proposed access) but does not form part of the application site. To the south east of the site, currently separated by fields lies Leighton Hospital.

As noted above, the site is bound by hedgerows on all sides. The trees and hedgerows that form the main arboricultural features are situated predominantly within the existing hedge lines and are typical of this type of agricultural landscape. Most of the significant trees have been incorporated into the illustrative design and layout of the site and the hedgerows will largely be retained and reinforced with additional planting especially within the centre of the site, and along the northern boundary.

Access to the site would be from Flowers Lane, from a new roundabout which could also be used to provide suitable access to the Local Plan site CS3 Leighton West from the north.

Perhaps the most notable feature of the site are the overhead power cables which run roughly north east to south west across the site.

RELEVANT HISTORY:

None relating to this site, but there are planning approvals relating to the land immediately to the south for Phase 2 (Phase 1 is largely complete) of the Parkers Road housing development by Bloor Homes.

NATIONAL & LOCAL POLICY

National Policy

National Planning Policy Framework

Local Plan policy

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plans (January 2004). The Crewe and Nantwich Local Plan is applicable for this site.

Policies in the Local Plan

NE.2 (Open countryside)
NE.5 (Nature Conservation and Habitats)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing In the Open Countryside)
RT.6 (Recreational Uses on the Open Countryside)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

National Policy

National Planning Policy Framework

Other Material Policy Considerations

Interim Planning Statement: Affordable Housing (Feb 2011)
Strategic Market Housing Assessment (SHMA)
Strategic Housing Land Availability Assessment (SHLAA)
North West Sustainability Checklist
Article 12 (1) of the EC Habitats Directive
The Conservation of Habitats and Species Regulations 2010.

Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016

The following are considered relevant material considerations as indications of the emerging strategy:

PG2 – Settlement Hierarchy
PG5 - Open Countryside
PG6 – Spatial Distribution of Development
SC3 – Health and Wellbeing
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 - Design
SE2 - Efficient Use of Land
SE3 – Biodiversity and Geodiversity
SE4 - The Landscape
SE5 – Trees, Hedgerows and Woodland
SE9 –Energy Efficient Development
IN1 - Infrastructure
IN2 – Developer Contributions

CS38 – Leighton, Crewe

The latest wording reads as follows:

“Leighton, Crewe (Former SL 2)

This site lies adjacent to the Strategic Site of Leighton West. The site lies in close proximity to both Leighton Hospital and Bentley Motors; its development will result in the expansion of the new sustainable neighbourhood at Leighton West. This will provide opportunities for people to live near to the key automotive hub, to be located at the southern end of the Leighton West site and in close proximity to Bentley Motors. The development of the Leighton West Strategic Location Site over the Local Plan Strategy period will be achieved through:

- 1. The delivery of around 500 homes (at a variety of densities). The design, density and scale of the development should reflect the fact that the site lies in a transitional location between the higher density urban area and the rural area. The surrounding development is predominantly suburban and the development of the site should reflect this. The development of the site will be masterplan-led, including a design code, which will consider its location, constraints and opportunities;*
- 2. Further road improvements to upgrade access to Leighton Hospital for emergency vehicles and suitable footpath and cycle lanes;*
- 3. Key worker housing to be provided, for the employees of Leighton Hospital;*
- 4. Site to be designed to complement the allocated site at Leighton West; and*
- 5. Incorporation of Green Infrastructure, including:*
 - i. A linear green corridor through the site, including the land below and adjacent to the pylons;*
 - ii. Allotments;*
 - iii. Open space including formal sports pitches, Multi Use Games Area; outdoor gym and equipped children's play space.”*

The site subject of this application takes up a substantial part of the CS38 allocation, but not all of it. The remaining area to the north is in separate ownership. The wording of the policy has been amended during the Local Plan process and there was some discussion of the text during the examination, but nothing that would impact on the substance of the policy.

CONSULTATIONS:

Brine Board

The site is outside the consultation area normally considered, but the application has been assessed due to the scale of the development and proximity of nearby claims. The applicant may want to consider looking into assessing the impact of historical brine pumping in the area.

United Utilities

No objection subject to conditions relating to foul and surface water drainage, and management and maintenance of sustainable urban drainage.

Archaeology

With the exception of identifying ridge and furrow earthworks, which have been recorded by LIDAR and aerial photographs, the archaeological assessment did not identify any archaeological potential within the proposed development, which is consistent with the Parkers Road site. No mitigation is therefore required.

Housing

Do not object subject to meeting the policy requirement for 30% affordable housing on a 65/35% split (affordable rent/intermediate tenure) secured via a section 106 Agreement.

Public Open Space/Play

Comments to be reported

Education

In order to meet the requirements of up to 400 dwellings based on pressures in this part of Crewe, there will be the need to contribute towards the provision of primary school and SEN (Special Educational Needs) places as part of the development, and this has been assessed to require a contribution of £1,030,125 secured via a Section 106 Agreement.

Environmental Health

No objection subject to the following conditions:

- Submission / approval and implementation of a Construction Environmental Management Plan
- Requirement for the submission of an air pollution damage cost calculation to determine the mitigation required.
- Low emission strategy.
- Electric Vehicle Charging Points
- Agree a residents travel information pack
- Dust Control Measures
- Submission of a Phase II Contaminated Land Assessment & verification

Rights of Way

The development will affect a public footpath (No.2), but in line with the proposals, the surface should be upgraded with an unsealed stone surface to a minimum width of 1.5m. This can be conditioned.

With regards to wider active travel, the application proposes a green corridor through the centre of the site, incorporating pedestrian and cycle routes. If these are not adopted as public highway – with an appropriate commuted maintenance sum, the routes would need to be maintained for use under the arrangements for the management of the open space on site. Linkages to the wider network – proposed in the Leighton area are set out in the application and should be secured, with appropriate signage through conditions/Section 106 contributions.

Highways

The application site was fully evaluated as part of the evidence base for the Local Plan, and it was accepted that around 500 dwellings (on the whole site CS38) could be accommodated within the highways infrastructure, on the basis of a number of mitigation measures set out in the draft policy.

Looking specifically at this application, Highways have fully assessed the proposals looking at the strategic context, the localised impact including the sustainability of the site taking specifically access for pedestrians and cyclists. Highways have been in dialogue with the applicant's agent, and are satisfied that the application is acceptable subject to conditions and a package of financial contributions towards Highways infrastructure.

Flood Risk Engineer

The site is located in flood zone 1; however, there is also high surface water risk to the land adjacent to the proposed development. The risk of flooding from this source will need to be appropriately mitigated and assessed then demonstrated in the submitted documents before development can commence on site. The submitted FRA is deficient in this respect.

They do not however raise any objections to the application, subject to conditions covering managing overland flow and proposals for sustainable urban drainage.

Minshull Vernon and District Parish Council

They object to the application on the following grounds:

- Over development of the site, exacerbated by inadequate infrastructure
- Flooding concerns
- Lack of local facilities including shops, schools and doctors
- Two access points are not acceptable, there should only be one

They then go on to state that if planning permission were granted then a range of 35 matters should be included as conditions. Many of these are very detailed matters but include provision of shops/services, play areas, cycle routes, safe pedestrian routes, construction management and affordable housing provision.

REPRESENTATIONS:

A number of comments have been received from residents and Cllr Bebbington raising the following concerns:

- Concern that Moss Lane will be used as a main access to the site. Moss Lane is not suitable being narrow with no footpath provision. There is also a concern it will become a rat run if Flowers Lane is congested.

- Concern about the more general highways impact in the area of building 400 houses and the capacity of Flowers Lane to cope with the increased traffic, and concerns about safety.
- Loss of open countryside
- Schools are at capacity
- Concerns over flooding
- Lack of facilities in the area and few being proposed on site.

A number of letters of support have also been received supporting the site as a suitable location for the expansion of Crewe and helping the economic growth of the town.

Finally a request for a financial contribution towards extending the graveyard at the Parochial Church Council of St. Peter's Church, Leighton-cum-Minshull Vernon has been received. This is not however considered to meet the requirements of the CIL regulations set out later in the report.

APPLICANTS SUBMISSION

In support of the application (in addition to the submitted plans) the following documents have been submitted:

1. Supporting planning statement
2. Design and Access Statement
3. Statement of Community Involvement
4. Transport Assessment
5. Travel Plan
6. Flood risk Assessment
7. Landscape & Visual Assessment
8. Archaeological Desk Based Assessment
9. Ecological Impact Assessment
10. Tree survey and Report
11. Phase 1 Contamination Report
12. Air Quality Assessment
13. Heads of Terms – Section 106 Agreement

APPRAISAL:

There are three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right

time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent.

Social Sustainability

The first dimension to sustainable development is its social role. In this regard, the proposal will provide new family homes, including 30% affordable homes, on site public open space and residents would use local education and health provision.

Housing Land Supply

On 13 December 2016 the Inspector published a note which sets out his views on the further modifications needed to the Cheshire East Local Plan Strategy. This note follows 6 weeks of Examination hearings concluding on 20 October 2016.

This note confirms that his previous endorsement for the core policies on the plan still stand and that “no new evidence or information has been presented to the examination which is sufficient to outweigh or alter my initial conclusions”. This signals his agreement with central issues such as the ‘Duty to Cooperate’, the overall development strategy, the scale of housing and employment land, green belt policy, settlement hierarchy and distribution of development.

The Inspector goes on to support the Council's approach to the allocation of development sites and of addressing housing supply. He commented that the Council:

“seems to have undertaken a comprehensive assessment of housing land supply, and established a realistic and deliverable means of meeting the objectively assessed housing need and addressing previous shortfalls in provision, including assessing the deliverability and viability of the proposed site allocations”

The Inspector went on to state that the development strategy for the main towns, villages and rural areas appeared to be “appropriate, justified, effective, deliverable and soundly based.” As a consequence there was no need to consider other possible development sites at this stage.

The Inspector's recommendations on Main Modifications mean that under paragraph 216 of the Framework the emerging policies of the Cheshire East Local Plan Strategy can be attributed a greater degree of weight – as the Plan as revised is at an enhanced stage, objections are substantially resolved and policies are compliant with National advice.

The Inspector's recommendations on housing land supply, his support for the Cheshire East approach to meeting past shortfalls (Sedgepool 8) indicate that a remedy is at hand to housing supply problems. **The Council still cannot demonstrate a 5 year supply of**

housing at this time but it will be able to on the adoption of the Local Plan Strategy. This is highly relevant to the assessment of weight given to housing supply policies which are deemed out of date by the absence of a 5 year supply. Following the Court of Appeal decision on the Richborough case, the weight of an out of date policy is a matter for the decision maker and could be influenced by the extent of the shortfall, the action being taken to address it and the purpose of the particular policy. Given the solution to housing supply now at hand, correspondingly more weight can be attributed to these out of date policies.

Affordable Housing

The Council's Interim Planning Statement: Affordable Housing (IPS) states in Settlements with a population of 3,000 or more that we will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing on all unidentified 'windfall' sites of 15 dwellings or more or larger than 0.4 hectares in size. The desired target percentage for affordable housing for all allocated sites will be a minimum of 30%, in accordance with the recommendations of the Strategic Housing Market Assessment carried out in 2013 and Policy SC5 of the LPS proposed changes. This percentage relates to the provision of both social rented and/or intermediate housing, as appropriate. Normally the Council would expect a ratio of 65/35 between social rented and intermediate housing.

This is a proposed development of 400 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 120 dwellings to be provided as affordable dwellings. . The SHMA 2013 shows the majority of the demand in Crewe for the NEXT 5 YEARS is for 50 x 1bedroom, 14 9 x 3 bedroom, 37x 4 bedroom dwellings for general needs and 12 x 1 bedroom and 20 x 2 bedroom dwellings for Older Persons PER YEAR. The majority of the demand on Cheshire Home choice is for 573 x 1 bedroom, 707x 2 bedroom, 399 x 3 bedroom, 5 4 x bedroom and 2 x 5 bedroom dwellings therefore 1, 2, 3, 4 and 5 bedroom dwellings on this site would be acceptable. 78 units should be provided as Affordable rent and 42 units as Intermediate tenure.

The Application form advises that the Affordable Housing is to be split 30 Affordable rents and 90 Intermediate Tenure. There is a need as shown for rental accommodation. No objection is raised to this application of the provision that at Reserved Matters the Affordable Housing split is to the IPS required 65% Affordable Rent and 35% Intermediate Tenure. 1 bedroom accommodation should be included at Reserved Matters.

The Affordable Housing IPS requires that the affordable units should be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration and also that the affordable housing should be provided no later than occupation of 50% of the open market dwellings

The affordable housing should meet the HCA's housing quality indicator (HQI) standards.

The preference is that the affordable housing is secured by way of a S106 agreement, which:

-

- requires them to transfer any rented affordable units to a Registered Provider
- provide details of when the affordable housing is required

- includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
- includes the requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.”

On the basis of the applicant’s submission the development will meet the policy and local requirements. This will need to be secured through a Section 106 Agreement.

Public Open Space/Play provision

Policy RT.3 of the Borough of Crewe and Nantwich Replacement Local Plan requires that on sites of 20 dwellings or more, a minimum of 15sqm of shared recreational open space per dwelling is provided and where family dwellings are proposed 20sqm of shared children’s play space per dwelling is provided.

The applicant believes they have complied with the policy.

The comments of the Greenspaces Officer will be reported in the update report.

Infrastructure

Policy GR19 of the Local Plan advises that the Local Planning Authority may impose conditions and/or seek to negotiate with developers to make adequate provision for any access or other infrastructure requirements and/or community facilities, the need for which arises directly as a consequence of that development. It is advised that such provision may include on site facilities, off site facilities or the payment of a commuted sum.

Policy IN1 of the Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016 advises that the Local Planning Authority should work in a phased co-ordinated manner to secure funding and delivery of physical, social, community, environmental and any other infrastructure required to support development and regeneration.

The Council’s Education Officer, in response to a consultation to ascertain the impact of the proposed development on nearby schools advised that the development needs to cater for 74 primary children, and 5 SEN children who would not have a school place in Crewe without additional a financial contribution. Therefore a contribution of £1,030,125 is required to mitigate the impact.

Environmental Sustainability

Landscape

The application site is located on the northern boundary of Crewe and is currently agricultural land that covers a number of fields, extending to an area of 24.40 hectares. The application site has a network of hedgerows and a number of hedgerow trees.

The proposals include a landscaped corridor through the centre of the site (under the pylons) and a reasonable buffer along the northern boundaries to give a soft edge to the open countryside beyond.

The proposed Local Plan Allocation requires:

“The retention, where possible, of hedgerows and trees and the inclusion of appropriate planting and buffering along the northern, eastern and western boundaries of the site and in particular between the site and Leighton Hospital and between the site and the village of Bradfield Green, to provide a clear edge to the site, a buffer between the site and Leighton Hospital and to reduce the visual impact of the development of this site on the adjacent open countryside.”

+6As part of the application a landscape and Visual Appraisal has been submitted, this indicates that it has been undertaken using the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3). As part of the Landscape and Visual Appraisal the baseline landscape character is identified at the regional level. The application site lies within the area identified in the Cheshire Landscape Character Assessment (2009) as Landscape Character Type 7: East Lowland Plain, and specifically East Lowland Plain, Wimboldsley Character Area (ELP5). The appraisal has also includes comments on the townscape of the site and surrounding area.

The Landscape and Visual Appraisal indicates that the site is representative of the local landscape character indicates that the site is of low-medium sensitivity, that the oak trees have a high intrinsic sensitivity and that the local landscape character is of low sensitivity to the type of development proposed; that the magnitude of change will be slight/moderate adverse, slight adverse for the oak trees and slight adverse for the local landscape character. The visual assessment identifies 12 viewpoints, and indicates that the effects will range from negligible – viewpoints 5 and 6; minor – viewpoints 1, 3, 4, 7; minor/moderate – viewpoint 8 and moderate/ major – viewpoints 9, 10, 11 and 12. While I would broadly agree with the visual assessment of the viewpoints, I do consider that the landscape value as well as the landscape magnitude of change would be greater than identified in the appraisal, although not significantly so.

The application includes a site Parameters Plan as well as a Concept Masterplan. It is considered that the retention of existing hedgerows and hedgerow trees as a positive approach towards creating a GI network, the incorporation of the existing hedgerows as residential boundaries is rarely successful, nevertheless it is felt that any potential landscape and visual impacts can be mitigated with appropriate design details and landscape proposals. This could be ensured through the reserved matters, appropriate conditions and the S106 agreement.

The Landscape Officer has assessed the proposals, and whilst he disagrees with some of the assessments made on landscape impacts, it is considered that overall the landscape impact is acceptable, and the impact can be mitigated through sensitive design at the reserved matters stage.

Amenity

The site does not readily adjoin many existing properties, with only the property adjoining the site on Flowers Lane, and those fronting Moss Lane being in the vicinity. In addition to this are the approved properties as part of Phase 2 of the Parkers Road development that are not yet built. As an outline application with layout not sought for approval, it is considered that a layout meeting acceptable separation distances can be readily achieved.

In order to protect the amenity of neighbouring occupiers during the construction period Environmental Health have recommended conditions requiring the submission, approval and implementation of a Construction Environmental Management Plan as well as limits on the hours of construction.

Contaminated Land

The Contaminated Land team has no objection to the above application subject to the following comments with regard to contaminated land:

- The application area has a history of agricultural use and therefore the land may be contaminated.
- The application is for new residential properties which are a sensitive end use and could be affected by any contamination present or brought onto the site.
- Reports submitted in support of the application recommend a Phase II ground investigation be undertaken in order to further assess identified potential contaminant linkages.

As such, and in accordance with the NPPF, Contaminated Land recommends that the standard conditions, reasons and notes be attached should planning permission be granted.

Air Quality

Whilst this scheme itself is of a relatively small air quality impact, there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

The cumulative impact of a number of developments in the area around Crewe and the Air Quality Management Areas (regardless of their individual scale) has the potential to significantly increase traffic emissions and as such adversely affect local air quality for existing residents by virtue of additional road traffic emissions. For the protection of human health, it is the significance of these cumulative impacts that we must take into to consideration when recommending mitigation measures and not the impacts of each individual proposal.

The guidance associated with assessing the significance of impacts of the developments has been revised since the air quality assessment was completed. There is greater emphasis on the cumulative impacts of developments in an area and best practice of mitigation measures.

Using the updated methodology the cumulative impacts of this development and others in the area in the worst case receptors (in the Earle Street AQMA) could be classified as 'moderate' rather than 'negligible' as given in the report. It is therefore considered essential that air quality mitigation measures are incorporated as part of any planning permission.

The accessibility of low or zero emission transport options has the potential to mitigate the impacts of transport related emissions, however it is felt appropriate to ensure that uptake of these options is maximised through the development and implementation of a suitable travel plan.

In addition, modern Ultra Low Emission Vehicle technology (such as all electric vehicles) are expected to increase in use over the coming years (the Government expects most new vehicles in the UK will be ultra low emission). As such it is considered appropriate to create infrastructure to allow home charging of electric vehicles in new, modern properties.

It is therefore recommended that conditions are attached to any approval requiring submission, approval and implementation of travel plans and electric vehicle infrastructure.

Ecology

Dealing with each of the species in turn:

Great Crested Newts

The species were recorded in three ponds, one which is within the site edged red, and as such under the European Regulations the Habitat Regulation 'tests' must be considered. Replacement ponds are proposed, but it is not clear whether they are wildlife or SUDS ponds. It is recommended that an additional pond be provided in the more informal area of the site to bring their number up to 6.

As Great Crested Newts were recorded, the development will have an impact on the existing population, but the Councils Ecologist feels the impact can be mitigated against by providing alternative provision on site, and to mitigate the risk of great crested newts being killed or injured during the construction process newts will be removed and excluded from the site using standard best practice methodologies under the terms of a Natural England license.

As a requirement of the Habitat Regulations the three tests are outlined below:

EC Habitats Directive
Conservation of Habitats and Species Regulations 2010
ODPM Circular 06/2005

The UK implemented the EC Directive in the Conservation (natural habitats etc.) regulations which contain two layers of protection:

- A licensing system administered by Natural England which repeats the above tests
- A requirement on local planning authorities ("lpas") to have regard to the directive's requirements.

The Habitat Regulations 2010 require local authorities to have regard to three tests when considering applications that affect a European Protected Species. In broad terms the tests are that:

- The proposed development is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment
- There is no satisfactory alternative
- There is no detriment to the maintenance of the species population at favourable conservation status in its natural range.

Current case law instructs that if it is considered clear or very likely that the requirements of the directive cannot be met because there is a satisfactory alternative, or because there are no conceivable “other imperative reasons of overriding public interest”, then planning permission should be refused. Conversely, if it seems that the requirements are likely to be met, then there would be no impediment to planning permission be granted. If it is unclear whether the requirements would be met or not, a balanced view taking into account the particular circumstances of the application should be taken.

Overriding Public Interest

The provision of mitigation would assist with the continued presence of Great crested Newts.

Alternatives

There is an alternative scenario that needs to be assessed, this is:

- No Development on the Site

Without any development, specialist mitigation for Great crested Newts would not be provided which would be of benefit to the species. Other wider benefits of the scheme need to be considered.

Detriment to the maintenance of the species

The Council's Nature Conservation Officer has advised that with appropriate mitigation, as proposed, there should be no harm to Great crested Newts. As there were queries about the location of these replacement ponds condition is recommended requiring an updated mitigation strategy at the Reserved Matters stage.

Breeding Birds

Confirmation of the findings of the desk study carried out has been sought from the applicant to establish if any additional mitigation measures are required to protect priority species. The comments of the applicant's agent are awaited on this matter and will be reported in the update report.

Lesser Silver Diving Beetle and Mud snail

Further surveys are required to establish the presence/absence of these species, but this cannot be carried out until Spring this year and it is recommended these surveys are carried out prior to the determination of the application. This matter is further discussed in the conclusion section of the report.

Reptiles

A further survey, to bring the numbers up to 7 (to satisfy best practice) is recommended. This can be carried out at the same time as the survey's referred to above.

Hedgehogs

As there is record of them in the broad locality of the site a condition requiring gaps in the fencing of proposed properties is recommended.

Bats

Whilst there is some evidence of activity on the site, no roosts were recorded. However as there are trees with potential to support roosts, at the detailed stage further surveys should be undertaken and appropriate mitigation undertaken.

Overall there are no significant Ecological issues identified, but further surveys (for Diving Beetles, Mud Snails and Reptiles) are required before the application should be determined.

Flood Risk and Drainage

The Flood Risk Officer has raised no objections to the development, but in order to manage potential issues of surface water, a condition is recommended to require this to be submitted and agreed prior to development. As a result, the development is considered to be acceptable in terms of its flood risk/drainage implications.

Urban Design

The submitted indicative Masterplan illustrates the potential form and layout of the development. It shows one point of access from Flowers Lane, and an emergency only access from Moss Lane, which would also serve as a pedestrian/cycle link to this quieter road. The overhead electrical power cables have heavily influenced the layout of the site, effectively splitting the housing into two halves with the central area being set aside for open space, sustainable urban drainage, ecological/landscaped areas and green infrastructure.

Subject to a suitable detailed layout and design, reflecting Manual for Streets principles, which can be secured at reserved matters stage, it is considered that this form of development is appropriate and will reflect the character of the existing suburban development to the south of the site, whilst providing an appropriate edge to the open countryside to the north with a green buffer. Site densities are higher in the southern part of the site, being lower on the rural edge.

Draft Policy CS38 includes a requirement for a design code and masterplan for the site, which has been submitted in the form of a Core Principles document as set out in the Design and Access Statement together with an illustrative masterplan and site parameters plan. These can be conditioned, to be followed at the Reserved Matters stage.

Whilst there is no requirement for a detailed layout to be provided at this outline stage, the application is supported by what could be termed a testing layout to demonstrate that up to

400 houses could be accommodated on the site. It is therefore considered the applicant has adequately demonstrated that an acceptable layout can be achieved on site, taking into consideration all the site constraints. Clearly the detail will be dealt with at the Reserved Matters stage.

Although external appearance and design are also reserved matters, it is considered that an appropriate design can be achieved, which will sit comfortably alongside the mix of existing development within the area.

Access to facilities

The site was fully assessed as part of the site selection report which forms part of the evidence base for the Local Plan Strategy. In addition the site was the subject of a sustainability appraisal. The assessments carried out confirmed that the site is considered accessible, and as such sustainably located, subject to the requirements of the policy to provide improvements to highways infrastructure including improved pedestrian and cycle linkages. The Local Plan Inspector has raised no issues with the locational sustainability of the site.

Renewable Energy

Paragraphs 96 and 97 of the Framework deal with decentralised and renewable energy supply. The aim is to secure a proportion of predicted energy requirements for new developments from decentralised and renewable or low carbon sources. This could be dealt with by condition in the interests of sustainable development.

Highways

Highways have commented that an assessment of the sites sustainability credentials was undertaken, looking in particular at walking, cycling and public transport. Whilst internal linkages will be examined at the reserved matters stage, linkages to the wider area, combined with CEC proposals are considered acceptable, subject to a financial contribution. The travel plan framework submitted, setting out a range of measures proposed, is considered acceptable, and should be subject to a requirement for a monitoring fee secured by a 106 contribution.

“The access roundabout is a key component in delivering the wider North West Crewe highway improvement package and its delivery independent of the residential scheme coming forward is required. To allow this a S106 contribution is to be secured to the value of these works along with highway land dedication to allow Cheshire East Council to implement this junction as part of bringing forward the highway strategy in this locality.”

Traffic has been assessed using the VISSIM model, and:

“The results of this analysis have shown the development would be acceptable in highway terms subject to a S106 contribution to the North West Crewe Highway Improvement package – this package provides improvements at key junctions where this development would have a direct impact thus insuring CIL compliance.”

Highways in conclusion consider the site is acceptable in highway terms subject to conditions regarding the site access, the need for a Construction Management Plan, provision of a bus service along Flowers Lane in both directions, and a Section 106 contribution to the travel plan, and range of highway/sustainability improvements.

Given the advanced nature of the Local Plan allocation accepting the principle of development on this site, highways is perhaps the most significant issue, and certainly the matter which has raised most issues from local residents. It needs to be remembered that highways improvements proposed as part of the development of this site forms part of a series of proposed strategic highways improvements to this area of northwest Crewe, which include land from Bentley Motors in the south and the sites subject to policy CS3 Leighton West, which includes Leighton Hospital.

This application proposes a roundabout access which would form part of this strategic network, improving linkages to the south together with financial contributions towards improvements to the highways infrastructure, including sustainable transport improvements, again to link to proposed improvements in the area including the cycle network. The financial contributions are set out at the end of the report.

The main highways concern with the proposals was the deliverability of the roundabout access, as it forms a key component in the proposed strategic network. As it would be located on private land, its delivery would be dependent on the site, subject to this application, being developed. This could potentially frustrate developments to the south which is to be avoided. Following discussions with the applicant's agent it has been agreed that should planning permission be granted, the applicant will dedicate the land required for the roundabout as highway land, enabling the Council to bring forward its construction in advance of the site in question being developed for housing. This addresses the concern.

Subject to the package of measures proposed, Highways have raised no issues with the proposed development, which was of course evaluated as part of the Local plan Strategy process.

Finally with regards to access onto Moss Lane, and concern this could be used as a secondary access, the proposal is that this would only be used as an emergency access. It is considered that this matter can be conditioned, and that the detailed design at the Reserved Matters stage can include measures to ensure it is not used as a vehicle access, with appropriate measures to ensure it is only accessible to emergency services.

Public Rights of Way

The Rights of Way team have commented that the development would affect Crewe Public Footpath No.4. and want to ensure it is retained as part of the development. The illustrative layout indicates that it will be, however, as this is an outline application and the layout plan is only indicative, it is considered that this matter could be adequately addressed at the reserved matters stage.

The Rights of Way team have also requested a number of conditions to protect the footpaths during and after development including details of a scheme of management, details of surfacing, widths, gradients, landscaping and structures which could be added to any

approval. Given the increase in use of the footpath network, in particular Crewe Public Footpath No. 4 they have also recommended upgrading of this right of way. This could also be secured through condition.

Again whilst there are indications on the illustrative masterplan, and supporting documents, that green linkages will be created within and to the site boundary these matters will need to be addressed at the Reserved Matters stage. Conditions would again be appropriate to ensure there are properly considered, appropriate construction and signage is employed and that they are adequately maintained.

Trees & Hedges

There are a number of mature hedgerows and hedgerow trees on the site, which the draft Local Plan policy seeks to retain. The application is supported by an arboricultural assessment and the illustrative masterplan indicates that the majority of trees can be retained on the site, and indeed can be used as a feature to help sub-divide the housing units. Boundary trees will be retained and on the northern boundary in particular can help reinforce the green fringe to the open countryside beyond. The Council's Tree officer has raised no objections to the application but as ever the reserved Matters application will need to be closely scrutinised to ensure that the layout seeks the long term retention of trees and hedges.

Economic Sustainability

Supporting Jobs and Enterprise

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

Given the countryside location of the site, consideration must also be given to one of the core principles of the Framework, which identifies that planning should recognise:

'the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'.

Specifically, in relation to the rural economy the Framework identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings'

The economic benefits of the development include, maintaining a flexible and responsive supply of land for housing, business and community uses as well as bringing direct and indirect economic benefits to the town including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

Similarly, the NPPF makes it clear that:

“the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”

According to paragraphs 19 to 21:

“Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be overburdened by the combined requirements of planning policy expectations.”

Agricultural land

Policy NE.12 of the Local Plan states that development on the best and most versatile agricultural land (grades 1, 2 and 3a in the ministry of agriculture fisheries and food classification) will not be permitted unless:

- the need for the development is supported in the local plan;
- it can be demonstrated that the development proposed cannot be accommodated on land of lower agricultural quality, derelict or non agricultural land; or
- other sustainability considerations suggest that the use of higher quality agricultural land is preferable to the use of poorer quality agricultural land.

This is supported by the National Planning Policy Framework, which states that:

“where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”.

The site is understood to be Grade 3b agricultural land. This is not the best and most versatile land and therefore there is no conflict with Policy NE12 or the NPPF in this regard.

Education

The development of 400 dwellings is expected to generate:

74 primary children ($400 \times 0.19 = 76 - 2$ SEN Pupils)

59 secondary children ($400 \times 0.15 = 60 - 1$ SEN Pupil)

5 SEN children ($400 \times 0.51 \times 0.023\%$)

The infrastructure needed to accommodate the 74 primary children and 5 SEN children is essential to continue the high degree of education currently delivered within the Borough.

Special Education provision within Cheshire East Council currently has a shortage of places available with at present over 47% of pupils educated outside of the Borough. The Service acknowledges that this is an existing concern, however the 5 children expected from Land at Flowers Lane application will exacerbate the shortfall. The 3 SEN children, who are thought to be of mainstream education age, have been removed from the calculations above to avoid double counting. The remaining 2 SEN children are expected to be 1 EYFS child and 1 Sixth Form child. The Service does not claim for EYFS or Sixth Form at present therefore those children cannot be removed from the calculation above.

To alleviate forecast pressures, the following contributions would be required:

$74 \times £11,919 \times 0.91 = £802,625$ + Equalisation agreement with Leighton West (CS3) landowners (primary)
 $5 \times £50,000 \times 0.91 = £227,500$ (SEN)
Total education contribution: £1,030,125

Without a secured contribution of £1,030,125 and equalisation agreement, Children's Services raise an objection to this application. This objection is on the grounds that the proposed development would have a detrimental impact upon local education provision as a direct cause from the development. Without the mitigation, 74 primary children and 5 SEN children would not have a school place in Crewe. The objection would be withdrawn if the financial mitigation measure is agreed.

Whilst the original application showed the potential location of a school on the site, following discussions with Education the decision on where to locate the additional educational provision has yet to be made, with expanding Leighton Academy being a possible proposal, and as such they would prefer the flexibility of simply requiring a commuted sum in line with their comments. The wording of the latest version of the Local Plan Strategy (July 2016) is:

"There will be a requirement for financial contributions to be made to the provision of a new primary school, on the adjacent Leighton West site CS3."

Clearly the intention is not to provide a school site on this site as may have been originally intended.

The applicant has indicated they will meet the financial contributions required, and is included in their draft heads of terms.

Public open space/play provision

Whilst the comments of the Greenspaces officer are awaited, and will be reported in the update report, the proposals clearly indicate that an area of some 8.9 ha of open space including sports pitches, a children's play and allotment gardens will be provided as part of the development. This is likely to more than meet the current policy requirement and the draft wording of the emerging local plan policy.

Other matters

Cllr Bebbington and the Parish Council have asked that a number of other matters to be considered, including disabled facilities in houses, benches/bins in the play area and measures to control construction. Many of these items get into the detail of proposals which will be looked at the Reserved Matters Stage, however control over the construction process can be achieved via a Construction Management plan as recommended by Environmental Protection and Highways.

On the subject to the Brine Boards comments, this matter was discussed with the Board, and whilst there was a claim for subsidence in March 1957, there was no evidence of subsidence damage from historic brine pumping when investigated at that time. Given the site is outside the normal search area no further action is considered necessary in this regard.

Section 106 Agreement / Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As explained above, POS and children's play space is a requirement of the Local Plan Policy. It is necessary to secure these works and a scheme of management for the open space and children's play space is needed to maintain these areas in perpetuity. This matter may or may not be subject to a Section 106 depending on greenspaces comments. Similarly the affordable housing is a policy requirement.

The highways contributions are necessary to improve the sustainability of the site and to mitigate any impacts. The education contribution is necessary to mitigate the impacts of the scheme. On this basis the highways, education, open space and affordable housing is compliant with the CIL Regulations 2010.

Planning Balance and Conclusion

The proposal is contrary to development plan policies NE2 (Open Countryside) and therefore the statutory presumption is against the proposal unless material considerations indicate otherwise. However the site is now proposed as part of an allocation for 500 dwellings within the Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016 as site CS38 Leighton, Crewe. As part of the site selection process, all sites that were considered for inclusion in the Local Plan Strategy Proposed Changes (Consultation Draft) were subject to a Site Selection Methodology (SSM). This site was subject to the SSM and as part of that process a large number of factors were considered.

The NPPF states at paragraph 49 that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply

of deliverable housing sites and that where this is the case housing applications should be considered in the context of the presumption in favour of sustainable development

Although it is anticipated that a 5 year supply will be achieved when the Local Plan is adopted (to which this site makes significant contribution), it is still necessary to make a free-standing assessment as to whether the proposal constitutes “sustainable development” in order to establish whether it benefits from the presumption under paragraph 14 by evaluating the three aspects of sustainable development described by the framework (economic, social and environmental).

In this case, the development would provide market and affordable housing to meet an acknowledged shortfall. The proposal would also have some economic benefits in terms of jobs in construction, spending within the construction industry supply chain and spending by future residents in local shops.

In terms of traffic generation and congestion Highways are satisfied that any impacts can be mitigated and will be addressed through significant Section 106 contributions.

There would be an adequate level of POS on site together with a play area which would comply with policy.

Subject to a possible Section 106 package or appropriate conditions, the proposed development would provide adequate public open space, the necessary affordable housing requirements, and the requirement for the future maintenance of the open space and playspace on site. It would not generate any shortfall in education capacity locally.

The proposal is considered to be acceptable in terms of its impact upon residential amenity and drainage/flooding. Conditions could be imposed to ensure this. It therefore complies with the relevant local plan policy requirements for residential environments

The site was fully assessed as a Local Plan Strategy site and considered locationally sustainable to a range of services and facilities. Furthermore, Section 106 contributions can be secured towards improving the sustainability of the site.

The proposal would not result in the loss of any best and most versatile agricultural land, and any impacts on ecological assets can be suitably mitigated.

It is also necessary to consider the negative effects of this incursion into the Open Countryside and landscape impact.

Despite the loss of open countryside, on the basis that the site has reached an advanced stage in the Local Plan process, and the Council cannot yet demonstrate a 5 year supply of housing, it is considered that the proposal represents sustainable development and paragraph 14 is not engaged.

The only outstanding issue is that of required further ecological surveys for mud snails, silver diving beetles and reptiles which cannot be carried out until this spring. It is therefore recommended that the application be Delegated to the Head of Planning (Regulation), subject to the satisfactory receipt of these required reports and recommended mitigation, should it be

required. Should a significant issue arise from these reports and their assessment then the matter would be reported back to Committee.

RECOMMENDATION

DELEGATE to HEAD OF PLANNING (REGULATION) (in consultation with the Chairman) TO APPROVE subject to updated ecology reports, and

Section 106 to secure the following;

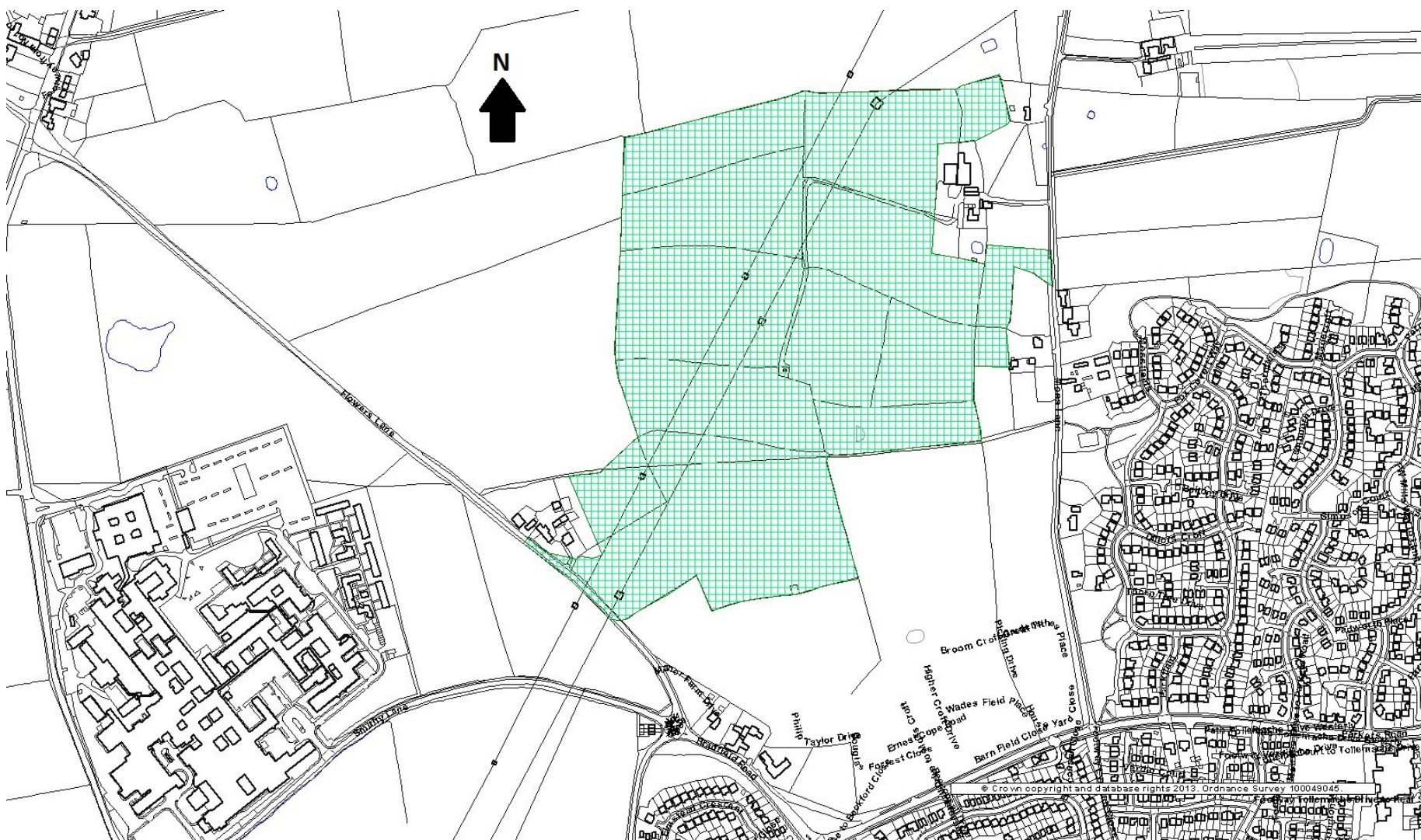
- 1. Dedication of land as public highway to enable the proposed four arm roundabout to be independently delivered if necessary. (Drawing B991/015A)**
- 2. A financial contribution of £220,000 for the construction of the four arm roundabout.**
- 3. A revised Travel Plan to include the provision of cycle or bus vouchers to the value of £60,000.**
- 4. A financial contribution of £1,985,185 towards the North West Crewe Highway Improvement package.**
- 5. A financial contribution of £100,000 toward the Leighton Hospital Cycle Link.**
- 6. A financial contribution of £1,030,125 towards local education provision to accommodate children expected from the development.**
- 7. 30% affordable housing provision.**
- 8. Provision of site for local shop.**

and the following conditions:

1. Commencement of development (3 years) or 2 from the date of approval of reserved matters.
2. Reserved matters to be approved.
3. Approved plans including the site parameters plan and access drawing
4. Materials
5. Landscaping
6. Implementation of landscaping
7. Tree retention/protection in accordance with agreed scheme
8. Further ecological surveys for Great Crested Newts
9. Surface water drainage/SUDS provision
10. Separate systems for drainage
11. Submission of a Phase II Contaminated Land Assessment & verification

12. Submission / approval and implementation of a Construction Environmental Management Plan, including limiting the hours of construction.
13. Dust control measures
14. Details of Lighting to be submitted and agreed
15. Travel Plan including agreement of a residents travel information pack
16. Electric Vehicle Charging Points
17. Provision of a minimum of 7 bungalows
18. Provision of a site for a local shop and to be marketed for a minimum 2 years
19. Approval of site access
20. Access to Moss Lane for emergency vehicles only
21. 2-way bus service provision
22. Air pollution damage cost calculation
23. Renewable energy
24. Provision of Broadband

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.



Application No: 16/2433N

Location: Land South Of, NANTWICH ROAD, WRENBURY

Proposal: Outline application for residential development to include details of access

Applicant: Siteplan UK LLP

Expiry Date: 22-Sep-2016

SUMMARY

The proposed development would be contrary to Policies NE.2 and RES.5 and the development would result in a loss of open countryside. However as Cheshire East cannot demonstrate a 5 year supply of deliverable housing sites the presumption in favour of sustainable development applies at paragraph 14 of the Framework. This states that LPA's should grant permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits from it, when assessed against the Framework as a whole; or specific policies in the Framework indicate development should be restricted.

The development would provide benefits in terms of affordable housing provision, delivery of housing and economic benefits through the provision of employment during the construction phase, new homes and benefits for local businesses in Wrenbury.

The development would have a neutral impact upon education, POS provision and a NEAP, protected species/ecology, drainage/flood risk, trees, residential amenity/noise/air quality/contaminated land and landscaping could be secured at the reserved matters stage.

The adverse impacts of the development would be the loss of open countryside, the loss of agricultural land and highway implications.

The adverse impact would significantly and demonstrably outweigh the benefits and as a result the application is recommended for refusal.

RECOMMENDATION

REFUSE

PROPOSAL

This is an outline planning application for a residential development of up to 80 dwellings. Access is to be determined at this stage with all other matters reserved.

The proposed development includes a single access point onto Nantwich Road which would be located to northern boundary of the site.

SITE DESCRIPTION

The site of the proposed development extends to 4.7 ha and is located to the southern side of Nantwich Road, Wrenbury. The site is within Open Countryside. The site has a narrow frontage to Nantwich Road with a pair of residential properties to the west and an access track to the east which serves 'Field Farm'. To the south of the site is the River Weaver and a railway line.

The site is currently in agricultural use and forms one large field. There are a number of hedgerows to the boundaries of the site. There is a large Oak tree at the north-west corner of the site with the remaining tree cover located at the south-west corner of the site and along to southern boundary with the River Weaver.

RELEVANT HISTORY

The site has no planning history

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development.

50. Wide choice of quality homes

56-68. Requiring good design

Development Plan

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site, under policy NE.2, as open countryside.

The relevant Saved Policies are:

NE.2 (Open countryside)

NE.5 (Nature Conservation and Habitats)

NE.8 (Sites of Local Importance for Nature Conservation)

NE.9: (Protected Species)

NE.20 (Flood Prevention)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

RES.5 (Housing in the Open Countryside)

RES.7 (Affordable Housing)

RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)

RT.9 (Footpaths and Bridleways)

TRAN.3 (Pedestrians)

TRAN.5 (Cycling)

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

PG2 – Settlement Hierarchy

PG5 - Open Countryside

PG6 – Spatial Distribution of Development

SC4 – Residential Mix

SC5 – Affordable Homes

SD1 - Sustainable Development in Cheshire East

SD2 - Sustainable Development Principles

SE3 – Biodiversity and Geodiversity

SE5 – Trees, Hedgerows and Woodland

SE 1 - Design

SE 2 - Efficient Use of Land

SE 4 - The Landscape

SE 5 - Trees, Hedgerows and Woodland

SE 3 - Biodiversity and Geodiversity

SE 13 - Flood Risk and Water Management

SE 6 – Green Infrastructure

IN1 – Infrastructure

IN2 – Developer Contributions

Supplementary Planning Documents:

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

Interim Planning Statement Release of Housing Land

CONSULTATIONS

United Utilities: No objection subject to the imposition of drainage conditions

Head of Strategic Infrastructure: Recommend refusal for having an unsuitable and unsafe access which does not facilitate sustainable transport opportunities.

CEC Environmental Health: Conditions suggested in relation to piling, environment management plan, noise mitigation, dust control, travel plan, electric vehicle infrastructure and contaminated land. Informatives are also suggested in relation to contaminated land and hours of operation.

CEC Strategic Housing Manager: No objection

CEC Flood Risk Manager: Conditions suggested.

Ansa (Public Open Space): A minimum of 2,800sq.m POS and a NEAP is required on site together with a scheme of management.

CEC Education: Due to capacity issues at local secondary schools a contribution of £196,112.28 is required. There is no requirement for a contribution to primary school education provision.

CEC Public Rights of Way (PROW): It is important that the facilities for walking and cycling, including routes, destination signage and information materials, are completed and available for use prior to the first occupation of any property within any phase of the development, and remain available for use during the completion of other phases.

Pedestrian and cyclist routes should be designed and constructed to best practice in terms of shared use or segregated infrastructure, accessibility and natural surveillance. Properties should have adequate and best practice cycle storage facilities and all highway designs should incorporate accessibility for cyclists and pedestrians. The proposed improvements to footway provision along Nantwich Road between the site and the village would only partly increase the accessibility of the site to non-motorised users, as the proposed works would not provide a continuous off-carriageway walking route between the site and the facilities of the village.

The legal status, maintenance and specification of the proposed paths in the public open space of the site would need the agreement of the Council as the Highway Authority.

CEC Archaeology: No further archaeological mitigation is required in this instance.

Environment Agency: No objection

Network Rail: Standard comments submitted in relation to a Risk Assessment and Method Statement (RAMS), provision of trespass proof fencing, drainage, details of any earthworks within 10m of the railway line, noise and vibration mitigation and landscaping.

In addition to the 80 dwellings above, there is a further development in Wrenbury for 50-75 dwellings. Taken cumulatively the proposals have a potential to increase the traffic frequency at Wrenbury Railway Station level crossing. Whilst Network Rail has no objection to the proposal in principle, cumulative impacts from pedestrian and vehicular traffic may become a concern with increased barrier down time, especially if there are further residential proposals around Wrenbury Railway Station, as well as increased usage of the station itself.

VIEWS OF THE PARISH COUNCIL

Wrenbury Parish Council: At its meeting held on 14 July, the Parish Council voted unanimously to object to this application on the following grounds;

- the proposed site is in 'open countryside' and outside the traditional village settlement boundary;
- the access to the site is wholly inappropriate and on a sharp bend and this will make it difficult to achieve the required visibility splays;
- the proposed pavement will not be in accordance with the Council's minimum specifications;
- whilst the Council appreciates that each application should be considered on its own merits, when taken in conjunction with recent housing approvals in Wrenbury, the village infrastructure will not support any further approvals and thus the application is not sustainable;
- the Council agrees with the findings of the Cheshire East Strategic Housing Land Availability Assessment, which identifies the site (2940) as not suitable and not currently developable as it cites that 1) it is in open countryside and divorced from Wrenbury village; and 2) there are highway access problems. There is a sharp bend to the right. In addition, the scale of the proposed development would not fit with the existing area. There would also be potential air quality issues and railway noise.

REPRESENTATIONS

Letters of objection have been received from 14 local households raising the following points:

Principal of development

- The lack of a 5 year housing land supply does not automatically mean the proposal is sustainable
- The development would represent a 30% increase in the size of the village
- 110 properties have already been approved in the village
- There is also an approval for a marina within the village
- The application is not a small-scale development
- The development would be out of place with this rural area
- The site is located outside the settlement boundary
- Harm to the character and setting of the village
- The application site is not sustainable
- The development will only provide limited economic benefits with no local jobs
- Cumulative impact of developments upon Wrenbury
- Wrenbury is not sustainable
- Together with other approved developments in the village this would represent a 60% increase in the size of the village
- The proposed development is contrary to Policies NE.2, BE.2 and RES.4
- The site is within the open countryside
- The proposed development is contrary to Policy PG5
- The application should be suspended until the Cheshire East Local Plan is adopted
- The development does not meet the definition of sustainable development
- There is a lack of employment within Wrenbury
- The development of brownfield sites should be the preference
- Loss of BMV agricultural land
- The public consultation survey as part of the Wrenbury Neighbourhood Plan indicates that 69% of residents do not consider that Wrenbury needs any further housing
- The application site is over half a mile from the centre of the village
- Loss of open countryside
- Landscape and visual impact of the development
- Urbanisation of the rural area
- Poor architectural design

- The Core Strategy identifies that Wrenbury can accommodate 70 dwellings over the next 30 years. The village has fulfilled this need

Highways

- Any pedestrian access into the village would be hazardous
- The access is located at a blind bend in the road
- This stretch of road has seen a number of road traffic accidents
- There is no pedestrian access from the site into the village
- Any traffic travelling from Wrenbury village to the site would require a right turn into the site
- The local roads are too narrow
- The road is not wide enough to accommodate a footpath
- Grass verges within the village will be eroded by passing vehicles
- Pedestrian safety
- No residents walk along this stretch of Nantwich Road due to safety concerns
- Cyclist safety
- Vehicles regularly speed along this section of Nantwich Road
- Nantwich Road is often muddy or flooded
- Nantwich Road is used by many tractors and agricultural machinery
- The public transport facilities within the village are limited
- The development will be dependent on the use of the private car
- The local roadwork network cannot cope with additional traffic
- The local road network is in a poor state of repair
- The submitted Transport Assessment and Travel Plan are not adequate
- The proposal to install a footpath along Nantwich Road is aspirational at best
- Traffic figures with the Transport Assessment are understated
- It is not possible to widen the Listed Bridge on Station Road
- Problems caused by the level crossing on Station Road
- The camping and caravan site within the village generates significant road traffic
- The Listed Lift Bridge over the Shropshire Union Canal causes traffic problems
- The development would have a severe highways impact
- Public Transport is not feasible from this site
- The options provided by the applicant to provide pedestrian access into the village would reduce the width of Nantwich Road to below the minimum standards
- The proposed access show that the required visibility splays when turning right cannot be achieved
- Nantwich Road is already too narrow and vehicles are unable to pass
- The applicants Transport Assessment does not include the increased volumes of traffic from the approved housing developments and the marina
- Cattle often cross this section of Nantwich Road (up to 4 times a day)

Green Issues

- Impact upon wildlife
- Loss of habitat
- Impact upon biodiversity
- Increased risk of pollution to the River Weaver
- Impact upon protected species
- The site is well used by bird species

Infrastructure

- Local infrastructure cannot cope with any further development

- The development would generate new primary and secondary school children and the schools are currently at capacity
- Parking problems currently exist within the village
- Wrenbury Primary School is a Grade II Listed Building and cannot easily be extended
- The Doctors Surgery is full
- The village shop/post office is not big enough to meet the proposed housing developments
- Increased risk of flooding

Amenity Issues

- Noise, dust and disturbance caused by the railway and the businesses at Wrenbury Creamery
- Increased light pollution in this rural area

Other issues

- Lack of consultation as part of this application

APPRAISAL

The key issues are:

- Loss of open countryside
- Impact upon nature conservation interests
- Design and impact upon character of the area
- Landscape Impact
- Amenity of neighbouring property
- Highway safety
- Impact upon local infrastructure

Principle of Development

The site lies largely in the Open Countryside as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011, where policy NE.2 states that only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Residential development will be restricted to agricultural workers dwellings, affordable housing and limited infilling within built up frontages.

The proposed development would not fall within any of the categories of exception to the restrictive policy relating to development within the open countryside. As a result, it constitutes a “departure” from the development plan and there is a presumption against the proposal, under the provisions of sec.38(6) of the Planning and Compulsory Purchase Act 2004 which states that planning applications and appeals must be determined “*in accordance with the plan unless material considerations indicate otherwise*”.

The issue in question is whether there are other material considerations associated with this proposal, which are a sufficient material consideration to outweigh the policy objection.

Housing Land Supply

On 13 December 2016 the Inspector published a note which sets out his views on the further modifications needed to the Cheshire East Local Plan Strategy. This note follows 6 weeks of Examination hearings concluding on 20 October 2016.

This note confirms that his previous endorsement for the core policies on the plan still stand and that *“no new evidence or information has been presented to the examination which is sufficient to outweigh or alter my initial conclusions”*. This signals his agreement with central issues such as the ‘Duty to Cooperate’, the overall development strategy, the scale of housing and employment land, green belt policy, settlement hierarchy and distribution of development.

The Inspector goes on to support the Council’s approach to the allocation of development sites and of addressing housing supply. He commented that the Council:

“seems to have undertaken a comprehensive assessment of housing land supply, and established a realistic and deliverable means of meeting the objectively assessed housing need and addressing previous shortfalls in provision, including assessing the deliverability and viability of the proposed site allocations”

The Inspector went on to state that the development strategy for the main towns, villages and rural areas appeared to be “appropriate, justified, effective, deliverable and soundly based.” As a consequence there was no need to consider other possible development sites at this stage.

The Inspector’s recommendations on Main Modifications mean that under paragraph 216 of the Framework the emerging policies of the Cheshire East Local Plan Strategy can be attributed a greater degree of weight – as the Plan as revised is at an enhanced stage, objections are substantially resolved and policies are compliant with National advice.

The Inspector’s recommendations on housing land supply, his support for the Cheshire East approach to meeting past shortfalls (Sedgepool 8) indicate that a remedy is at hand to housing supply problems. The Council **still cannot demonstrate a 5 year supply of housing at this time** but it will be able to on the adoption of the Local Plan Strategy. This is highly relevant to the assessment of weight given to housing supply policies which are deemed out of date by the absence of a 5 year supply. Following the Court of Appeal decision on the *Richborough* case, the weight of an out of date policy is a matter for the decision maker and could be influenced by the extent of the shortfall, the action being taken to address it and the purpose of the particular policy. Given the solution to housing supply now at hand, correspondingly more weight can be attributed to these out of date policies.

Neighbourhood Plan

The Wrenbury Neighbourhood Plan is yet to reach Regulation 14 stage and there is no draft plan to consider as part of this application.

Status of Wrenbury/Spatial Distribution

Members will be aware that Wrenbury is identified as a Local Service Centre within Policy PG2 of the Submission Version of the Local Plan so is accepted as having appropriate facilities to support further sustainable development.

As part of the examination of the Local Plan there were a number of objections raised in relation to the position of certain settlements within the settlement hierarchy of the Borough. However these objections were dismissed by the Inspector who found that the settlement hierarchy is *'appropriate, justified and soundly based'*.

The concerns that Wrenbury is not a Local Service Centre cannot be justified and as such the settlement will be expected to accommodate its share of new homes (local service centres were expected to accommodate 2,500 new homes under Policy PG6 prior to the increase in the number of dwellings over the plan period as referred to within the Housing Land Supply Section above).

In this case there are three approved developments in Wrenbury with 65 dwellings approved at Weaver Farm (14/5615N), 18 dwellings approved at Sandfield House Phase 1 (14/5260N) and 27 dwellings approved at Sandfield House Phase 2 (16/0953N). This gives a total of 110 dwellings.

In a recent appeal dated August 2016 at East Avenue, Weston (15/1552N) for up to 99 dwellings the Inspector did not accept the argument of spatial distribution and she concluded that;

'Moreover, it would be located behind existing residential development and so the scale of development would not be readily perceived from within the village itself. I recognise that vehicular and pedestrian activity in the village would increase, but the Council produced no substantiated evidence to demonstrate how that would adversely affect the scale or function of the settlement. There is no suggestion either, that the development proposed would necessitate an increase, for example, in healthcare provision in the village, or would require additional infrastructure (other than a primary school contribution which is addressed below) such that there would be harm to its scale or function'

As can be seen from the above appeal decision and others within the Borough the issue of spatial distribution has been raised on a number of occasions and has not been determinative in any of the appeals.

On this basis there is no evidence that the development would adversely affect the scale and function of Wrenbury which would remain as a small settlement within the rural area.

SOCIAL SUSTAINABILITY

Affordable Housing

The Affordable Housing Interim Planning Statement (IPS) states that on all sites of 3 units or over in settlements with a population of 3,000 or less will be required to provide 30% of the total units as affordable housing on the site with the tenure split as 65% social or affordable rent and 35% intermediate tenure.

According to the Design and Access Statement, this is a proposed development of 80 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 24 units to be provided as affordable dwellings. The SHMA 2013 shows the majority of the demand in Wrenbury for the next 5 years is for 15 x two bedroom, 12 x four bedroom for General needs plus 2 x one bedroom dwellings for older persons per year. The majority of the demand on Cheshire Homechoice is for 5 x one bedroom, 4 x two bedroom and 4 x four bedroom dwellings therefore 1, 2 and 4 on this site would be acceptable.

As the SHMA shows a need for Older Persons housing it would be the preference to see this included in reserved matters phase. This could be via Bungalows, Lifetime Homes or Flats.

This is a proposed development of 80 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 24 dwellings to be provided as affordable dwellings (16 units should be provided as Affordable rent and 8 units as Intermediate tenure).

The exact details of the affordable housing will be provided at reserved matters stage. This will be secured as part of a S106 Agreement.

Public Open Space (POS)

Policy RT.3 states that where a development exceeds 20 dwellings the Local Planning Authority will seek POS on site. In this case the level would be 2,800sq.m and the indicative plan shows that the developer will provide this with the central portion as shown on the indicative plan measuring at 11,800sq.m. As such the level of open space meets the Councils requirements under Policy RT.3.

In terms of children's play space this would be provided on site and a NEAP with at least 8 pieces of equipment would be required and this could be secured as part of a S106 Agreement.

Education

An application of 80 dwellings is expected to generate 15 primary aged children and 12 secondary aged children.

In terms of primary school education, the proposed development would be served by Wrenbury Primary and Sound & District Primary. The Education Department have confirmed that there is capacity to accommodate the children generated by this development and there is no requirement for a primary school contribution.

From the table below which it can be seen that by 2020 there will be 26 spaces within the local primary schools. It should be noted that this table takes into account the existing committed developments (including Sandfield House and Weaver Farm) within the catchment areas of the schools listed below.

Primary Schools	PAN Sep-16	PAN Sep-17	Net Cap May-16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census				
					2016	2017	2018	2019	2020
Wrenbury Primary School	20	20	140	140	117	122	129	128	128
Sound & District Primary School	19	19	133	133	116	114	112	111	104
Developments with S106 funded and pupil yield included in the forecasts				0					
Developments with no S106 funded and pupil yield not included in the forecasts									0
Children expected from development									15
Overall total				273	233	236	241	239	247
Overall surplus places projections					40	37	32	34	26

In terms of secondary schools, the development would be served by Brine Leas and the proposed development would generate 12 new secondary places which cannot be accommodated (see table below). As there are capacity issues at these local schools the education department has requested a contribution of £196,112.28.

Secondary Schools	PAN Sep-16	PAN Sep-17	Net Cap May-16	Revised Net Cap 2017	Pupil forecasts based on October 2015 School Census						
					2016	2017	2018	2019	2020	2021	2022
Brine Leas Academy	210	210	1,050	1,050	1118	1149	1168	1190	1197	1200	1212
Developments with S106 funded and pupil yield included in the forecasts				19							
Developments with no S106 funded and pupil yield not included in the forecasts											19
Children expected from development											12
Overall total				1,069	1,118	1,149	1,168	1,190	1,197	1,200	1,243
Overall surplus places projections					-49	-80	-99	-121	-128	-131	-174

This will be secured via a S106 Agreement should the application be approved.

Health

A number of the letters of objection raise concerns about the impact upon health provision in this area. Although no consultation response has been received from the NHS a search of the NHS Choices website shows that there is 1 GP practice within 3 miles of the application site which is accepting patients indicating that there is capacity to serve this development.

Location of the site

The application site is located on the edge of Wrenbury and as such the development would have access to the following facilities; amenity open space, children's play space, bus stops, public houses, Public Right of Way, child care facilities, community centre/meeting place, primary school, medical centre, convenience store, train station and post office.

Due to the position of the site on the edge of Wrenbury, there are some amenities that are not within the ideal standards set within Policy SD2 of the Cheshire East Local Plan Strategy and will not be as close to the development as existing dwellings which are more centrally positioned. Nevertheless this is not untypical for suburban dwellings and will be the same distances for the residential development in Wrenbury from the application site.

However in this case it is necessary to consider the actual accessibility of the services and facilities (this is undertaken within the highways section below).

ENVIRONMENTAL SUSTAINABILITY

Residential Amenity

The nearest dwellings to this site are at Belmont and The Meadows fronting Nantwich Road and at Fields Farm.

Based on the separation distances as shown on the submitted plan and the intervening boundary treatments there would not be a significant impact to the surrounding dwellings.

Air Quality

The proposed development is not close to any air quality management areas (AQMA's) and an air quality assessment was not deemed necessary. In order to mitigate this development conditions in relation to dust control and electric vehicle infrastructure will be attached to any permission.

Contaminated Land

The application site has a history of agricultural use and therefore the land may be contaminated and the application is for new residential properties which are a sensitive end use and could be affected by any contamination present or brought onto the site.

A Phase I Preliminary Risk Assessment for land contamination was submitted in support of the application. The report identified a low potential risk from contamination on the site.

As such a standard contaminated land condition could be attached to any approval.

Public Rights of Way

There are no PROW located on the application site.

Highways

Sustainable Accessibility

The majority of Wrenbury is within an acceptable walking distance to the site. Although this is the case, these distances can only be considered relevant if suitable pedestrian infrastructure to these destinations is available. To enable this a new pedestrian footway has been proposed along the southern edge of Nantwich Road from the site access and westwards into Wrenbury.

The proposed footway has been amended to provide a continuous footway from the site access to the existing footway on Nantwich Road (a distance of approximately 340m). The proposed footway width would vary along its length in order to also maintain suitable carriageway width.

As Nantwich Road is a C-class road and the main road into and out of Wrenbury a minimum width of 5.5m would be required, and an ideal footway width would be 2m to reflect national guidelines.

For a distance of 135m from the site access a footway width of 1.7m has been proposed, with a carriageway width between 5.3m and 5.5m. This is below standards and Manual for Streets (MfS) recommends a minimum carriageway width of 6m for a bus route. As such the proposed off-site highway works and narrowing of Nantwich Road is not acceptable on this rural classified road which is the main route to/from Wrenbury.

Continuing west for a further distance of 80m a footway width of between 1.2m and 1.3m is proposed, alongside a carriageway width of between 4.5m and 5.3m. The proposed road width is too narrow for 2 HGV/agricultural vehicles to pass each other, or for a car and HGV/agricultural vehicle to pass, and would be a road safety concern. The narrow carriageway width alongside the narrow footway width is also poses a safety concern.

An alternative option of shuttle running (to allow one dwelling to pass at a time) was also proposed. This option, along with the original proposal described above, is not considered acceptable in this

location and would be detrimental to other existing motorised and non-motorised road users in contrary to Manual for Streets and NPPG.

Safe and Suitable Access

The site access width has been reduced to 5.5m in order to encourage lower design speeds. Standard 6m radii have been proposed.

The visibility splays that have been provided to reflect the 85th percentile speeds are considered sufficient by the Councils Head of Strategic Infrastructure.

TRICS is the industry standard software to determine the trips generated by a particular land use and considers trips generated throughout the day. Multi-modal trip data has not been provided using this method but a separate assessment by CEC Highways has shown that for a development of this size approximately 100 two-way pedestrian trips can be expected.

The proposed footway reduces the width of Nantwich Road and as this is the main route into Wrenbury it can be expected to accommodate HGVs, buses and agricultural machinery. The narrowness of the carriageway width together with that of the proposed footway presents a safety concern for pedestrians of this development.

Network Capacity

A development of this size is likely to generate approximately 60 two-way vehicle trips during each of the peak hours; the equivalent of around 1 additional vehicle per minute.

Junction capacity assessments for recent applications in Wrenbury have shown there to be spare capacity within the road network. This application will not have a severe impact on the highway network capacity.

Highways Conclusion

The proposal includes a new pedestrian footway to link the site with the village of Wrenbury and its amenities and services, bus stops, and railway station. The proposed footway/highway would be of a substandard width and as such the development cannot be considered sustainable.

The proposed footway also decreases the width of sections of Nantwich Rd to below what would be required for a main road. Together with the narrow footway, the proposal would create an unsafe and unwelcome environment for pedestrians of the development, including parents with their school children.

The proposed development is contrary to Policy BE.3 (Access and Parking) and paragraph 32 of the NPPF.

Trees/Hedgerows

Trees

There are currently no TPO designations within or immediately adjacent to the application site and the site does not lie within a Conservation Area.

The site is agricultural land to the south of Nantwich Road. There are hedgerows and trees present including a hedge and a mature Oak tree on the Nantwich Road frontage, a hedge with hedgerow trees to the west and trees along the River Weaver to the south.

Updated arboricultural information has been provided as part of this application which amends the tree root protection area for the roadside Oak tree T20 and special construction measures for works in the root protection area of this tree and tree T17 (located along the eastern boundary of the site). Both T17 and T20 are Grade A Oak Trees (High Quality and Value).

Whilst there would be arboricultural impacts these could be mitigated at the reserved matters stage and through the imposition of planning conditions.

Hedgerows

As indicated above, hedgerow loss is proposed. Where proposed development is likely to result in the loss of existing agricultural hedgerows which are more than 30 years old, it is considered that they should be assessed against the criteria in the Hedgerow Regulations 1997 in order to ascertain if they qualify as 'Important'. The Regulations require assessment on various criteria including ecological and historic value. Should any hedgerows be found to be 'Important' under any of the criteria in the Regulations, this would be a significant material consideration in the determination of the application. Hedgerows are also a habitat subject of a Biodiversity Action Plan.

There is a reference to survey of the roadside hedge by the arboricultural consultant on the Arboricultural Impact Assessment plan stating that the Hedge was deemed not to be important under the Hedgerow Regulations 1997. In the absence of any background data to this assessment, the LPA cannot judge if the assessment considered all the relevant criteria.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

In this case the proposal would have a density of 17 dwellings per hectare which is consistent with the surrounding residential areas of Wrenbury.

An indicative layout has been provided in support of this application. Although the indicative layout is of a poor design it does show that the site can accommodate the number of dwellings proposed whilst providing open space. It is considered that an acceptable design/layout that would comply with Policy BE.2 (Design Standards) and the NPPF could be negotiated at the reserved matters stage.

Archaeology

This application is supported by an archaeological desk based assessment. The assessment has not identified any significant areas of archaeology and the application site is located some distance from the church and the historic core of the village. Therefore, the Councils Archaeologists recommends that no further archaeological mitigation is required in this instance.

Landscape

The application site is roughly triangular in shape and is currently agricultural land with a short boundary to the north with Nantwich Road, the remainder of the northern boundary is formed by the access road to Field Farm which is located just to the east of the application site. The southern boundary is marked by the River Weaver and much of the western boundary by a field boundary and a residential dwelling (Belmont) located along the north eastern boundary with Nantwich Road. The application site boundaries are characterised by hedgerows, hedgerow trees and some post and wire fencing. The southern boundary has a belt of riparian vegetation associated with the River Weaver. There are a number of residential dwellings along Nantwich Road.

As part of the application a Landscape and Visual Assessment has been submitted, this states that it has been carried out with reference to the guidance found within the 'Guidelines for Landscape and Visual Assessment' Third Edition, 2013 (GLVIA). This assessment identifies the baseline landscape of the application site and surrounding area, these are the National Character Areas as identified by Natural England, and the East Lowland Plain, Ravensmoor Character Area (ELP1), as identified in the Cheshire Landscape Character Assessment 2008.

The submitted assessment identifies that there would be a medium magnitude of effect and a moderate adverse significance of effect and a negligible magnitude of effect and negligible significance of effect on the Ravensmoor character area. The visual assessment indicates that the proposed development is considered to have only micro visual effects within the immediate locality, and that these may be reduced to minor/moderate adverse significance with mitigation.

The Councils Landscape Architect would broadly agree with the landscape assessment that has been submitted, but he does state that the visual assessment has underestimated the magnitude of change of effect, and consequently the significance of effect for a number of receptors. In addition many of the chosen receptors are geographically distant from the application, while other more pertinent receptors have not been assessed. Nevertheless, while the visual effects would be more adverse than the assessment indicates, the Councils Landscape Architect does not consider that the effects would be major adverse.

Since this is an outline application and the mitigation proposals are purely illustrative, it is difficult to comment with any accuracy on the significance of impact over the longer term. The submitted assessment does indicate that there will be adverse landscape effects as well as adverse visual effects. If this application is approved these impacts could potentially be reduced with robust landscape proposals, including the implementation of additional hedgerow and tree planting along the boundaries, along with additional tree planting as well as extensive tree planting throughout the proposed development.

Ecology

River Weaver

The river Weaver is located on the boundary of this site. This river is known to support protected and priority species. The Councils Ecologist advises that based on the illustrative layout plan the proposed development is not likely to significantly affect the nature conservation value of the river. To enhance the ecological value of the river corridor it is recommended that any landscaping proposals for the open space area adjacent to the river use native species and includes areas of less intensively managed grassland.

Hedgerows

Hedgerows are a priority habitat and hence a material consideration. Based upon the submitted layout plan it appears likely that the proposed development would result in the loss of a section of hedgerows. The Councils Ecologist recommends that if planning permission is granted a condition should be attached requiring the submission of proposals for the provision of replacement native species hedgerows as part of the landscaping scheme for the site.

Trees with bat roosting potential

A number of trees have been identified as having bat roosting potential. The majority of these trees would be retained including the large Oak on the road frontage.

Other Protected Species

Two setts have been recorded on site. The larger of the two setts is located far enough away that it is unlikely to be affected by the proposed works. The second minor sett would be likely to be affected by the proposed development. However this sett is currently occupied by rabbits. The Councils Ecologist advises that based upon the current level of activity the proposed development is unlikely to have a significant effect upon other protected species.

As the status of other protected species on a site can change the Councils Ecologist recommends that a condition be attached requiring any future reserved matters application be supported by an updated survey and impact assessment.

Otters

Otters are known to be present on the River Weaver. The submitted ecological assessment has identified a low risk to otters during the construction phase associated with otters venturing on site at night. It is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent otters from becoming trapped. Alternatively, ramps can be provided to enable animals to climb out of trenches or excavations. The Councils Ecologist advises that provided these measures are implemented then the proposed development would be highly unlikely to result in an offence under the Habitat Regulations. If planning consent is granted it is recommended that this matter be secured by means of a condition.

Provision for nesting birds & roosting bats

If planning consent is granted it is recommended that a condition be attached to ensure some provision is made for wildlife as part of the proposed development.

Hedgehog

Hedgehogs are a biodiversity action plan priority species and hence a material consideration. There are records of hedgehogs in the broad locality of the proposed development and so the species may occur on the site of the proposed development. If planning consent is granted a standard condition could be imposed to mitigate this impact.

Flood Risk

The majority of the application site is located within Flood Zone 1 according to the Environment Agency Flood Maps. Flood Zone 1 defines that the land has less than 1 in 1000 annual probability of flooding and all uses of land are appropriate in this location. Part of the site along the boundary with the River Weaver is located in flood zones 2 and 3 and an area of surface water flooding is also shown at the site.

As the application site is more than 1 hectare, a Flood Risk Assessment (FRA) has been submitted in support of the application.

The application site must not increase flooding to existing developments and must be appropriately mitigated before any works should be considered to be undertaken on site.

The Environment Agency, the Councils Flood Risk Manager and United Utilities have been consulted as part of this application and have both raised no objection to the proposed development subject to the imposition of planning conditions. As a result, the development is considered to be acceptable in terms of its flood risk/drainage implications.

ECONOMIC SUSTAINABILITY

With regard to the economic role of sustainable development, the proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits to Wrenbury including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

Agricultural Land Quality

Policy NE.12 of the Local Plan states that development on the best and most versatile agricultural land (Grades 1, 2 and 3A) will not be permitted unless:

- The need for the development is supported by the Local Plan
- It can be demonstrated that the development proposed cannot be accommodated on land of lower agricultural quality, derelict or non-agricultural land
- Other sustainability considerations suggest that the use of higher quality land is preferable

The National Planning Policy Framework highlights that the use of such land should be taken into account when determining planning applications. It advises local planning authorities that, 'significant developments' should utilise areas of poorer quality land (grades 3b, 4 & 5) in preference to higher quality land.

In this case the Agricultural Land Assessment indicates that the site is Grade 3a and represents BMV. On this basis the loss of agricultural land needs to be considered as part of the planning balance.

CIL Regulations

In order to comply with the Community Infrastructure Regulations 2010 it is necessary for planning applications with planning obligations to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

As explained within the main report, POS and children's play space is a requirement of the Local Plan Policy RT.3. It is necessary to secure these works and a scheme of management for the open space and children's play space. This contribution is directly related to the development and is fair and reasonable.

The development would result in increased demand for secondary school places in the area and there is very limited spare capacity. In order to increase capacity of the secondary schools which would support the proposed development, a contribution towards secondary school education is required. This is considered to be necessary and fair and reasonable in relation to the development.

On this basis the S106 recommendation is compliant with the CIL Regulations 2010.

PLANNING BALANCE

The proposed development would be contrary to Policy NE.2 and RES.5 and the development would result in a loss of open countryside. However as Cheshire East cannot demonstrate a 5 year supply of deliverable housing sites and the presumption in favour of sustainable development applies at paragraph 14 of the Framework. This states that LPA's should grant permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits from it, when assessed against the Framework as a whole; or specific policies in the Framework indicate development should be restricted.

The benefits in this case are:

- The development would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply.
- The development would provide economic benefits through the provision of employment during the construction phase, new homes and benefits for local businesses in Wrenbury.

The development would have a neutral impact upon the following subject to mitigation:

- The impact upon education infrastructure would be neutral as the impact would be mitigated through the provision of a contribution.
- In terms of the POS provision and the proposed NEAP this is considered to be acceptable and would mitigate the impact of the development.
- The impact upon protected species/ecology is considered to be neutral subject to the imposition of conditions to secure mitigation.

- There is not considered to be any flood risk/drainage implications raised by this development.
- The impact upon trees is considered to be neutral at this stage and further details would be provided at the reserved matters stage.
- Although there would be a change in the appearance of the site. The landscape impact is considered to be neutral subject to mitigation
- The impact upon residential amenity/noise/air quality and contaminated land could be mitigated through the imposition of planning conditions.
- It is not considered that the development would impact upon archaeology

The adverse impacts of the development would be:

- The loss of open countryside
- The loss of agricultural land (this does not weigh heavily against the development as per previous appeal decisions)
- It is considered that a safe and suitable access to the site cannot be achieved and that the development does not facilitate sustainable transport opportunities.

The adverse impact would significantly and demonstrably outweigh the benefits and as a result the application is recommended for refusal.

RECOMMENDATION:

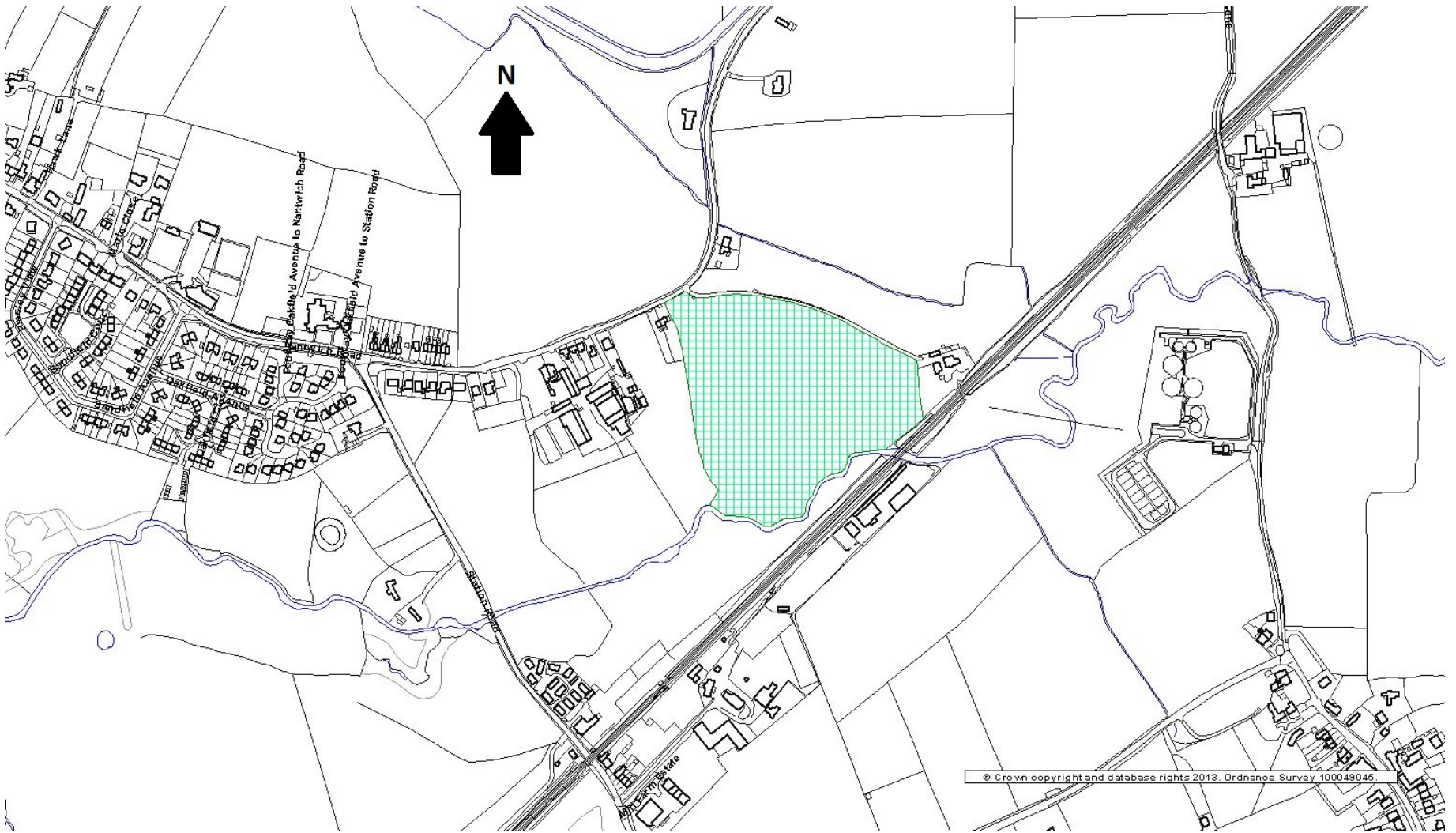
REFUSE for the following reasons;

1. In the opinion of the Local Planning Authority, the proposed development would be unable to provide a safe and suitable access to and from Nantwich Road and into the village of Wrenbury. This would result in a severe and unacceptable impact in terms of road safety and would significantly and demonstrably outweigh the benefits of the scheme, notwithstanding the shortfall in housing land supply. The development is therefore contrary to Policy BE.3 of the Borough of Crewe and Nantwich Replacement Local Plan 2011, Policies SD1 and SD2 of the Cheshire East Local Plan Strategy and paragraph 32 of the National Planning Policy Framework, which states that decisions should take account of whether safe and suitable access to the site can be achieved for all people, respectively.
2. The proposed residential development is unsustainable because it is located within the Open Countryside contrary to Policies NE.2 (Open Countryside), NE.12 (Agricultural Land Quality) and RES.5 (Housing in the Open Countryside) of the Crewe and Nantwich Replacement Local Plan, Policies PG5, SD1 and SD2 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:
 - The numbers, type, tenure and location on the site of the affordable housing provision
 - The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
 - The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
 - The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
2. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company
3. Secondary School Education Contribution of £196,112.28



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STRATEGIC PLANNING BOARD

Date of Meeting:	>	25 January 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Cheshire East Local Plan: Compliance with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report requests that the Strategic Planning Board recommend that the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan Authority Monitoring Reports for 2013/14 and 2014/15.
- 1.2. These reports are the sixth and seventh Authority Monitoring Reports (AMRs) (previously known as the Annual Monitoring Report) produced by Cheshire East Council. The reports contain factual information and are published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Recommendation

- 2.1. The Strategic Planning Board is requested to recommend that the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan Authority Monitoring Reports for 2013/14 and 2014/15.)

3. Other Options Considered

- 3.1. That the Council does not publish the Cheshire East Local Plan AMRs for 2013/14 and 2014/15.

4. Reasons for Recommendation

- 4.1. The Cheshire East Local Plan AMRs for 2013/14 and 2014/15 are published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2. Monitoring is essential in order to establish what has occurred in the Borough and how trends may be changing. It enables consideration of the effectiveness of existing policies and targets in order to determine whether

changes are necessary. Such monitoring information will be used to refine and develop Local Plan Policy.

5. Background and Summary

- 5.1. The Cheshire East Local Plan AMRs cover the periods 1st April 2013 to 31st March 2014 and 1st April 2014 to 31st March 2015. The production of the AMRs has been delayed, due to the focus of the work of the Spatial Planning Team on the production of the Local Plan Strategy. Following the Local Plan Examination Hearings that took place during September and October 2016, the opportunity has been taken to complete these reports. Work is also underway on the production of the AMR for 1st April 2015 to 31st March 2016 which will be completed later this year.
- 5.2. The AMRs contain factual information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the AMRs, as long as they align with relevant UK and EU legislation.
- 5.3. The AMRs provide a crucial method of feedback within the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made to Policy as necessary.
- 5.4. A number of particular indicators are monitored. The Core Indicators are identified in Appendix A of the AMRs; other indicators, identified in the Sustainability Appraisal, are included in Appendix B of the AMRs, where relevant.
- 5.5. The AMRs monitor the performance of the Cheshire East Local Plan, which is in the course of preparation. In the 2013/14 and 2014/15 monitoring periods however the Development Plan consisted of the following documents and therefore relevant Policies from these Development Plan documents were also monitored:
 - Cheshire Replacement Minerals Local Plan (1999)
 - Cheshire Replacement Waste Local Plan (2007)
 - Congleton Borough Local Plan First Review (2005)
 - Borough of Crewe and Nantwich Replacement Local Plan (2005)
 - Macclesfield Borough Local Plan (2004)

6. Wards Affected and Local Ward Members

- 6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

7.1.1. The approval of the AMRs will ensure that the Council complies with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

7.2. Legal Implications

7.2.1. The approval of the reports will ensure that the Council complies with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

7.3. Financial Implications

7.3.1. The cost of preparing and publishing the AMRs for 2013/14 and 2014/15 is covered by the existing revenue budget for Planning & Sustainable Development.

7.4. Equality Implications

7.4.1. The indicators used in the Sustainability Appraisal (SA) of the Local Plan documents are included as Appendix B in the AMRs; in addition, the SA includes an Equalities Impact Assessment.

7.5. Rural Community Implications

7.5.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD which will include detailed policies for rural areas and will also be available for use in the production of Neighbourhood Plans across the borough.

7.6. Human Resources Implications

7.6.1. There are no additional implications for Human Resources arising from this report.

7.7. Public Health Implications

7.7.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD. The SADPD will continue to implement the LPS's strategic priorities that promote good health. In addition, the SA includes Health Impact Assessments.

7.8. Implications for Children and Young People

7.8.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD. Alongside the LPS, the SADPD will play an important role in ensuring that children and young people have access to the homes and jobs they require in future years.

8. Risk Management

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

9. Access to Information/Bibliography

9.1. The following documents are attached as Appendices:

- Appendix 1 - Cheshire East Local Plan Authority Monitoring Report for 1st April 2013 to 31st March 2014.
- Appendix 2 - Cheshire East Local Plan Authority Monitoring Report for 1st April 2014 to 31st March 2015.

10. Contact Information

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Cheshire East Local Plan Authority Monitoring Report 2013/14



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Chapter 1: Executive Summary

1.1 This is the sixth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council and covers the period 1st April 2013 to 31st March 2014. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has continued to gather the evidence base and has carried out extensive consultation across the Borough to shape the emerging Local Plan. Further detail can be found in paragraphs 3.3 to 3.4 of this Report.

1.3 The Local Development Scheme was revised and came into effect in April 2012. Progress with the preparation of the Local Plan in 2013/14 has not been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS). The delay in progress has been due to extensive consultation and continuing work on the evidence base to support the Local Plan. The current Local Development Scheme is being revised and will be reported on in the next AMR.

Housing

1.4 Housing market conditions for 2013/14 are more optimistic than in recent years, with completions (798 dwellings gross) rising in Cheshire East for the third year running. Less than a quarter of completions were in Crewe and Macclesfield, with Key Service Centres, villages and rural areas increasing their share of housing completions, indicating that opportunities to access new housing are spread equitably across the Borough. A significant proportion of completions were houses, and there has been an increase in the proportion of larger family homes. Affordable housing provision decreased by 29% over the monitoring period. The number of empty homes has fallen again this year following action taken by the Council.

1.5 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply



Population

1.6 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 5% in the ten year period from 2003 (355,500) to 2013 (372,700). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.⁽¹⁾

Economy

1.7 Prominent retailers and major companies have located and invested in Cheshire East over the monitoring period. Gross employment floorspace completions (26,773sqm) are higher than the previous year, representing a 23% increase. The loss of land in existing employment use to other uses (15ha) has increased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for mixed use development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.8 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.9%, compared to Cheshire East, which has a 11.0% vacancy rate, with six centres increasing the number of occupied units. There have been some new retail developments in town centres. There have also been new leisure developments.

Tourism

1.9 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £737 million, and attracting over 13 million visitors in 2013.⁽²⁾ Through the implementation of the Visitor Economy Strategy, and several grant and accreditation schemes, Cheshire East is working in partnership to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.10 Aggregate sales have remained steady but relatively low in the Cheshire sub-region⁽³⁾ with production levels below the annual aggregate apportionment. Whilst the wider economy continues to struggle, it is unlikely that sales of primary aggregate will increase dramatically. Cheshire East's sand and gravel landbank sits at 7.28 years, which is just above the national indicator of 7 years, although its crushed rock reserves, at 107.25 years, exceed the national indicator of at least 10 years.

1.11 Three applications to vary conditions were approved to extend the operational life of Dingle Bank Quarry near Chelford. This will take silica sand extraction at the site up to 2016 with subsequent restoration of worked areas by 2018 and plant area by 2019. An

1 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2003 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0. [B] 2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.

2 Indicator TC6. Source: STEAM Trend Report for 2009-14, June 2015.

3 Comprises the authority areas of Cheshire East and Cheshire West and Chester



application for a brine pipeline between the Warrington brinefield and chemical works at Lostock (in Cheshire West & Chester) via the salt works at Middlewich was also approved.

Waste

1.12 Household waste arisings in Cheshire East rose slightly on the previous year, although recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Permission was granted for a temporary waste transfer station until December 2027 at Danes Moss Landfill Site, Macclesfield principally handling municipal waste.

Environment and Climate Change

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

1.14 Generally there has been a deterioration in air quality ratings since the previous monitoring period, with only one of the Air Quality Management Areas (A5022/A534 Sandbach) achieving improved average air quality ratings.

1.15 In terms of planning applications for renewable energy provision, no major schemes have been approved or installed in this monitoring year.



Chapter 2: Introduction

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

2.2 This Report covers the period 1st April 2013 to 31st March 2014. It contains information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

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

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

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2013/14 monitoring period the Development Plan consisted of:

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

2.6 The North West of England Plan Regional Spatial Strategy formed part of the Development Plan until it was revoked on 20th May 2013 along with the saved policies of the Cheshire 2016 Structure Plan Alteration contained in it.

2.7 The Government has made a number of reforms to planning legislation and guidance in recent years. Additional changes made over the monitoring period include the publication of the following documents and Regulations:

- Growth and Infrastructure Act (April 2013)
- Community Infrastructure Levy Guidance (April 2013)
- Planning practice guidance for renewable and local carbon energy (July 2013)
- National Planning Practice Guidance (March 2014)



Chapter 3: Local Development Scheme

3.1 The Cheshire East Local Development Scheme (LDS) has been revised and came into effect on 30th April 2012, covering the period 2012 to 2014. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the Core Strategy (now known as the Local Plan Strategy) and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

Milestone	LDS date	Stage Reached	Comments
Core Strategy DPD			
Regulation 25 consultation	Jan 2009 to Oct 2012	Completed December 2013	Delay in progress due to extensive consultation and continuing work on the evidence base to support the Local Plan.
Publication consultation	Jan to Feb 2013	Underway	Delay in progress due to extensive consultation and continuing work on the evidence base to support the Local Plan.
Submission	May 2013	-	-
Pre-hearing meeting	June 2013	-	-
Examination	Aug 2013	-	-
Inspector Report	Oct 2013	-	-
Adoption	Nov 2013	-	-
Site Allocations DPD			
Regulation 25 consultation	Jan 2009 to Nov 2013	Underway	-
Publication consultation	Feb to March 2014	-	-
Submission	June 2014	-	-
Pre-hearing meeting	July 2014	-	-
Examination	Sept 2014	-	-
Inspector Report	Nov 2014	-	-
Adoption	Dec 2014	-	-



3.2 Progress with the preparation of the Local Plan in 2013/14 has not been made in accordance with the key milestones set out in the Local Development Scheme 2012 to 2014 due to the reasons set out in Table 3.1. The current LDS is being revised and will be reported on in the next AMR.

3.3 In the last year the Council has continued to gather the evidence base and has carried out extensive consultation across the Borough to shape the emerging Local Plan, as follows:

- Possible Additional Sites Proposed by Developer and Land Interests (May 2013)
- Pre-Submission Core Strategy (November to December 2013)
- Pre-Submission Core Strategy Sustainability (Integrated) Appraisal (November to December 2013)
- Draft Core Strategy Habitats Regulations Assessment (November to December 2013)
- Pre-Submission Core Strategy Non-Preferred Sites (November to December 2013)
- Local Plan Strategy Submission Version (March to April 2014)
- Local Plan Strategy Sustainability (Integrated) Appraisal (March to April 2014)
- Strategy: Habitats Regulations Assessment Final Report February 2014 (March to April 2014)
- Strategy: Habitats Regulations Assessment Summary Report February 2014 (March to April 2014)
- Local Plan Strategy Policies Map (March to April 2014)

3.4 Recently completed evidence base documents are:

- New Green Belt and Strategic Open Gaps Study (September 2013)
- Green Belt Assessment (September 2013)
- Indoor Leisure Facilities Development Statement (September 2013)
- Draft Core Strategy and CIL Viability Assessment (October 2013)
- Assessment of Additional Brownfield Potential for Housing Development (November 2013)
- Infrastructure Delivery Plan (March 2014)
- Local Plan Strategy Statement of Consultation (March 2014)
- Submission Sites Justification Paper (March 2014)
- Submission Non-Preferred Sites Justification Paper (March 2014)
- Housing Background Paper (March 2014)
- Employment Background Paper (March 2014)
- Population Projections and Forecasts Background Paper (March 2014)
- Local Plan Strategy Overview document (March 2014)
- Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2014)

Duty to Cooperate

3.5 The National Planning Policy Framework (NPPF) includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is comprehensive and logical. A Duty to Cooperate Statement of Compliance is being produced.



Chapter 4: Housing

4.1 In England 112,630 houses were completed in the 12 months to March 2014. This is 4 per cent higher than the previous year. The current level of completions is 36 per cent below the peak level of 2007. Private enterprise housing completions were 6 per cent higher than in the year before whilst completions by housing associations remained stable (0 per cent change) over the same period.⁽⁴⁾ DCLG no longer collate and report on data by region however they report on district and Local Enterprise Partnerships. In England, 176 out of 326 authorities reported an increase in completions over the 12 months to March 2014. The geographic spread of increases and decreases is very mixed. The average age of first-time buyers is now 37.⁽⁵⁾

4.2 The number of completions in Cheshire East has risen again with 798 dwellings (gross) completed in 2013/14. Dwellings lost through demolition, change of use or conversion amount to 135 homes, resulting in a net figure of 663 additional dwellings across the Borough.⁽⁶⁾ The North West of England Regional Spatial Strategy (2008) and the saved policies from the Cheshire Structure Plan were revoked by the Government on 20th May 2013. These are no longer part of the Statutory Development Plan. However the North West Regional Spatial Strategy proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. Since 2002/03 11,634 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2013/14 is 970. As illustrated by Figure 4.1, in excess of a 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2013/14 demonstrates a slight increase in completions on the previous year, a tentative signal that the housing market is showing signs of improvement.

4 Housebuilding: March quarter 2014, England (Department for Communities and Local Government)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/311515/House_Building_Release_-_Mar_Qtr_2014v3.pdf

5 http://www.mortgageintroducer.com/mortgages/246147/5/Industry_in_depth/First_time_buyer_average_age_is_now_37.htm

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



Figure 4.1 Net Housing Completions

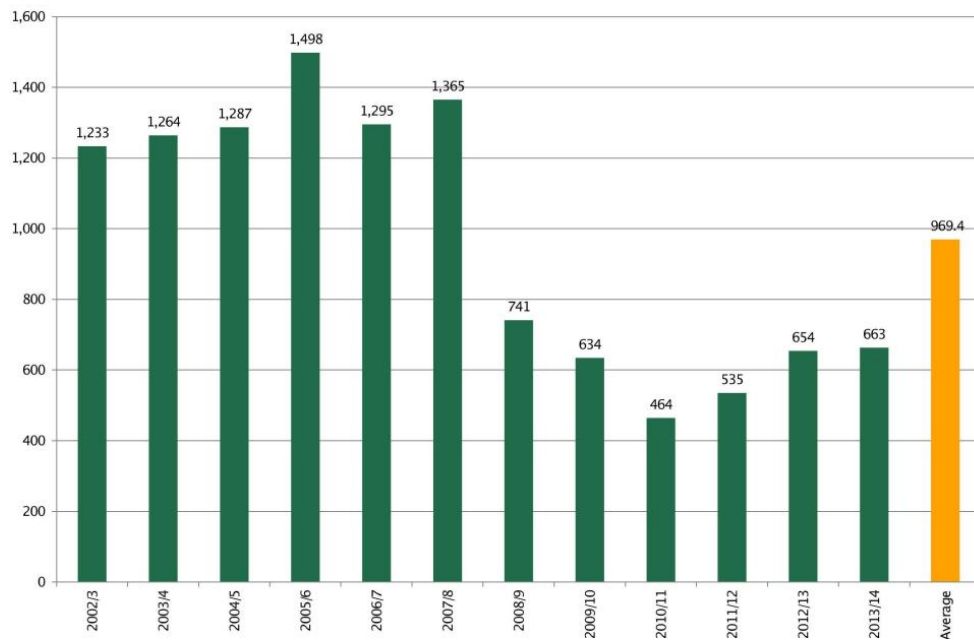


Figure 4.2 Location of Completed Dwellings (2013/14)

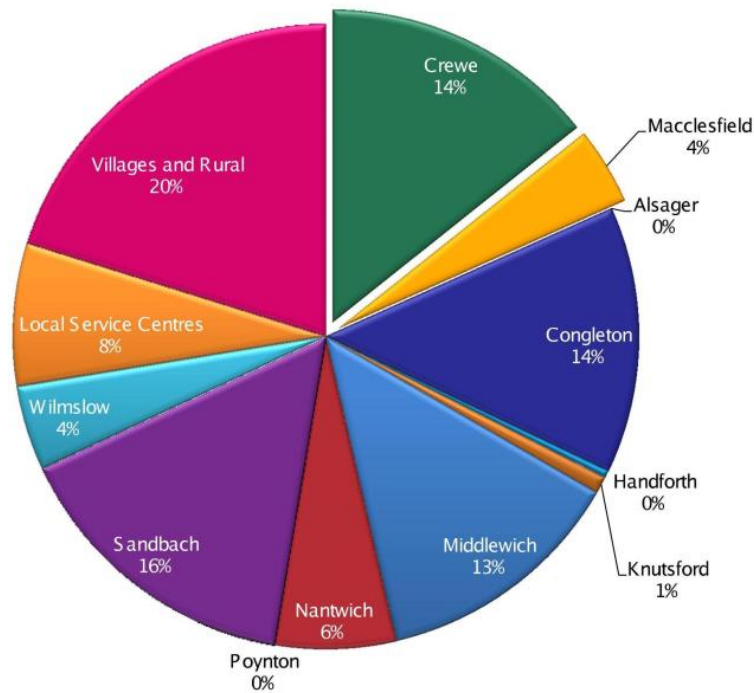
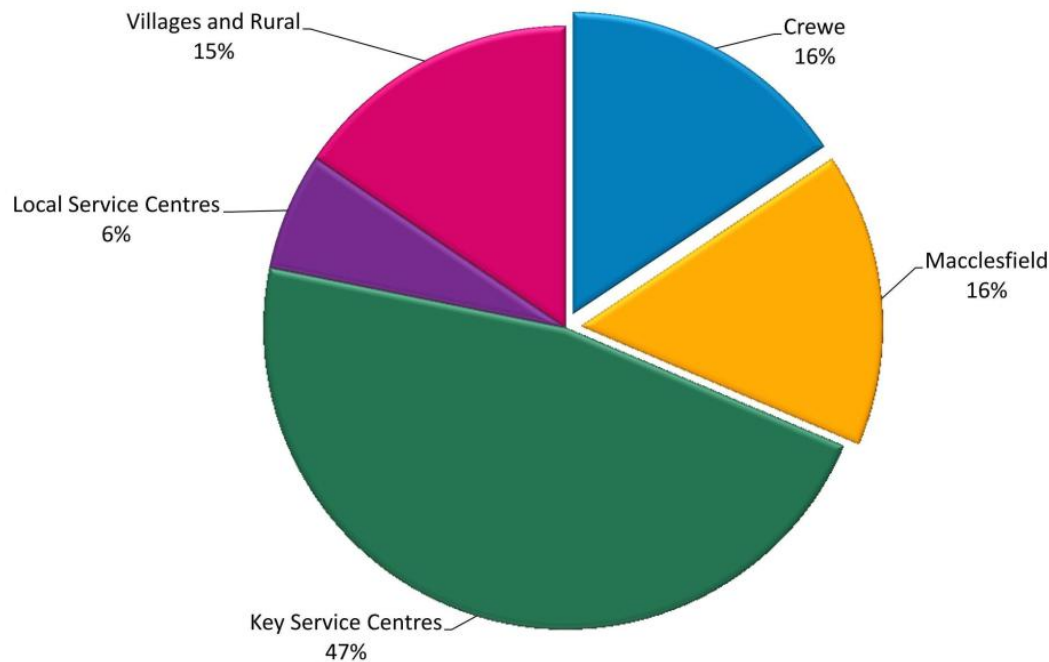




Figure 4.3 Completions by Location from 2009

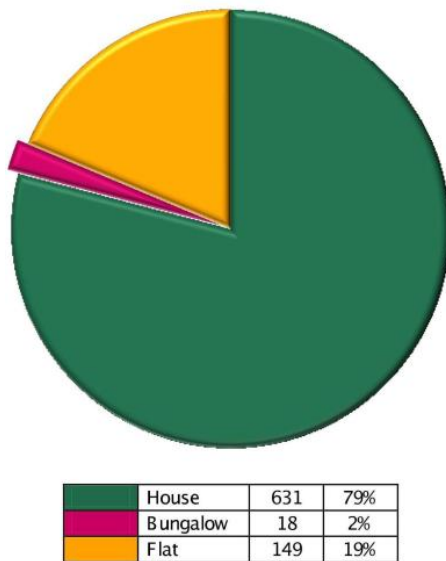


4.3 In 2013/2014 18% of completions were located in the Principal Towns of Crewe and Macclesfield. Key Service Centres received a 54% share, with 15% of that focused in Sandbach, 14% in Congleton and 13% in Middlewich. Local Service Centres witnessed 7% of the completions, and villages/rural areas saw 20%. Between 2009 and 2013 the Principal Towns have seen 32% of the Borough's housing completions, with the Key Service Centres witnessing 47%. 15% of the Borough's housing completions have been in the villages and rural areas, with 6% being in the Local Service Centres.

4.4 A significant proportion of the dwellings completed in 2013/14 were houses, accounting for 79% of all completions. This is more than last year's figure of 64%. Bungalows contributed to only 2% of completions, whilst the percentage of flats has decreased to 19%, from 33% the previous year. No extra care apartments were completed during the year.



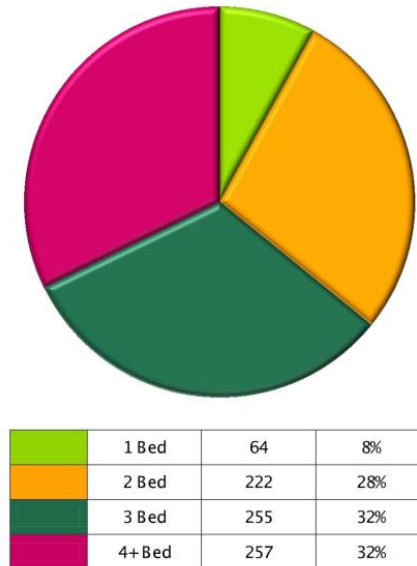
Figure 4.4 Type of Dwelling Completed (2013/14)



4.5 Of the 649 houses or bungalows completed in 2013/14, 69% were detached or semi-detached properties, with just over a third being terraced properties. This is a similar pattern to that observed in 2012/13.

4.6 Properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has decreased by 6% in comparison to the previous year. The provision of 2-bedroomed units

Figure 4.5 Size of Dwelling Completed (2013/14)



has decreased from 33% to 28%, with the provision of both 3 and 4-bedroomed homes increasing on the previous year.

4.7 The National Planning Policy Framework Core Principles encourage the re-use of previously developed land. Between 1st April 2013 and 31st March 2014, 67% of completions were on brownfield sites, compared to 75% of completions the previous year.

4.8 The percentage of new housing developments at a density of 30 dwellings per hectare or more has fallen to 46%, compared to 56% in 2012/13. There has been an increase of 10% in developments of less than 30 dwellings per hectare.

Table 4.1 Density of New Housing Developments by Year

		2012/13		2013/14	
		No. of Dwellings	Percentage	No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	309	44%	434	54%
	Between 30 and 50 dwellings per hectare	95	13%	173	22%
	Above 50 dwellings per hectare	306	43%	191	24%

4.9 During the period 2013/14, 116 sites have been started, which is an increase on the previous monitoring period. The majority of starts are small sites, however a number of larger sites have also been started, including a new development of 269 homes in Sandbach, 143 homes in Crewe and 121 homes in Disley. Some of the more significant sites of ten or more dwellings are listed in Table 4.2.



Table 4.2 Significant Sites Started (2013/14)

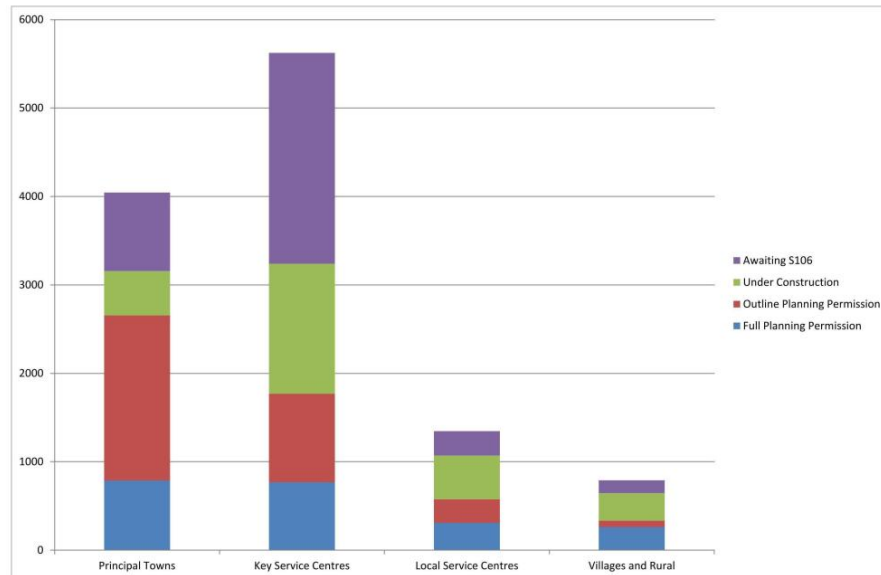
Site	Number of Dwellings Proposed (Gross)
Butley Hall, Scott Road, Prestbury	10
Land adjacent to 97 Broughton Road, Crewe	11
The Woodlands, Shady Grove, Alsager	12
Royal Scot, Plane Tree Drive, Crewe	14
Dysteleggh Court, Greenhill Walk, Disley	15
Winlowe, Bank Street, Macclesfield	15
Land south of Tudor Way, Congleton	16
89A Bradfield Road, Crewe	16
Rockwood Inn, 204 Alton Street, Crewe	20
Linden Court, Hungerford Avenue, Crewe	22
Land off St Anne's Lane, Nantwich	24
Oakdean Court, Wilmslow	29
Land off Hassall Road, Sandbach	39
Land on Sheppenhall Lane, Aston	43
South Cheshire College of further Education, Dane Bank Avenue, Crewe	50
Kestrel Engineering, Brook Street, Congleton	54
Land at COG Training and Conference Centre, Crewe Road, Nantwich	59
Land south of Crewe Road, Alsager	65
FibreStar Site, Redhouse Lane, Disley	121
Bombardier Transportations, West Street, Crewe	143
Land south of Hind Heath Road, Sandbach	269

4.10 The number of dwellings started on sites this year is 1,026. This is an increase of 449 from the previous year. It includes a number of dwellings on newly started sites (identified above) and several on sites that were already under construction prior to the monitoring period.



4.11 There has been a 20% increase in the number of sites granted planning permission this year: 346 permissions were granted in the year 2013/14, which equates to permission for 6,011 dwellings (gross). 37% of the dwellings given planning permission were in the Principal Towns of Crewe and Macclesfield, with 37% also in the Key Service Centres. The remaining 26% of dwellings were permitted in Local Service Centres, villages and rural areas.

Figure 4.6 Location of Commitments by Type



4.12 At 31st March 2014 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 11,803 dwellings. 34% of the dwellings are in the Principal Towns of Crewe and Macclesfield, whilst a further 48% are in the Key Service Centres of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. The remaining 18% of dwellings are in Local Service Centres and villages. The locational split of these pipeline developments has changed from 2012/13, with an increase in Principal Towns and Key Service Centre commitments and a decrease in Local Service Centre and village commitments. Figure 4.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

4.13 According to Land Registry data⁽⁷⁾ the average house price in Cheshire East in March 2014 was £151,800. This is up 3.8% on the same month of 2013. In the North West, house prices grew more slowly (up 2.7% over the same twelve-month period, to reach £108,700), but in England and Wales, house price inflation was higher (6.0% for the year to March 2014, bringing the average to £168,800).

4.14 Average house prices in Cheshire East by house type were as follows in March 2014: detached house £259,200; semi-detached £134,500; terraced £105,400; and flat £126,500.⁽⁸⁾

7 Indicator H12: Land Registry data. Downloaded on 28/8/15 from <http://landregistry.data.gov.uk/app/hpi>

8 Land Registry data. Downloaded on 28/8/15 from <http://landregistry.data.gov.uk/app/hpi>



4.15 Table 4.3 shows the number of affordable units completed over the last four years. In 2013/14, 16% of the dwellings built were affordable. This is a decrease of 53 dwellings on the number of affordable dwellings built in 2012/13.

Table 4.3 H11: Provision of Affordable Homes

2010/11	2011/12	2012/13	2013/14
170	214	184	131

Empty Homes

4.16 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of empty homes for the fifth year running. Information taken from the Empty Homes Agency⁽⁹⁾ suggests that at October 2013, there were 4,515 empty homes in Cheshire East. This represents a significant drop over the last three years; in 2010, the Borough had 6,189 empty homes. 1.22% of these have been vacant for more than 6 months.

4.17 The number of empty homes in Cheshire East represents 2.7% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.7%) and the national rate (2.8%).

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

- Two dedicated posts to liaise with owners to bring empty homes back into use;
- A leasing scheme in partnership with Wulvern, Peaks and Plains Housing Trust, Plus Dane, Regenda and Great Places, offering options for leasing properties, including financing options for renovation works;
- A proactive approach through area based surveys to gain a better understanding of the problems associated with empty properties;
- Prioritising and targeting of problematic empty properties (risk based matrix scoring system) and pursuing more rigorous enforcement measures;
- Interest-free loans for renovations; and
- Change in the Council Tax discount for properties empty for longer than 2 years – now 150% discount.

Housing Supply

4.19 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to 'boost significantly the supply of housing', and to 'illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. The Local Plan Strategy Submission Version was published in March 2014, however this plan is subject to formal Examination and therefore does not constitute an adopted Local Plan. The Submission

9 Indicator H16: Empty Homes Agency



Version indicates the proposed housing requirement and how this will be met over the Local Plan period, however this is likely to change as a result of the Local Plan process and procedures through to formal adoption.

4.20 As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply, as shown in Table 4.4.

Table 4.4 Housing Land Supply to 1st April 2014

Base Date 1st April 2014	
Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	5,900
Backlog	2,370
Total housing need (Sedgefield)	8,270
With 5% buffer applied	8,684 (1,737 dpa)
With 20% buffer applied	9,924 (1,985 dpa)
Total supply as at 31st March 2014	10,562
With 5% buffer applied	6.08 years
With 20% buffer applied	5.32

4.21 The full details of this supply are included in a separate paper, published 14 October 2104 and available on the Council's website.⁽¹⁰⁾ In addition this paper gives an updated position to the housing land supply to 31st August 2014. The update concluded that at 31st August 2014 the Council could demonstrate a 6.36 years supply based on 5% buffer and 5.57% years supply with a 20% buffer.

Appeals

4.22 The key findings of housing-related appeals during the monitoring period show that, generally, the material considerations of the proposals outweigh departures from/conflicts with the Development Plan. It is also worth noting that the Council's calculation of 5 year housing supply was not supported at a number of planning appeals.

4.23 An outline application in Handforth for continuing care retirement community (care village) comprising a 58 bedroomed care home, 47 close care cottages and 15 shared ownership affordable dwellings (12/1578M), on safeguarded land was allowed. The Inspector found that the element of Policy GC7 of the Macclesfield Borough Local Plan that designates that safeguarded land was out of date. The proposal should therefore be considered in the context of whether any adverse impacts resulting from the proposal would significantly and demonstrably outweigh its benefits. The Inspector concluded that

10 [Cheshire East Council Five Year Housing Land Supply Position Statement, September 2014](#)



the proposal would result in benefits, as there is a current and future identified need for the proposal and these represent material considerations sufficient to justify a departure from the development plan.

4.24 An outline application for up to 270 dwellings in Nantwich (12/2440N) went to appeal due to the Council's failure to issue a decision in the prescribed period (the site already had planning permission for 240 dwellings). This appeal was recovered for the Secretary of State's determination due to the number of units proposed and the site size. The Secretary of State agreed with the Inspector's conclusions to allow the appeal, whereby it was found that there would be no significant implications resulting from the difference in providing up to 270 dwellings on the site, as opposed to up to 240 in the already permitted scheme.

4.25 An outline application for up to 160 dwellings in Sandbach (12/1903C) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal due to the lack of a five year housing land supply, and the benefit the provision of affordable housing would bring. The Inspector acknowledged that there was conflict with the development plan, but the harm identified to landscape, loss of BMV land, and the loss of outlook for local residents would not amount to significant and demonstrable harm that would outweigh the benefits of the scheme.

4.26 In the case of 12/1670C, which was an application for 30 dwellings in Alsager, the Inspector acknowledged that there would be harmful effects on the character and appearance of the area; however these were found to be moderate, minor, or short term. The Council was found not to have a five year supply of housing land. The Inspector found that the proposal would contribute to local needs, and stated that this benefit is not outweighed by the limited harm the development would cause; therefore the appeal was allowed.

4.27 Although there was a conflict with policies in the Borough of Crewe and Nantwich Replacement Local Plan 2011, an outline application for a residential development in Crewe (11/3010N) was allowed. This was due to the lack of a five year housing land supply, the contribution the proposal would make to meeting the need for market and affordable housing, and that the proposal would constitute a sustainable form of development.

4.28 An appeal for some 51 dwellings (11/2212N) in Shavington was allowed due to the lack of a five year housing land supply, and that there would be economic, social and environmental benefits from the proposal, for example the provision of open-market and affordable housing, and the proposed areas of Public Open Space would exceed policy RT.3 in the Borough of Crewe and Nantwich Replacement local Plan 2011. The Inspector concluded that the proposal would constitute sustainable development.

4.29 Two outline applications in Congleton, both for 40 dwellings (12/3028C, and 12/3025C), went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeals due to the lack of a five year housing land supply, the benefits the development would provide, for example affordable housing, and that the identified harm (intrusion into the open countryside, and impact on the character of the area) does not significantly and demonstrably outweigh the benefits.



4.30 In the case of 12/2309N, which was an outline application for 10 dwellings in Hankelow, the Inspector afforded little weight to the emerging Core Strategy. The Council did not have a five year supply of housing land, and it was found that the proposal would constitute sustainable development, therefore the appeal was allowed.

4.31 An application for 25 dwellings in Somerford 12/3807C was allowed although the Inspector concluded that the proposal would not comply with policies relating to development in the countryside or the Infill Boundary Line and that there would also be undoubted reliance on the private car for many journeys. However, the Inspector found that these adverse impacts would not significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework as a whole. Of particular importance is the provision of market and affordable homes, which would help address housing need and the reduction of the land supply deficit.

Index of Multiple Deprivation

4.32 The AMR 2010/11 included a detailed evaluation of the Indices of Deprivation, which combine a number of economic, social and environmental indicators to assess and identify levels of deprivation in particular areas. It remains the most up-to-date analysis, as the Indices have not been updated over the intervening monitoring periods. Please refer to the AMR 2010/11 for more information.

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

- Neighbourhood level community budgeting on the Moss Estate (Macclesfield);
- NEETs Project in St Barnabas (Crewe) working to reduce the number of NEETS (young people Not in Education, Employment or Training);
- Health improvement and other community-led work in Cledford (Middlewich) and Buglawton (Congleton) following asset-mapping exercises undertaken in 2012;
- Community First panels and neighbourhood grants in Crewe North and Crewe South;
- Neighbourhood Working with community groups in a wide range of neighbourhoods including Buglawton (Congleton), Crewe West, Crewe St Barnabas, Sherborne (Crewe East), Crewe South, Cledford, Middlewich, Radway Estate (Alsager), Bromley Farm (Congleton), Moss Estate, Upton Priory, Weston and Ivy, (Macclesfield), Colshaw Farm (Wilmslow), and Longridge (Knutsford);
- Development of Community Groups - Gresty, Friends of St Barnabas, North and South Panels;
- Twister Sister/Mister ASB and Mentoring support programme developed from Big Sister pilot - two schemes delivered with one in Sir William Stanier School 10 pupils and 1 at Kingsgrove 12 girls and 8 boys (first scheme for boys). Challenge Me was also launched - a boot camp and mentoring programme delivered in Kingsgrove targeting 17 boys;
- Community Garden Project - St Barnabas Hall scheme continues (WW1 garden was created at Leighton Hospital as part of the NEET project at St Barnabas, 2014);
- Foodbank in Crewe and Nantwich - ongoing support regarding the promotion of collection of food items and referrals to banks by the way of community hubs;
- Debt Management Support - support given to Christian's against poverty for debt management workshops and 121 support worker;



- Talking Heads - intergenerational project linking attitudes to learning using arts as a tool to engage elders in the community - pilot projects in Crewe East and Crewe South - completed in 2013;
- Winter Resilience - supporting elders/vulnerable people with winter warmth, fuel reduction - campaigns targeting over 75's delivered across CE in 2013/14;
- Crewe Youth Voice;
- Annual Health and Wellbeing Fayre - Crewe Health Fayre reached over 500 residents at its annual fayre;
- Streetsafe;
- Homework Clubs on Longridge, Wistaston Green (Crewe), Claughton Avenue and Brook House Estate - 2013/14 saw the launch of BASE run by YMCA afterschool activity, homework and tea club at the YMCA, Georges Community Centre, Bethaney Hall;
- Over 50's clubs and luncheons - a number of new clubs and activity session added in 2013/14 at Jubilee House and Georges Community Centre sessions, Union Street Senior Club, OCEAN Seniors including Knit and Natter, Flower arranging, holistic therapies, craft clubs, WW1 art group;
- Employment Groups have been set up in Congleton, Alsager, Sandbach, Middlewich and Holmes Chapel to develop work clubs, with the potential to roll this out in other LAP areas - Work Clubs delivered from Georges Community Centre, Eagle Bridge Health Centre; and
- Working with a Buglawton community group to develop a neglected church hall into a community facility local people will value and use.

Fuel Poverty

4.34 A household is said to be in fuel poverty if it spends more than 10% of its income on fuel to maintain a satisfactory heating regime. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home, household income, and the cost of fuel. The latest (2013) figures show that, in Cheshire East, 14,300 households (8.8% of all the Borough's households) are in fuel poverty. This compares to 10.9% of households in the North West region and 10.4% of those in England.⁽¹¹⁾

Local Housing Strategy

4.35 The AMR 2010/11 recorded the decision to produce a local housing strategy to complement the Sub-Regional Housing Strategy. The Strategy, which prioritised resident and stakeholder engagement in its creation, has been adopted and focuses on the unique opportunities and challenges in Cheshire East at this time of significant change in the housing sector. The Cheshire East Housing Strategy, 'Moving Forward', will act as a five year plan for housing for 2011 to 2016.

4.36 The Strategy outlines the housing vision and includes specific projects and proposals and is structured around the following objectives:

- Delivering market and affordable housing;
- Making the best use of our existing stock;

11 Indicator H18: Sub-regional Fuel Poverty – England 2013 – Low Income High Costs definition, DECC, May 2015: <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>



- Meeting the needs of our most vulnerable residents;
- Meeting the needs of an ageing population; and
- Investing in our neighbourhoods.

Conclusion

4.37 Despite the difficult economic conditions and their impact on the construction industry, the net number of houses built yearly in Cheshire East has increased for the third year running. The Principal Towns as a whole saw a decrease in the share of completions, with Key Service Centres receiving a greater share than in the previous year. This indicates a greater spread of new housing provision across the Borough, increasing local people's ability to access new homes. The completions encompass a mix of house types and sizes, with development at a lower density overall than in the previous year. There has been an increase in larger family homes.

4.38 The increase in housing completions is accompanied by a decrease in affordable homes completed this year, with the number of empty homes also falling due to action taken by the Council. The implementation of the Council's Local Housing Strategy, 'Moving Forward', is now in place and sets a framework for meeting the housing needs of local residents.

4.39 There has been an increase in the number of construction starts on dwellings during the monitoring period and a 20% increase in the number of residential proposals granted planning permission.

4.40 The Government requires all planning authorities to be able to demonstrate a five year supply of readily available housing land. As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply. The Council's calculation of its 5 year housing supply has not been supported by some Planning Inspector's at appeal.

Actions Needed

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

- Make sure that Cheshire East has a robust 5 year supply of housing land.
- Make sure that affordable houses are being provided on appropriate sites.
- Monitor the effects of the Interim Statement on Affordable Housing.
- Explore how the Council can use its assets to deliver more affordable housing.



Chapter 5: Economy

5.1 Cheshire East's local economy constitutes around 7% of the North West's total economic output (Gross Value Added).⁽¹²⁾ The Borough is home to more businesses than any other unitary authority in the region, except for Manchester. Its 18,100 companies⁽¹³⁾ include international manufacturing businesses such as AstraZeneca, BAE Systems, and Bentley Motors. A tenth of the North West's top 500 companies have their head office in Cheshire East and the Borough has more of these top 500 firms than anywhere outside Manchester.⁽¹⁴⁾

5.2 Since 2013, the UK has shown signs of a significant recovery, with economic output (Gross Domestic Product) having now grown strongly – by 0.6% in the second quarter of 2013 (April to June) and by 0.7%, 0.4% and 0.9% respectively in each of the three subsequent quarters (2013 Q3, 2013 Q4 and 2014 Q1). This equates to an annual GDP growth rate of around 2.7%. However, even by the end of 2014 Q1, GDP was still only 1.6% above its pre-recession (2008 Q1) peak, whilst ONS' mid-year population estimates indicate that, between mid 2008 and mid 2013, the UK population grew by 3.7%. Hence, in terms of GDP per head, the UK was still below its pre-recession level in 2013/14.⁽¹⁵⁾

5.3 In Great Britain, the broad measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 2.27m (2013/14 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 9,300 by 2013/14. The latter (2013/14) figure equates to an overall unemployment rate of 5.0% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (7.8% and 7.2% respectively).⁽¹⁶⁾⁽¹⁷⁾

5.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve

12 Source: Regional Gross Value Added (Income Approach) NUTS3 Tables, ONS, December 2014. Statistic based on data for 201

13 Indicator E4. Source: Business Demography – 2013: Enterprise Births, Deaths and Survivals, ONS, November 2014. Commentary based on data for 2013

14 Source: Cheshire East Annual Property Report 2013

http://www.cheshireeast.gov.uk/business/employment_sites_and_premises/commercial_property_report.aspx

15 Sources: [A] Second Estimate of GDP, Quarter 2 (April to June) 2015, ONS statistical release, 28 August 2015): <http://www.ons.gov.uk/ons/rel/naa2/second-estimate-of-gdp/q2-2015/stb-2nd-est-gdp.html>. [B] ONS mid-year population estimates 2008 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.

16 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2013 – March 2014, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey April 2004 – March 2005 to April 2013 – March 2014, ONS, NOMIS. ONS Crown Copyright

17 These broad unemployment rates measure the broad unemployment count as a percentage of the economically active population aged 16 and above.



over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).⁽¹⁸⁾

5.5 Several companies have invested in Cheshire East over the monitoring period, and others have indicated their intention to do so. This includes new and existing companies:

- Prominent retailers have been attracted to the Borough, including Sainsbury's and Next.
- The US-owned Waters Corporation is in the process of centralising its North West operations on the former Stamford Lodge site in Wilmslow, having obtained permission and commenced construction on a new facility to provide headquarters, research and development, and manufacturing for its mass spectrometry business.
- Bruntwood has been granted planning permission to double the size of the office space at Booths Hall in Knutsford.
- Bentley announced that it will invest £800 million to develop a new sports utility vehicle at its Crewe headquarters, creating over 1,000 jobs.
- Astra Zeneca announced the development of a £120 million facility at its Macclesfield complex to manufacture its treatment for prostate cancer creating 300 jobs.

Local Enterprise Partnership

5.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority, academia and voluntary sector representatives. Its vision going forward is to make Cheshire and Warrington the best performing economy outside of the South East and the Local Plan Strategy seeks to contribute towards achieving that vision.

5.7 The LEP is working with Government to define a clear and robust growth strategy for the investment of both Government and European Structural and Investment Funds (ESIF) and has prepared and submitted both a Strategic Economic Plan (SEP) and ESIF Plan for delivery in 2015/16.

Economic Development and Employment Land

Table 5.1 E12 and E13: Floorspace Completions in Cheshire East (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	1,648	19,753	907	1,994	1,032	825	0	614	26,773
Net sqm	-1,927	19,121	857	1,185	-37,464	-1,404	0	-381	-20,013
PDL ⁽¹⁾ sqm	1,280	19,753	37	1,994	1,032	778	0	614	25,488
% on PDL	78	100	4	100	100	94	0	100	95

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



1. Previously developed land

5.8 Table 5.1 reveals that gross employment floorspace completions are higher than the previous year, representing a 23% increase.⁽¹⁹⁾

5.9 Most of the floorspace completions in 2013/14 are accounted for by changes of use from non-employment uses to employment use. This is reflected in the high proportion of developments completed on previously developed land during the monitoring period.

5.10 The majority of the gross floorspace completed was located in the rural areas in Cheshire East. This included 19,753sqm at Stanford Lodge, Wilmslow.

Epsom Avenue, Handforth



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

Employment Land Take-Up

5.12 Employment land take-up rates for 2013/14 are shown in Table 5.2. It is important to note that, as with the employment land supply data, the land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

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

5.14 The proportion of gross land taken up in the Principal Towns and Key Service Centres in Cheshire East was only 16%, due to a 15.1 ha proposal for the the construction of a mass spectrometry building at Stanford Lodge, Wilmslow.

Table 5.2 E14: Employment Land Take-Up (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	1.06	15.10	0.16	0.27	0.40	0.13	0.00	2.32	19.44

¹⁹ Floorspace completions include extensions and infill development at existing employment facilities



	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Redevelopments and Changes of Use ha	0.00	15.10	0.00	0.00	0.07	0.13	0.00	1.85	17.15
Net Land Take-up ha	1.06	0.00	0.16	0.27	0.33	0.00	0.00	0.47	2.29

Employment Land Supply

5.15 Table 5.3 below shows the employment land supply across Cheshire East as at the end of March 2014.⁽²⁰⁾ It is important to note that, as with the employment land take-up data, the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

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

Table 5.3 E15: Employment Land Supply as at 31st March 2014

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	6.59	0.00	0.00	10.20	0.00	0.09	0.00	192.88	209.76

5.17 About 52% of the gross supply is land that is allocated in the former District's Local Plans; 31% has planning permission and 17% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: this is an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: This site is allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Basford West, Crewe: This planning permission has an area of nearly 42 ha, and provides for office, warehouse and industrial accommodation and associated infrastructure.
- Midpoint 18 (remaining plots from early phases), Middlewich: an outline planning permission covers an area of around 41 ha. Parts of this site have commenced under reserved matters planning permissions, leaving around 34 ha to be developed.
- Midpoint 18 Phase 3, Middlewich: This outline application covers an area of 53 ha and proposes a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

20 Core Indicator BD3



5.18 In addition to the allocated and committed supply of employment sites, a number of planning applications for employment uses have been approved by the Council and are awaiting completion of Section 106 legal Agreements. These are shown in Table 5.4.

Table 5.4 Planning Applications awaiting Section 106 Agreements as at 31st March 2014

Application Reference	Location	Proposal	Site Area (ha)	Proposed Use(s)
13/3293M	Booths Park, Chelford Road, Knutsford	Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford	6.3	B1a
13/2035N	Land at the former Wardle Airfield, Wardle	Outline application Including means of access for employment development comprising light industry, general industrial and storage and distribution uses (B1(C)/B2/B8 use classes.	62.4	B1c, B2, B8

Employment Land Losses

5.19 Table 5.5 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has increased compared to last years figure of 3.78 ha. The majority of the present year's losses were from B2 uses. 22.04 ha of land are committed as potential employment losses.

Table 5.5 E16: Employment Land Losses (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2014 (ha)	0.10	0.00	0.22	0.01	21.05	0.08	0.00	0.59	22.04
Actual Loss during 2013/14 (ha)	1.91	0.00	0.05	0.04	12.36	0.50	0.00	0.14	15.00

Appeals

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



Town Centres and Major Regeneration Schemes

5.21 In 2011, a joint Retail Study for Cheshire was produced for Cheshire East and Cheshire West & Chester Councils. It identifies a network of centres and provides retail capacity and health check information for several towns. It indicates more sustainable shopping patterns, however:

- there is capacity for additional convenience goods floorspace in Macclesfield (after taking into account existing commitments);
- in the longer term there will be capacity for additional comparison goods floorspace, which should be mainly focused in Crewe and Macclesfield; and
- the study showed that there is a need for a major new leisure destination in one of the Borough's larger centres due to a qualitative need for new cinema provision and an identified capacity for ten-pin bowling and bingo facilities.



Middlewich

5.22 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in the last year: between the first quarter of 2013 (January to March) and the same quarter of 2014, the volume of retail sales increased by 3.5% (though this partly reflects the unseasonably cold weather in March 2013) and was up 0.7% on the previous (October to December 2013) quarter.⁽²¹⁾ Even so, a key constraint that continued to limit high street activity in 2013/14 was the lack of growth in real (inflation-adjusted) earnings. Between the first quarter of 2013 (January to March) and the same period of 2014, regular pay grew by 1.3% and total pay by 1.8%; the latter figure is only slightly above the Consumer Price Index (CPI) inflation rate for the year to March 2014 (1.6%) and both total and regular pay growth had generally lagged behind the CPI inflation rate for the preceding five years.⁽²²⁾ The high street also faces increasing competition from online retailers.

5.23 The proportion of retail units lying vacant across the UK has fallen slightly to 13.9% during the monitoring period. The North West was identified as the worst performing region, with a vacancy rate of 17%, however this is an improvement on the previous year.⁽²³⁾

5.24 Town centres in Cheshire East have continued to see an overall decrease in the number of vacant shop units.

21 Source: 'Retail Sales, July 2015' ONS statistical release, 20 August 2015:

<http://www.ons.gov.uk/ons/rel/rsi/retail-sales/july-2015/index.html>. The figures quoted above are seasonally adjusted.

22 Sources: EARN01 (seasonally adjusted average weekly earnings) data tables, 'Labour Market Statistics, August 2014', ONS statistical release, 12 August 2015:

<http://www.ons.gov.uk/ons/rel/lms/labour-market-statistics/august-2015/index.html>; 'Consumer Price Inflation, July 2015', ONS statistical release, 18 August 2015:

<http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/july-2015/index.html>

23 <http://www.bbc.co.uk/news/business-26107287>



5.25 With an overall vacancy level of 11.0%, Cheshire East falls below the average national vacancy rate of 13.9%, and far below the North West average of 17%. Table 5.6 shows that the picture varies across the Borough. Whilst six centres have successfully increased the number of occupied units, only four centres have regressed, which are Crewe town centre, Nantwich, Sandbach and Wilmslow. Congleton, Crewe town centre/Nantwich Road, and Middlewich are especially concerning, as they exceed the national average vacancy rate. (See also Table C1, Appendix C).⁽²⁴⁾

Table 5.6 R1: Vacancy Levels (2013/14)

Centre	No. Units			%
	2011/12	2012/13	2013/14	
Alderley Edge	3	6	4	4.4
Alsager	13	10	8	6.8
Congleton	55	53	50	16.0
Crewe Town Centre	39	47	52	22.5
Crewe, Nantwich Road	21	24	24	14.9
Handforth	8	10	10	13.0
Knutsford	23	19	16	6.6
Macclesfield	83	68	68	11.6
Middlewich	18	19	17	17.7
Nantwich	16	7	8	3.2
Poynton	7	6	5	4.0
Sandbach	23	21	22	9.2
Wilmslow	22	21	26	9.3
Total	331	311	310	11.0

5.26 There has been a general decrease in the number of A1 uses, with the exception of Congleton, Crewe Nantwich Road, and Nantwich town centre, non of which have gained or lost, or Knutsford and Poynton, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Alderley Edge, Congleton, and Crewe town centre, non of which have gained or

Poynton Town Centre



24 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2013).



lost, and Alsager and Knutsford, which witnessed an increased proportion of A2 uses. The number of food and drink type uses, and 'other' uses have grown in eight centres, with a particular increase for 'other' in Congleton (73%).

5.27 There were no planning appeals over the monitoring period in relation to retail uses.

5.28 Cheshire East has continued to see new shopping and office development. Table 5.7 shows that the majority of office, leisure and retail development has taken place outside town centres.

Table 5.7 R6: Retail, Office and Leisure Floorspace Completions (2013/2014)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	162.60	-2,413.77	3,901.27	2,344.63	4,063.87	-69.14
A2	1,529.80	1,295.20	352.00	106.00	1,881.80	1,401.20
B1a	99.00	-1,347.00	1,549.00	-580.00	1,648.00	-1,927.00
D2	0.00	0.00	8,847.53	4,078.72	8,847.53	4,078.72
Total	1,791.40	-2,465.57	14,649.80	5,949.35	16,441.20	3,483.78

Working Together

5.29 The Council has continued to actively promote our towns through various initiatives. More details on these can be found in the Economic Development Strategy.⁽²⁵⁾ Progress during the monitoring period is as follows:

- Macclesfield Town Centre - Following extensive pre-planning consultations, developers Wilson Bowden submitted a detailed planning application to the Council for the proposed development which was approved in September 2013. The scheme is a comprehensive mixed-use development, comprising a Debenhams store, additional retail space, a cinema, restaurants, residential units and new town squares. The scheme reflects the detailed consultations that took place with all relevant stakeholders including both the Council and the Make it Macclesfield Forum.
- All Change for Crewe - Delivery of the strategy has continued over the monitoring period with the commencement of work on a £6m overhaul around Crewe Railway Station, including a new 240 space car park (which has been completed), new commercial units and public access from Weston Road (which has also been completed).

5.30 An application to vary the approved conditions for the extension of the Bridestones Shopping Centre in Congleton town centre was approved in December 2013 (ref 12/1211C). This removed the hotel element and contained additional speciality retail.

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



5.31 Significant applications that have been granted consent during this monitoring period are listed in Table 5.8.

Table 5.8 Planning Consents for Developments of over 500sqm (gross) Floorspace (2013/14)

Application Number	Address	Proposal
12/1211C	Bridestones Shopping Centre, Victoria Street, Congleton	Variation to conditions 2, 7, 13, 40 and 41 and removal of condition 10 attached to the redevelopment of the Bridestone Centre (09/1018C) to enable the non-provision of the previously approved hotel and associated external alterations from the scheme.
12/1212M	Land at Churchill Way, Duke St, Roe St, Samuel St, Park Ln, Wardle St, Water St, Exchange St, Wellington St and Gt. King St, Macclesfield town centre	Demolition of buildings on the site to enable the development of a comprehensive mixed use scheme. To include: A1 to A5 (22,685 sqm gea, of which up to 2,325 sqm is A3 to A5 and up to 6,430 sqm is a department store), cinema 4,255 sqm, office/community space 510 sqm, 10 residential units, two car parks providing up to 818 spaces, additional street parking for 62 cars, new town square (Mulberry Square and associated highway and public realm works.
13/0932M	The High Legh Park Golf Club, Warrington Road, Mere	Golf academy and driving range.
13/2551M	56-58 Mill Street, Macclesfield	Cou from A1 to A2 to ground floor and basement.
13/4424M	Unit 1-2, First Avenue, Poynton	Change of use to childrens' entertainment centre and community resource. Ancillary covered parking.
13/4937M	Unit 1, Epsom Avenue, Handforth	Proposed change of use from B1, B2, B8 to D2 to create fitness suite.
14/0483C	Spinney Motor Homes, Knutsford Road, Cranage	Demolition of rear extension and replace with two storey rear extension to form new main entrance, sales offices, ground floor accessories shop, parts department, cafe & ground and first floor offices, archive, meeting room and storage areas.

Tourism

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



5.33 As the latest STEAM data show, the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £737m in 2013. The STEAM data puts the number of visitors at 13.89m for 2013 and the number of visitor days at 15.42m. In 2013, day visitors made up 89% of all visitors, 80% of visitor days and 73% of tourism revenue. People staying with friends and relatives made up 9.4% of visitor days, but accounted for a much smaller share of visitor numbers (4.4%) and revenue (3.5%).

People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 6% of all visitors and 9% of visitor days, but spent much more than other visitors and hence contributed an estimated 22% of all the Borough's tourism revenue.⁽²⁶⁾

Little Moreton Hall by Richard9th



5.34 The same estimates also indicate that the sector contributes an estimated 10,500 of Cheshire East's jobs (8,300 directly, with a further 2,200 being supported indirectly).

5.35 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2013. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were as follows:

- Business Tourism Award - Cranage Hall Hotel
- Large Hotel of the Year - Peckforton Castle Hotel
- Marketing Initiative of the Year - Cholmondeley Pageant of Power, The Source Partnership
- Rising Star of the Year - Misha Horder, Senior Spa Therapist, The Mere Golf Resort & Spa, with Lucy Siebert, Hack Green Secret Nuclear Bunker receiving a Highly Commended Award
- Tourism Event of the Year - Live from Jodrell Bank, with Dickensian Christmas at Tatton Park receiving a Highly Commended Award
- Tourism Experience of the Year - Deer Walks, Tatton Park
- Tourism Pub of the Year - Yew Tree Inn, Bunbury

5.36 Tatton Park also won Large Visitor Attraction of the Year Award at the Visit England Awards for Excellence 2014.

5.37 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's Visitor Economy Strategy⁽²⁷⁾ has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. As part of the Visitor Economy Strategy, Cheshire East Council aims to make it easier for visitors to plan and book their

²⁶ Source: STEAM Trend Report for 2009 to 2014, June 2015

²⁷ Launched in February 2011 and available at

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



trips. This is being achieved through improvements to the Visitor Information Centres in Macclesfield and Congleton; through the installation of 'Visitor Information Points' in the Borough and through the launch and promotion of a number of tourism websites.⁽²⁸⁾

5.38 An update on the Strategy was produced in late 2012 and includes the following targets:⁽²⁹⁾

- Develop a Visitor Economy with a value of £689m by 2015;
- Increase jobs directly related to the Visitor Economy by around 1,271 over the same period;
- Increase visitor numbers to Tatton to one million by 2015; and
- Increase the number of businesses achieving quality accreditation.

5.39 The Council has organised and run a number of 'Next Generation Visitor Economy Welcome Courses' building on the success of earlier courses aimed at businesses that come into regular contact with visitors. The aim of these courses is to increase the knowledge and understanding of the role of businesses in the local visitor economy, through social media, IT and the management of the Destination Management System (DMS). The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

5.40 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including those at Quarry Bank Mill, Mottram Hall Hotel and Jodrell Bank Discovery Centre.

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

Mow Cop



Conclusion

Economy

5.42 Cheshire East has welcomed investment from several companies over the monitoring period. Gross employment floorspace completions have increased from the previous year, Cheshire East maintains a high supply of employment land, and a number of planning applications for employment uses have been approved by the Council.

5.43 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.9%, compared to Cheshire East, which has a 11.0% vacancy rate, with six centres increasing the number of occupied units. There have been some new retail and office developments in town centres. There have also been new leisure developments.

²⁸ www.cheshirepeakdistrict.com and www.cheshiremarkettowns.co.uk

²⁹ Visitor Economy Strategy Update for Cheshire East, Report to Environment and Prosperity Scrutiny Committee 18th Sept 2012



Tourism

5.44 Cheshire East's tourism sector contributed over £700m to the economy in 2013 and the sector accounts for over 10,000 of the Borough's jobs. Several local companies were successful at the Marketing Cheshire Annual Awards 2013. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy, and through courses aimed at businesses that come into regular contact with visitors.

Actions Needed

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

Economy

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

Tourism

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



Chapter 6: Minerals and Waste

Minerals

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

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

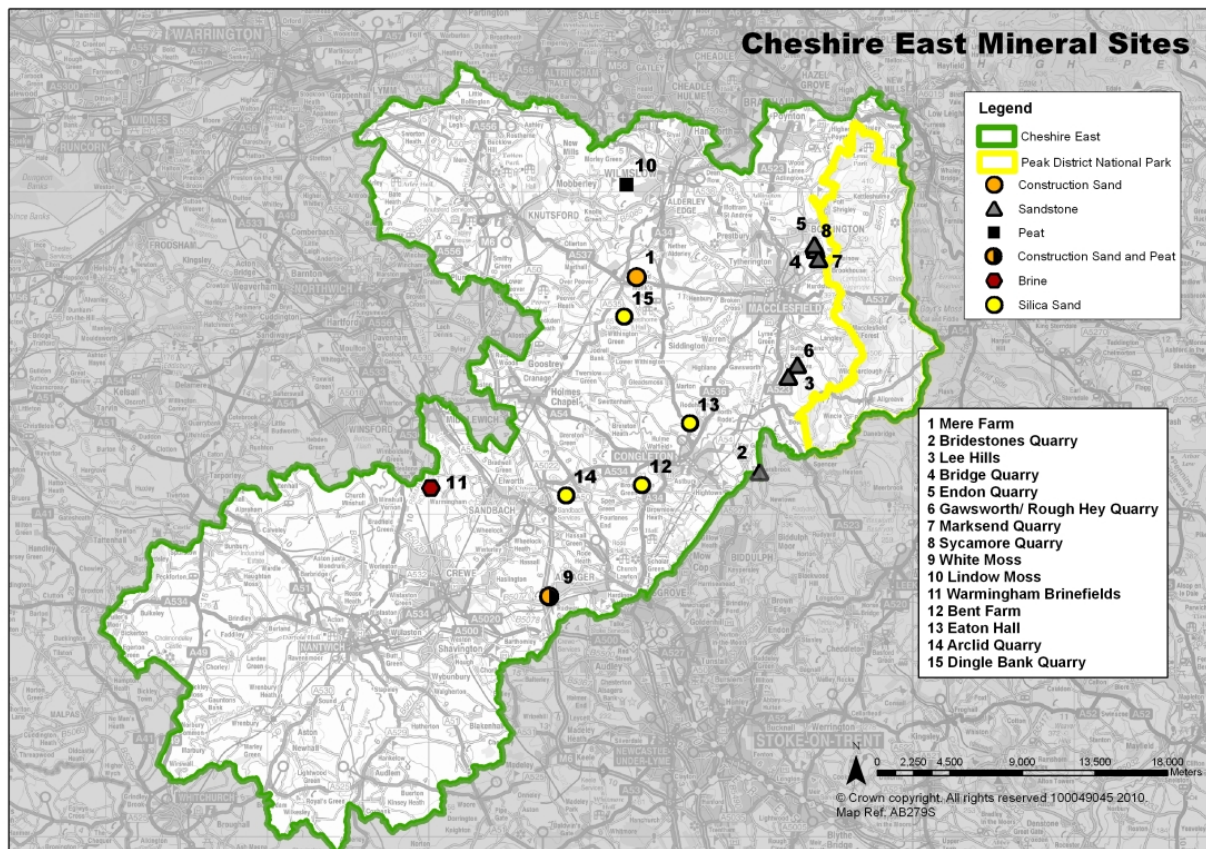
6.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 6.1).

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

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



Map 6.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 6.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2003 to 2013) (million tonnes)
(1)

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Cheshire East Sand and Gravel	-	-	-	-	-	-	-	0.42	0.26	0.40	0.41
Cheshire East Crushed Rock	-	-	-	-	-	-	-	0.001	0.001	0.001	0.001
Cheshire sub-region ⁽³⁰⁾ Sand and Gravel	1.4	1.1	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.95	0.83
Cheshire sub-region Crushed Rock ⁽³¹⁾	0.02	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001

1. Source: North West AWP Annual Monitoring Report 2014

30 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs

31 Note: Cheshire West and Chester does not contain permitted crushed rock resources



6.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40mt in 2012 and increased marginally by 2.5% to 0.41 mt. As data for the two Cheshire authority areas had not been collected separately prior to 2010 it is difficult to establish if this figure represents an average.⁽³²⁾

6.7 Whilst the wider economy continues to struggle, it is unlikely that sales of primary aggregate will increase dramatically. However, primary aggregate supply will play a key role in any economic recovery as the materials are essential for major infrastructure projects and housebuilding.

Production of Secondary and Recycled Aggregates

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

New Permitted Minerals Supply

6.9 There were no applications determined for the release of additional mineral resources in this monitoring year. Three applications to vary conditions were approved on 15/10/13 to extend the operational life of Dingle Bank Quarry near Chelford. This will take silica sand extraction at the site up until 2016 with subsequent restoration of worked areas by 2018 and plant area by 2019 (planning refs. 10/3080W, 10/3078W, 10/3077W).⁽³³⁾

6.10 In relation to mineral infrastructure, an application for the development of a pipeline corridor comprising of three pipes between the brine field at Warmingham and the salt factory at Middlewich; and four pipes and a fibre optic cable link between the salt factory at Middlewich and the chemical works at Lostock in Cheshire West & Chester was granted planning permission on 15/10/2013 (planning ref. 13/1052W).⁽³⁴⁾

Mineral Landbanks

6.11 At the end of 2013, aggregate landbanks for the Cheshire East sub-region stood at 107.25 years for crushed rock and 7.28 years for land-won sand and gravel based on the new annual apportionment figures.⁽³⁵⁾ Cheshire East is the only area in the Cheshire sub region that produces crushed rock.



6.12 The relatively stable levels of sales of land-won sand and gravel has resulted in a minimal change to the landbank of 7.28 years.⁽³⁶⁾ This is just above the minimum 7 year national

32 Source: North West AWP Annual Monitoring Report 2014

33 Cheshire East Development Management

34 Cheshire East Development Management

35 Source: North West AWP Annual Monitoring Report 2014

36 North West AWP AMR 2014



policy indicator.⁽³⁷⁾ However it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand is not known and therefore fluctuates in response to demand year on year.

6.13 The crushed rock landbank across sites in Cheshire East stood at 107.25 years at the end of 2013 and has remained unchanged for the last 5 years.⁽³⁸⁾ This landbank remains significantly higher than the national policy indicator of at least 10 years.⁽³⁹⁾ Overall sales of crushed rock from sites in Cheshire East are consistently low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

6.14 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East are understood to hold a landbank of 10 years or more in line with the national policy indicator.⁽⁴⁰⁾

Table 6.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2013)

	Landbank at 31/12/2012	Permitted Reserves at 31/12/2013	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2013
Aggregate Land-Won Sand and Gravel				
Cheshire East	7.9 years	Cheshire Land-Won Aggregate Landbanks (at 31st December 2013) 5.17mt	0.71mt	7.28 years
Cheshire Sub-Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	107.25 years	4.29mt	0.04mt	107.25 years
Cheshire Sub-Region ⁽¹⁾	107.25 years	4.29mt	0.04mt	107.25 years

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

37 National Planning Policy Framework (2012)
 38 Source: North West AWP Annual Monitoring Report 2014.
 39 National Planning Policy Framework (2012)
 40 National Planning Policy Framework (2012)



Waste

Position of Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (March 2011)

6.15 The National Planning Policy Framework (NPPF), published in March 2012, does not include specific waste policies. Draft updated national waste planning policy was published for consultation by DCLG in July 2013. When finalised the updated policy will replace existing national waste planning policy contained in 'Planning Policy Statement 10: Planning for Sustainable Waste Management'.

Capacity of New Waste Management Facilities

6.16 An application to develop and operate a temporary waste transfer station until December 2027 at Danes Moss Landfill Site, Macclesfield was approved subject to conditions on 24/09/2013 (planning ref. 12/4866W). The approved maximum capacity (annual throughput) of the facility will be 60,000 tonnes per annum consisting of circa 50,000 tonnes municipal waste and 10,000 tonnes commercial and industrial waste. ⁽⁴¹⁾



Table 6.3 Waste Management Capacity Change
(1)

	Monitoring Year	
	2012/13	2013/14
No. of planning applications proposing new capacity granted permission	0	1
Total new capacity (tonnes per annum)	0	60,000

1. Source: Cheshire East Council Development Management

41 Cheshire East Development Management



Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 6.4 Cheshire East Waste Statistics (2013/14)⁽¹⁾

	Total Local Authority Collected Waste	Total Household Waste	Non Household Total Waste	Local Authority Collected Waste - sent for Recycling/ Composting /Reuse	Local Authority Collected Waste - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	192,872	179,345	13,527	108,154	74,173	10,552	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2013/14. (<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>)

6.17 In 2013/14, 192,872 tonnes of waste material was collected by Cheshire East, of which 179,345 tonnes was collected from households across the Borough. This marks a small increase from the previous year. Of the total amount, 56.1% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

6.18 Cheshire East now exceeds local and national targets aimed at driving waste up the Waste Hierarchy away from landfill and towards to utilisation of waste as a resource. This follows the introduction of the 'sorted in one' silver bin kerbside recycling scheme as reported in previous AMRs, which provides 100% of Cheshire East households with kerbside collection of at least two recyclables. Information available at <http://www.cheshireeast.gov>.⁽⁴²⁾



Household Waste Collected per Head (kg) per Annum

6.19 The average amount of household waste collected per head of population in Cheshire East in 2013/14 was 478.5kg. This marks a small increase on the previous year's amount (473kg).⁽⁴³⁾

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

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

42 [uk/waste_and_recycling/bin_collections/silver_recycling_bin.aspx](http://www.cheshireeast.gov.uk/waste_and_recycling/bin_collections/silver_recycling_bin.aspx)

43 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2013/14



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

6.21 No further data has become available on construction, demolition and excavation waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

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

Conclusion

Minerals

6.23 Sales of land won aggregates remain relatively depressed although sales appear to have stabilised since the onset of the economic downturn in 2008. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

6.24 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is slightly above the 7 year landbank national indicator at 7.28 years. However, Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 107.25 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

6.25 Overall Local Authority Collected Waste arisings from Cheshire East continue to decrease since the previous year with recycling/composting rates increasing further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.

6.26 One new waste management facility has been granted permission in this monitoring year. A temporary waste transfer station with annual throughput of 60,000 tonnes per annum has been approved on Danes Moss Landfill Site.

Waste management facility





Actions Needed

6.27 Further actions identified in relation to minerals and waste planning in Cheshire East include the following:

- Prepare a Local Aggregate Assessment as required by the National Planning Policy Framework to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;
- Consider how policy in the Local Plan should address sufficient provision of appropriate waste management facilities in Cheshire East based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.



Chapter 7: Transport and Infrastructure

7.1 With regards to enhancements to infrastructure:

- A planning application has been submitted for SEMMMS (13/4355M).
- Consultation on four options for the Congleton Link Road proposal was held between 13th January and 28th February 2014.

Infrastructure Delivery Plan

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



Indoor Sports Facilities Strategy

7.3 Cheshire East Council is currently developing an Indoor Sports Facility Strategy using the new Sport England guidance 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities' - Consultation Draft December 2013, which is replacing Planning Policy Guidance 17. The Council had previously produced an Indoor Leisure Facilities Development Statement as part of its evidence for the Local Plan and the Infrastructure Delivery Plan. Consultation with Sport England over policy wording and the evidence base has been on-going since their representations on the Development Strategy and Policy Principles Documents in February 2013.

7.4 At the last meeting with Sport England (9th May 2014) it was agreed that the Indoor Leisure Facilities Development Statement (Sept 2013) provided enough information for the '1st stage' of the Needs and Opportunities work but that further work is needed in the form of an Action Plan and drawing out the identified shortages and opportunities regarding indoor sports requirements in relation to the development proposed in the Local Plan Strategy. It was agreed that this piece of work would be completed to produce an Indoor Sports Facility Strategy.

Superfast Broadband

7.5 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £31m programme to bring fibre broadband to 96% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre broadband to over 80,000 additional premises mainly in our outlying and rural areas by summer 2015.

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



7.7 As a result of the programme, broadband speeds will increase significantly; 168,000 premises in Cheshire East have access to speeds of up to 80Mbps. The final 4% of premises (7,000 in Cheshire East), are not currently in scope of the project and additional funding is being sought to facilitate their upgrade to high speed broadband as soon as practicable, in line with the Council's ambition to reach 99% of premises with fibre broadband by 2017.

7.8 Recognising the value of high speed broadband and how the technology is used the Connecting Cheshire Partnership is leading a £1.5m Business Support Programme for 900 Small and Medium enterprises, which is set to create 478 new jobs and £19.5m growth to the economy by summer 2015.



Chapter 8: Environment

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

The Built Environment

Heritage At Risk

8.2 The number of Conservation Areas at risk has increased since the last monitoring period. The Council wishes to make sure that Conservation Areas are well-maintained and that development impacts positively on them. The condition of Conservation Areas will continue to be monitored over the coming year. Of the 76 Conservation Areas in Cheshire East, 33 (43%) have been assessed and reports produced. Work is ongoing to update existing assessments.⁽⁴⁴⁾

Table 8.1 ECC4: Historic Assets at Risk

Asset	2011/12	2012/13	2013/14
Conservation Areas identified as at risk	7	7	8
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	3	3
Grade II* Listed Buildings identified as at risk	4	4	3
Grade II Listed Buildings identified as at risk ⁽¹⁾	-	-	-
Total Listed Buildings lost	1	0	0
Scheduled Monuments identified as at risk	14	14	14
Scheduled Monuments lost	0	1 ⁽²⁾	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	0	1

1. Not covered by Heritage at Risk

2. Loss of Scheduled status due to a review by English Heritage

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

44 Indicator ECC2: CEBC Heritage and Conservation, 2014



8.4 Heritage crime is not being monitored for the time being.

The Natural Environment

8.5 The Council continues to seek to protect its natural heritage, however over the monitoring period there has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a planning application for a relief road. There was also an unmitigated loss of an important hedgerow in connection with a housing application.⁽⁴⁵⁾ Biodiversity habitats have not been impacted by planning decisions.⁽⁴⁶⁾

8.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 76.0% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is a decrease on the previous year, compared to an England-wide rate of 96.2%. Of Cheshire East's SSSIs, 7.6% are in an unfavourable declining state, which is an increase on the previous monitoring period.⁽⁴⁷⁾

8.7 In terms of water quality and flood risk no permissions were granted contrary to Environment Agency advice on flood risk.⁽⁴⁸⁾ The Environment Agency did not object to any applications on water quality grounds during 2013/14.

Open Space Assessment

8.8 An Open Space Assessment has been carried out for Cheshire East and was published in March 2012. The study looks at the types and quality of available open spaces. It identifies where existing spaces should be improved and new open spaces created, including allotments.⁽⁴⁹⁾

8.9 The Assessment combines existing data sources from previous surveys and includes a new comprehensive survey of all sites in the area. It is comprised of 11 open space summary reports that cover the 11 Principal Towns and Key Service Centres (Alsager, Congleton, Crewe, Handforth, Knutsford, Macclesfield, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow) along with a report covering the 13 Local Service Centres. These are 'living reports' that inform the Cheshire East Local Plan and monitoring is ongoing.

Playing Pitch Strategy

8.10 Cheshire East Council is developing a Playing Pitch Strategy using the new Sport England guidance 'Develop and Implement a Playing Pitch Strategy – A Step by Step Approach', which is replacing the previous 2003 guidance. This is a partnership approach involving Sport England and the National Governing Bodies for Football, Cricket, Rugby, Hockey and Lacrosse plus other partners involved in sport and playing pitch provision. The new guidance moves away from quantity standards for outdoor sports provision – instead relying on site specific requirements outlined in an action plan.

45 Core Indicator E2, Appendix A and ECC7, Appendix B

46 ECC8, Appendix B

47 ECC10, Appendix B

48 ECC15, Appendix B

49 www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx



8.11 Progress so far has involved the production of a project brief and action plan; the establishment of a steering group and project group; three steering group meetings; initial checking and challenging of data; and questionnaire design. Stage A of the guidance has been completed and signed off by the Steering Group. The project group are progressing Stages B and C, which involves gathering information on both the demand for and supply of playing fields. Questionnaires have been sent out to education establishments, pitch providers and local sports clubs and non-technical assessments of playing pitches across Cheshire East have been carried out. A variety of sports clubs and sport providers and partners have assisted with the demand and supply information.

8.12 The finished strategy should comprise of assessment data, a Strategy and Action Plan and the current timescale envisages completion by September 2014.

Climate Change

Air Quality

8.13 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.⁽⁵⁰⁾

8.14 The results indicate that generally there has been deterioration in air quality ratings since the previous monitoring period, with only one of the Air Quality Management Areas (A5022/A534 Sandbach) achieving improved air quality ratings.



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

Renewable Energy

8.16 The Government is very keen to encourage the use of renewable resources. Cheshire East Council has been working closely with Cheshire West & Chester and Warrington Councils to promote renewable energy. The following initiatives have resulted.

- Two Renewable Energy workshops were held in the Borough to support local groups interested in developing community owned renewable energy schemes.
- The Low Carbon Schools Programme and Junior Energy Monitor Scheme delivered advice and support to schools in Cheshire East to help them reduce their energy consumption and save money.

50 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2014)



- Cheshire East Council ran a Collective Switching Scheme for residents of the Borough to help them save money on their energy bills. The Council also developed a Green Deal pilot in Macclesfield to create two 'show homes' to demonstrate how an average property could be retrofitted with insulation and equipment to save money and energy.
- Phase 2 of a Strategic Sites study was completed to identify employment sites in Cheshire & Warrington that could be affected by climate change. This included identifying threats and opportunities presented to a number of sites in the Borough.⁽⁵¹⁾
- A Strategic Flood Risk Assessment for the Borough was commenced with the aim of mapping all existing and future flood risk in the Borough on the Highway network and developing an Action Plan for dealing with these issues.⁽⁵²⁾

Table 8.2 ECC19: Comparison of Past Renewable Energy Approvals

	2011/12	2012/13	2013/14
Total Approved Applications	56	23	6
Total Capacity (KW)	7345.98	5159.78	49,829.5

8.17 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.⁽⁵³⁾ Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

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

Natural Environment

8.19 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect as no major changes to protected areas have been recorded. Recent studies on the natural environment will inform the Local Plan.

Climate Change

8.20 There has been a good response to the actions taken to improve air quality in the Air Quality Management Areas between 2011 and 2012. The improvements are a combination of actions implemented by Cheshire East Council and the general

51 <http://www.claspinfo.org/resources/assessing-climate-risks-opportunities-strategic-growth-sites>

52 http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_flood_risk_assmnt.aspx

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



improvements in the vehicle fleet. However, only one of the Air Quality Management Areas have achieved improved average air quality ratings since the previous monitoring period.

8.21 The number of renewable energy approvals and completions have tended to fluctuate, with a focus on smaller schemes. No major proposals have been approved or installed this year.



Appendices



Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

Indicator	Description	Results			
BD1	Total amount of additional employment floorspace	Gross		Net	
		B1a: 1,648m ² B1b: 19,753m ² B1c: 907m ² B1: 1,994m ² B2: 1,032m ² B8: 825m ² Sui Generis: 0m ² Mixed Use: 614m ² Total: 26,773m ²		B1a: -1,927m ² B1b: 19,121m ² B1c: 857m ² B1: -1,185m ² B2: -37,464m ² B8: -1,404m ² Sui Generis: 0m ² Mixed Use: -381m ² Total: -20,013m ²	
BD2	Total amount of floorspace on PDL - by type	B1a: 1,280m ² (78%) B1b: 19,753m ² (100%) B1c: 37m ² (4%) B1: 1,194m ² (100%) B2: 1,032m ² (100%) B8: 778m ² (94%) Sui Generis: 0m ² (0%) Mixed Use: 614m ² (100%) Total: 25,488m ² (95%)			
BD3	Employment land available	B1a: 6.59ha B1b: 0.00ha B1c: 0.00ha B1: 10.20ha B2: 0.00ha B8: 0.09ha Sui Generis: 0.00ha Mixed Use: 192.88ha Total: 209.76ha			
BD4	The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	Town Centre (2013/14)		Local Authority Area (2013/14)	
		Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
		A1: 162.60 A2: 1,529.80 B1a: 99.00 D2: 0.00	A1: -2,413.77 A2: 1,295.20 B1a: -1,347.00 D2: 0.00	A1: 4,063.87 A2: 1,881.80 B1a: 1,648.00 D2: 8,847.53	A1: -69.14 A2: 1,401.20 B1a: -1,927.00 D2: 4,078.72



Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	The Council is using the housing targets identified in the RSS; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.
H2(a)	Net additional dwellings (past present and future)	See Figure 4.1 and Paras 4.19 to 4.21
H2(b)		
H2(c)		
H2(d)	Managed delivery target	
H3	New and converted dwellings - on PDL	67% of dwellings on PDL
H4	Net additional pitches	None
H5	Gross affordable housing completions	See Table 4.3

Table A.3 Environmental Quality

Indicator	Description	Results							
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Water Quality: None							
		Flood Risk: None							
E2	Change in areas of biodiversity importance	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a planning application for a relief road. There has also been an unmitigated loss of an important hedgerow in connection with a housing application.							
E3	Renewable energy generation		Wind: onshore	Solar photovoltaics	Hydro	Heat source	Biomass	Total	
		Approved applications	0	4	1	0	1	6	
		Approved capacity (kW) ⁽¹⁾	0	49,683	34.5	0	112	49829.5	
		Installed applications	0	2	0	0	0	2	
		Installed capacity (kW) ⁽²⁾	0	8	0	0	0	8	

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



Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 0.41mt Crushed Rock: 0.001mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	60,000 tonnes per annum (50,000 LACW/Municipal, 10,000 Commercial & Industrial)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	Total LACW Waste: 192,872 tonnes Recycled/Composted/Reused: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 84,718 tonnes (43.9%)

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data		
Population and Housing									
H1	-	Contextual	Population size	Office for National Statistics (ONS) mid-year population estimates 2009 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.	372,700 (2013)	372,100 (2012) 370,700 (2011) 369,100 (2010) 368,000 (2009)	N/a		
H3	-	Contextual	Population Forecast	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/A	Growth from 369,100 in base year (2010) to 427,100 (2030)	N/a		
H5	SA6	Significant Effect	Number of crimes	Office for National Statistics	Type of Crime	2010/11	2011/12	2012/13	Cheshire East has seen falling crime rates in several categories and an increase in some others.
					Violence without injury	1,881	1,972	2,130	
					Violence with injury	1,858	1,826	1,453	
					Drug offences	801	801	690	
					Sexual offences	225	258	251	
					Fraud (and forgery)	733	643	468	
					Robbery	74	98	66	
					Criminal damage and arson	3,875	3,726	3,180	
					Domestic burglary	1,167	1,019	853	
					Non-domestic burglary	1,480	1,297	1,158	
					Vehicle offences	1,768	1,515	1,635	
					Other theft offences	5,541	5,241	4,914	
					Other offences	262	243	738	
H7	SA3 and SA4	Significant Effect	Most deprived LSOAs within England	IMD (Index of Multiple Deprivation) data from the 2010 English Indices of Deprivation, CLG	Latest data IMD 2010 - see AMR 2010/11	See AMR 2009/10	No comparable data at North West level.		
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database)	The Council is using the housing targets identified in the RSS; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.			N/a	
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)	See Figure 4.1 to Figure 4.5			N/a	
H9d	H2d	Core Output	Managed delivery target	CEBC Local Plan (Housing Database)	See Para 4.19 to 4.21			N/a	





AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
H9e	-	Local Output	5 year supply	CEBC Local Plan (Housing Database)	See Para. 4.19 to 4.21	N/a	N/a
H10	H4	Core Output	Net additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	No additional pitches in 2013/14	Four additional pitches in 2012/13	N/a
H11	H5	Core Output	Gross affordable housing completions	CEBC Local Plan (Housing Database)	See Table 4.3	See Table 4.3	N/a
H12	SA1	Significant Effect	Average house price in the Borough	Land Registry www.landregistry.gov.uk	£151,800 (March 2014)	£147,006 (March 2013) £146,477 (March 2012) £153,292 (March 2011)	North West: £108,776 (March 2014) £106,780 (March 2013) £111,580 (March 2012) £112,762 (March 2011)
H15	H3	Core Output	New and converted dwellings - on PDL	CEBC Housing Database	2013/14: 67% of dwellings on PDL	2012/13: 75% of dwellings on PDL	This represents a decrease of 8%.
H16	SA16	Significant Effect	Number of vacant dwellings	Empty Homes Agency www.emptyhomes.com	2013: 4,515 empty dwellings	2012: 5,372 empty dwellings	This equates to 2.7% of the Borough's housing stock, a decrease from 3.2% the previous year.
H17	SA16	Significant Effect	Amount of PDL/vacant land	NLUD (Housing Database)	2011/12: 0.5% of the Borough's developed area has been vacant or derelict for 5 or more years.	2010/11: 0.7%	N/a
H18	-	Contextual	Fuel Poverty (2010 data)	Sub-regional Fuel Poverty – England 2013 – Low Income High All CE households: 162,800 Costs definition, DECC: (1)	2013 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8%	Cheshire East % in fuel poverty: 2012: 9.5% 2011: 11.6%	North West: 10.9% England: 10.4%
Economy							
E1	-	Contextual	Working age population (16 to 64)	Office for National Statistics (ONS) mid-year population estimates 2009 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.	228,700 (2013)	230,800 (2012) 233,000 (2011) 232,900 (2010) 233,200 (2009)	N/a
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age population (16 to 64) - current)	Annual Population Survey (residence-based dataset), Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	176,800 (76.1%) (Apr 2013 – Mar 2014)	78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11) 77.2% (2009/10)	2013/14 figures: North West 74.9%; UK 77.1%
E3	-	Contextual	Labour supply (economically active population) –future change	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/a	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a
E4	SA17 ¹³	Significant Effect	Count of active enterprises	Business Demography – 2013: Enterprise Births, Deaths and Survivals, ONS, Nov 2014. (2)	18,100 (590 per 10,000 residents aged 16+) (2013)	17,700 (2012) 17,500 (2011) 17,600 (2010) 17,500 (2009)	2013 rates (per 10,000 residents aged 16+): North West 416; UK 470.



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
E5	SA17	Significant Effect	Unemployment rates (for economically active residents aged 16+)	[1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	5.0% (Apr 2013 to Mar 2014)	5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11) 6.6% (2009/10)	2013/14 rates: North West 7.8%; Great Britain 7.2%.
E6	SA17	Significant Effect	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) NUTS3 Tables, ONS, Dec 2014. [2] The Blue Book (UK National Accounts) – 2014 edition, ONS, 2014. Notes: [1] Figures are in 2013 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Region' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£26,100 (2013)	£25,500 (2012) £25,600 (2011) £26,100 (2010) £25,600 (2009)	2013 figures: North West £19,900; UK £23,400.
E7	SA17	Significant Effect	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.88 (2013)	0.85 (2012) 0.82 (2011) 0.81 (2010) 0.82 (2009)	2013 densities: North West 0.77; UK 0.79.
E8	SA17	Significant Effect	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE), ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and relate to employees only. They include overtime.	£523.60 (2013)	£500.80 (2012) £499.0 (2011) £505.40 (2010) £505.40 (2009)	2013 figures: North West £483.20; UK £517.40.



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
E10	SA20	Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	Annual Population Survey (residence-based dataset), Jan-Dec 2012 and Jan-Dec 2013, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2013: NVQ4+: 42.4% NVQ3: 13.1% Trade Apprenticeship: 3.2% NVQ2: 15.4% NVQ1: 12.2% Other: 4.8% None: 8.9%	Jan-Dec 2012: NVQ4+: 39.4% NVQ3: 15.5% Trade Apprenticeship: 2.5% NVQ2: 18.1% NVQ1: 10.7% Other: 5.6% None: 8.3%	North West, Jan-Dec 2013: NVQ4+: 30.9% NVQ3: 17.3% Trade Apprenticeship: 3.6% NVQ2: 18.3% NVQ1: 12.9% Other: 6.0% None: 11.0% UK, Jan-Dec 2013: NVQ4+: 34.9% NVQ3: 17.0% Trade Apprenticeship: 3.6% NVQ2: 16.8% NVQ1: 11.9% Other: 6.3% None: 9.6%
E11	SA17	Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2012 – Mar 2013 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ . Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. CEBC Employment Monitoring Database	Apr 2013 – Mar 2014: Management/ Professional: 51.0%; Admin/ Skilled 18.9%; Personal Service/ Sales 17.1%; Operative/ Elementary 13.1%.	Apr 2012 – Mar 2013: Management/ Professional: 53.2%; Admin/ Skilled 17.2%; Personal Service/ Sales 14.3%; Operative/ Elementary 15.3%.	North West, Apr 2013 – Mar 2014: Management/ Professional: 41.2%; Admin/ Skilled 22.1%; Personal Service/ Sales 18.7%; Operative/ Elementary 18.0%.
E12	BD1	Core Output	Total amount of additional employment floorspace	CEBC Employment Monitoring Database	See chapter 5 for summary		
E13	BD2	Core Output	Total amount of floorspace on PDL - by type	CEBC Employment Monitoring Database	See chapter 5 for summary		
E14	-	Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 5 for summary		
E15	BD3	Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 5 for summary		
E16	SA2, SA17 and SA19	Significant Effect	Loss of employment land to other forms (also included in net figures for completions)	CEBC Employment Monitoring Database	See chapter 5 for summary		
Retail							
R1	SA18	Significant Effect	Vacant retail units in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary (Table 5.6)		



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data		Benchmark/Comparator Data				
Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)												
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	Experian Goad/WYG (Cheshire Retail Study Update 2011)	Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant	
R3	SA18	Significant Effect	Town retail floorspace in the key town centres	Experian Goad/WYG (Cheshire Retail Study Update 2011)	Alsager (2010)	1,781	1,722	857	412	991	590	
					Congleton	5,190	11,860	2,820	6,820	3,390	5,550	
					Crewe	14,800	33,710	2,640	13,950	4,950	4,900	
					Handforth	Not included in the Cheshire Retail Study Update 2011						
					Knutsford	1,890	10,350	3,500	8,290	3,350	1,270	
					Macclesfield	6,880	43,800	8,980	16,470	11,150	8,400	
					Middlewich (2010)	2,795	2,926	1,322	1,770	798	884	
					Nantwich	7,440	16,010	3,540	9,490	5,400	1,130	
					Poynton (2010)	3,212	2,881	1,225	2,420	1,035	1,985	
					Sandbach	7,020	7,340	1,920	5,650	3,260	1,350	
Wilmslow	7,510	15,200	4,270	5,990	4,240	2,990						
Table B.3 Demand for Floorspace in the Key Town Centres												
R4	SA18	Significant Effect	Demand for floorspace in the key town centres	Experian Goad/WYG	Town	Requirements		Min Flsp (sqm)		Max Flsp (sqm)		
R4	SA18	Significant Effect	Demand for floorspace in the key town centres	Experian Goad/WYG	Alsager	Convenience	0	0	0	0	0	
					Comparison	0	0	0	0	0		
					Service	0	0	0	0	0		
					Congleton	Convenience	1	139	47	139		
					Comparison	8	2,866	2,866	4,408			
					Service	3	883	883	6,378			
					Crewe	Convenience	0	0	0	0		
					Comparison	15	10,274	10,274	32,943			
					Service	7	790	790	1,394			
					Handforth	Not included in the Cheshire Retail Study Update 2011						
					Knutsford	Convenience	3	288	288	669		
					Comparison	11	1,175	1,175	2,392			
					Service	3	279	279	678			
					Macclesfield	Convenience	2	372	372	743		
					Comparison	18	3,022	3,022	5,690			
					Service	3	465	465	771			
					Middlewich	Convenience	0	0	0	0		
					Comparison	2	144	144	279			
					Service	0	0	0	0			
					Nantwich	Convenience	1	186	186	465		
Comparison	7	2,532	2,532	4,710								
Service	1	47	47	139								
Poynton	Convenience	0	0	0	0							
Comparison	0	0	0	0								



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result		Trend Data		Benchmark/Comparator Data	
					Town	Service	Requirements	Min Flsp (sqm)	Max Flsp (sqm)	
					Sandbach	Convenience	2	139	307	
						Comparison	0	0	0	
						Service	3	353	604	
					Wilmslow	Convenience	2	139	307	
						Comparison	0	0	0	
						Service	22	6,762	22,427	
							7	1,696	4,366	
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary and Table C1 in Appendix C.					
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database	See Chapter 5, Table 5.7 and Table C2, Appendix C.					
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 5					
Environment and Climate Change										
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Building Control	2013/14: the average SAP rating received by new build dwellings across Cheshire East was 82.3	2012/13: 81.1		100 - zero energy cost 100+ - net exporters of energy		
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in relation to sustainable development	CEBC Local Plan	Work is ongoing to develop a policy of this nature.					
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2010 English Indices of Deprivation, CLG.	According to the 2010 Indices, across Cheshire East: 28 (12.1%) of LSOAs were classified as being amongst the 25% most deprived in England and 11 (4.8%) were amongst England's 10% most deprived. 100 (43.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 44 (19.0%) were amongst England's 10% least deprived.					
ECC1	SA12	Significant Effect	Number of heritage listings	English Heritage/CEBC Heritage and Design	Heritage Present 2014 Listed Buildings: 2,645 Conservation Areas: 76 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one					
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	English Heritage/CEBC Heritage and Conservation	Buildings at Risk 2014 Listed Buildings: seven Conservation Areas: eight Scheduled Monuments: 14 Registered Parks and Gardens: one					
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Heritage and Design	2014: 33		2012/13: 33 2011/12: 33		Buildings at Risk 2013 Listed Buildings: seven Conservation Areas: seven Scheduled Monuments: 14 Registered Parks and Gardens: one	



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
ECC3	-	Local Output	Locally Important Buildings	CEBC Heritage and Design	2012/13 No Losses.		
ECC5	SA12 ⁴	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/heritage_natural_environment/landscapes/landscape_policy.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/Cheshire West and Chester Council/CEBC Sites of Special Scientific Interest: 33 Spatial Planning/CEBC Heritage and Design	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 129 (35%) Local Wildlife Sites - Grade B: 116 (31%) Local Wildlife Sites - Grade C: 81 (22%) Local Wildlife Sites - Not graded: 46 (12%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	Natural England/Wildlife Trust/Cheshire Region Biodiversity Partnership/CEBC Heritage and Conservation	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a housing application.		
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	2013/14 Favourable: 775.24ha (37.4%) Unfavourable Recovering: 799.64ha (38.6%) Unfavourable, no change: 340.04ha (16.4%) Unfavourable, declining: 157.63ha (7.6%)	2012/13 Favourable: 801.02ha (38.6%) Unfavourable Recovering: 894.454ha (43.2%) Unfavourable, no change: 313.59ha (15.1%) Unfavourable, declining: 63.73ha (3.1%)	
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Heritage and Design/CEBC Local Plan	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a relief road, and an important hedgerow in connection with a housing application.		
ECC8	SA5 and SA11	Significant Effect	RIGGS, LNRs, SSSIs and SBIs positively/negatively impacted by planning decisions	CEBC Conservation/Cheshire Wildlife Trust	2013/14 Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0	2012/13 Designation Positive Negative LWS: 0 0 LGS: 0 0 LNR: 0 0 SSSI: 0 0	
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	During the 2013/14 monitoring period the Environment Agency objected to no planning applications on water quality grounds. 20013/14: No permissions were granted contrary to Environment Agency advice on flood risk.		



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
ECC13	SA9 and ¹⁷ SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East ecological quality in 2014: Good 85% Fail 4%	Cheshire East ecological quality in 2013: Good 85% Fail 4%	
ECC14	SA9 and SA10 ¹⁷	Significant Effect	Chemical river quality	Environment Agency	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	Cheshire East chemical quality in 2014: Good 7% Moderate 41% Poor 41% Bad 11%	
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAS	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8 ¹⁵	Significant Effect	Average CO ₂ emissions per person	UK local authority and regional CO ₂ emissions national statistics: 2005-2013, DECC, June 2015: ⁽¹⁾	8.6 tonnes per capita (2013)	8.8 tonnes (2012) 8.4 tonnes (2011) 9.1 tonnes (2010) 8.9 tonnes (2009)	Figures for 2013: North West 6.9 tonnes; UK 7.0 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity (kWh)	Sub-national electricity sales and number of customers, 2005-2013, DEE, Feb 2015: ⁽²⁾ Note: The averages presented in this Monitoring Report are means and are rounded to nearest 10.	4.270kWh per household (2013)	4.350kWh (2012) 4.580kWh (2011) 4.680kWh (2010)	2013 figures: NW 3,800kWh; Great Britain 3,940kWh.
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Gas sales and numbers of customers by region and local authority: 2005 to 2013, DECC, Feb 2015: ⁽³⁾ Note: The averages presented in this Monitoring Report are means and are rounded to nearest 10.	15,320kWh per domestic meter (2013)	15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2013 figures: NW 13,570kWh; Great Britain 13,680kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49829.5 Installed Applications: 2 Installed Capacity (Kw): 8	2012/13: Approved Applications: 23 Approved Capacity (Kw): 5159.78 Installed Applications: 2 Installed Capacity (Kw): ?	2011/12: Approved Applications: 56 Approved Capacity (Kw): 7345.98 Installed Applications: 14 Installed Capacity (Kw): 78.95
ECC23	-	Contextual	Cheshire East Heritage Crime Incidents	Archaeology Cheshire West and Chester	Heritage crime is not being monitored for the time being.	2012/13 Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture							
TC1	-	Contextual Indicator	Visitor Attractions in Cheshire East	'2014 Full Attractions Listing' file; See chapter 5 for summary and Table C.3 Appendix C 2014 Annual Survey of Visits to			



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
				Visitor Attractions, VisitEngland: (4)			
TC3	SA7	Significant Effect	New assembly and leisure facilities (use class D2) developed	CEBC Retail Application Monitoring database	2013/14: 8,847.53 sqm gross, 4,078.72 sqm net	2012/13: 11,238.60 sqm gross, 3,587.56 sqm net	N/a
TC4	SA18	Significant Effect	Visitor numbers to popular attractions	'2014 Full Attractions Listing' file, 2014 Annual Survey of Visits to Visitor Attractions, VisitEngland: (5)	See chapter 5 for summary and Table C.3 Appendix C		
TC5	-	Local Output	Tourist Numbers	STEAM Trend Report for 2009 to 2014, June 2015.	13.89m (2013)	13.19m (2012)	Data not readily available at North West or national level.
TC6	-	Local Output	Economic Impact (expenditure/ revenue) from tourism	STEAM Trend Report for 2009 to 2014, June 2015.	£737m (2013 - in 2013 prices)	£689m (2012 - in 2012 prices)	Data not readily available at North West or national level.
TC7	-	Local Output	Total employment supported by tourism	STEAM Trend Report for 2009 to 2014, June 2015.	10,500 (2013)	9,800 (2012)	Data not readily available at North West or national level.
TC8	-	Local Output	Tourist Days	STEAM Trend Report for 2009 to 2014, June 2015.	15.42m (2013)	14.72m (2012)	Data not readily available at North West or national level.
TC9	-	Local Output	Bedstock (number of beds)	STEAM Trend Report for 2009 to 2014, June 2015.	Up-to-date figures for 2010Data not readily available.	Up-to-date figures for 2010Data not readily available.	Data not readily available at North West or national level.
Infrastructure							
I1	SA2 and SA7	Significant Effect	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways (LTP)	N/a	Cheshire-wide: Hospital (30 mins) 33% Secondary school (20 mins) 15% Work (20 mins) 14% Food stores (15 mins) 13% GP Surgery (15 mins) 11% Further education (30 mins) 7% Primary school (15 mins) 6%	N/a
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 7 and Local Infrastructure Plan		
I3	SA2 and SA7	Significant Effect	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	N/a	Public Footpath: 1,755 km Public Bridleway: 89 km RUPP: 41 km BOAT: 3.2 km It is noted in the ROWIP that the M56, M6 and A556 in particular have caused some route severance.	Cheshire West and Chester: Public Footpath: 1,079 km Public Bridleway: 130 km RUPP: 66 km BOAT: 12.8 km



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	N/a	Links around Crewe to the wider countryside are poor. N/a	- one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home - at least one accessible 20 ha site within 2km of home - one accessible 100 ha site within 5km of home - one accessible 500 ha site within 10km of home - 1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. (6)	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Award (2014)	About 978 ha across seven parks and gardens (Tatton Park is 880 Ha)	2013: 128.2 ha across seven parks and gardens	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure Assessment been completed	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has started work on an Infrastructure Delivery Plan.		
Minerals and Waste							
MW1	M1	Core Output	Production of primary land- won aggregates	NW AWP Annual Monitoring Report 2014	Sales of primary land-won aggregates in Cheshire East 2014 Sand and Gravel: 0.41mt Crushed Rock: 0.001mt Sales of primary land-won aggregates in Cheshire Sub-Region 2010 Sand and Gravel: 0.95mt Crushed Rock: 0.001mt	Cheshire Total 2014 Sand and Gravel: 0.83mt Crushed Rock: 0.001mt	Revised Cheshire East Sub-Regional Apportionment Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa Revised Cheshire Sub-Region Sub-Regional Apportionment Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
MW2	M2	Core Output	Production of secondary and recycled aggregates	Smiths Gore Study (2007) CLG/Capita Symonds Study (2007)	No updated data available	Secondary Aggregate (2005): 270,000 tonnes* Recycled Aggregate (2006): 596,326 tonnes* Ind. Merseyside	N/a
MW3	-	Local Output	New permitted minerals supply	CEBC Development Management	2013/14 None permitted	2012/13 7mt sand (silica)	N/a
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	NWRAWP Annual Monitoring Report 2014 CEBC Development Management	Cheshire East Sand & Gravel (at 31/12/2013) Permitted reserve: 5.17 mt Apportionment: 0.71 mtpa Landbank: 7.28yrs Cheshire East Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs Silica Sand 1 site with landbank >10 yrs	Cheshire East Sand & Gravel (at 31/12/2012) Permitted reserve: 5.59mt Apportionment: 0.71mtpa Landbank: 7.9yrs Cheshire East Crushed Rock (at 31/12/2012) Permitted reserve: 4.49mt Apportionment: 0.04mtpa Landbank: 107.25 yrs Silica Sand 1 site with landbank >10 yrs Crushed rock: 10 years	Aggregate landbank (NPPE, 2012) Sand and gravel: 7 years Crushed rock: 10 years
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	60,000 tonnes per annum	Cheshire Sub-Region Sand & Gravel (at 31/12/2013) Permitted reserve: 14.05mt Apportionment: 1.51mtpa Landbank: 9.3yrs Cheshire Sub-Region Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs	Silica Sand landbank (NPPE, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arising and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2013/14 Total LACW Waste: 192,872 tonnes Recycled/Composted: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 74,173 tonnes (38.5%)	2012/13 Total LACW Waste: 189,018 tonnes Recycled/Composted: 106,695 tonnes (56.4%) Energy Recovery: 2,177 tonnes (1.2%) Landfill: 80,145 tonnes (42.4%)	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020 Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England)





AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
							Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75%
							Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020
							Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2014)	2013/14 478.5kg	2012/13 473kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2013/14 100% of households served by kerbside collection of two or more recyclables	2012/13 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	
MW10	SA14	Significant Effect	% of C&I Waste recycled/composted	EA Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	
MW11	-	Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14 ¹⁰	Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
							The Strategy for Sustainable Construction 2008 target 50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1.

<https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>
2.

<http://www.ons.gov.uk/ons/re/bus-register/business-demography/2013/index.html>
1.

<https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>
2.

<https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>
3.

<https://www.gov.uk/government/collections/sub-national-gas-consumption-data>
4.

<https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions>
5.

<https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions>
6.

In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

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

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

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





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

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	
†5	Significant effect	CO ₂ domestic emissions per capita	EA
	Significant effect	CO ₂ industrial emissions per capita	DEFRA
	Significant effect	CO ₂ road transport emissions per capita	DEFRA
Minerals and Waste			
†6	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†7	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.





Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2012 and 2014. A summarised version of vacancies can be found in Table 5.6 of the Economy chapter.⁽⁵⁴⁾

Table C.1 Use Class Breakdown of Town Centre Buildings (2012 to 2014)

Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	47	51.1	46	50.0	46	51.1	-2.1
	A2	9	10.9	9	9.8	9	10.0	0.0
	A3, A4, A5	15	16.3	15	16.3	16	17.8	6.7
	Vacant	3	3.2	6	6.5	4	4.4	33.3
	Other	18	19.6	16	17.4	15	16.7	-16.7
	Sub Total	92	-	92	-	90		
Alsager	A1	57	48.7	55	47.0	55	46.6	-3.5
	A2	12	10.3	13	11.1	13	11.0	8.3
	A3, A4, A5	16	13.7	17	14.5	20	16.9	25.0
	Vacant	13	11.1	10	8.5	8	6.8	-38.5
	Other	19	16.2	22	18.8	22	18.6	15.8
	Sub Total	117	-	117	-	118	-	
Congleton	A1	135	46.4	134	42.9	135	43.3	0.0
	A2	29	10.0	29	9.3	29	9.3	0.0
	A3, A4, A5	39	13.4	39	12.5	41	13.1	5.1
	Vacant	55	18.9	53	17.0	50	16.0	-9.0
	Other	33	11.3	57	18.3	57	18.3	72.7
	Sub Total	291	-	312	-	312	-	

54 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2014).



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	113	50.4	111	48.1	110	47.6	-2.7
	A2	31	13.8	31	13.4	31	13.4	0.0
	A3, A4, A5	23	10.3	22	9.5	18	7.8	-21.7
	Vacant	39	17.4	47	20.3	52	22.5	33.3
	Other	18	8.0	20	8.7	20	8.7	11.1
	Sub Total	224	-	231	-	231	-	
Crewe, Nantwich Road	A1	48	30.0	49	30.6	48	29.8	0.0
	A2	36	22.5	30	18.8	32	19.9	-11.1
	A3, A4, A5	38	23.8	39	24.4	38	23.6	0.0
	Vacant	21	13.1	24	15.0	24	14.9	14.3
	Other	17	10.6	18	11.3	19	11.8	11.8
	Sub Total	160	-	160	-	161	-	
Handforth	A1	39	49.4	34	43	33	42.9	-15.4
	A2	5	6.3	4	5.1	4	5.2	-20.0
	A3, A4, A5	15	19.0	15	19.0	14	18.2	-6.7
	Vacant	8	10.1	10	12.7	10	13.0	25.0
	Other	12	15.2	16	20.3	16	20.8	33.3
	Sub Total	79	-	79	-	77	-	
Knutsford	A1	128	52.5	129	53	129	53.3	0.9
	A2	19	7.8	19	7.8	21	8.7	10.5
	A3, A4, A5	35	14.3	37	15.2	37	15.3	5.7
	Vacant	23	9.4	19	7.8	16	6.6	-30.4
	Other	39	16.0	39	16	39	16.1	0.0



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	244	-	243	-	242	-	
Macclesfield	A1	264	44.9	266	45.5	258	44.0	-2.3
	A2	60	10.2	59	10.1	59	10.1	-1.7
	A3, A4, A5	78	13.3	83	14.2	84	14.3	7.7
	Vacant	83	14.1	68	11.6	68	11.6	-18.1
	Other	103	17.5	109	18.6	118	20.1	14.6
	Sub Total	588	-	585	-	587	-	
Middleswich	A1	40	40.8	39	40.6	38	39.6	-5.0
	A2	10	10.2	9	9.4	9	9.4	-10.0
	A3, A4, A5	16	16.3	15	15.6	17	17.7	6.3
	Vacant	18	18.4	19	19.8	17	17.7	-5.6
	Other	14	14.3	14	14.6	15	15.6	7.1
	Sub Total	98	-	96		96	-	
Nantwich Town Centre	A1	153	58.8	159	64.6	153	61.7	0.0
	A2	27	10.4	26	10.6	25	10.1	-7.4
	A3, A4, A5	40	15.4	38	15.4	39	15.7	-2.5
	Vacant	16	6.2	7	2.8	8	3.2	-50.0
	Other	24	9.2	16	6.5	23	9.3	-4.2
	Sub Total	260	-	246	-	248	-	
Poynton	A1	78	61.9	79	62.7	79	62.7	1.3
	A2	11	8.7	10	7.9	10	7.9	-9.0
	A3, A4, A5	19	15.1	20	15.9	21	16.7	10.5
	Vacant	7	5.6	6	4.8	5	4.0	-28.6



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.7	11	8.7	0.0
	Sub Total	126	-	126	-	126	-	
Sandbach	A1	96	39.3	97	39.8	94	39.3	-2.1
	A2	33	13.5	32	13.1	32	13.4	-3.0
	A3, A4, A5	39	16.0	39	16.0	41	17.2	5.1
	Vacant	23	9.4	21	8.6	22	9.2	-4.3
	Other	53	21.7	55	22.5	50	20.9	-5.7
	Sub Total	244	-	244	-	239	-	
Wilmslow	A1	142	50.0	144	51.2	140	50.0	-1.4
	A2	33	11.6	29	10.3	28	10.0	-15.2
	A3, A4, A5	37	13.0	38	13.5	35	12.5	-5.4
	Vacant	22	7.7	21	7.5	26	9.3	18.2
	Other	50	17.6	49	17.4	51	18.2	2.0
	Sub Total	284	-	281	-	280	-	-
Totals		2,807	-	2,812	-	2,807	-	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2013/2014)

Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Alderley Edge	A1	Town centre	0.00	-90.00
	A1	Town centre	120.00	120.00
	A1	Out of centre	0.00	-91.00
	A2	Edge of centre	85.33	85.33
	A2	Town centre	0.00	-120.00
Alsager	A1	Out of centre	0.00	-55.70



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
	A1	Town centre	0.00	-33.00
Astbury	A1	Out of centre	0.00	-28.00
Bosley	A1	Out of centre	102.00	102.00
Brereton	A1	Out of centre	0.00	-35.00
Calveley	A1	Out of centre	30.00	30.00
Congleton	A1	Edge of centre	46.00	46.00
	A2	Edge of centre	0.00	-50.00
Crewe	A1	Local centre	0.00	-45.63
	A1	Edge of centre	0.00	-131.00
	A1	Town centre	0.00	-80.00
	A1	Local centre	0.00	-157.00
	A1	Local centre	1,125.00	1,125.00
	A1	Edge of centre	418.00	418.00
	A1	Out of centre	0.00	-50.00
	A1	Town centre	0.00	-40.00
	A2	Out of centre	0.00	-52.00
	A2	Local centre	157.00	157.00
Handforth	D2	Local centre	0.00	-134.00
	A1	Edge of centre	0.00	-69.00
Holmes Chapel	A1	Town centre	0.00	-120.95
	A1	Local centre	0.00	-365.00
	A1	Out of centre	0.00	-181.00
Knutsford	D2	Out of centre	181.00	181.00
	A1	Town centre	0.00	-60.00
	A1	Out of centre	46.10	46.10
	A1	Edge of centre	900.00	900.00
	A1	Town centre	24.60	24.60
	A1	Town centre	18.00	18.00
	A2	Town centre	0.00	-24.60
	A2	Town centre	100.00	100.00



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
	A2	Town centre	60.00	60.00
Macclesfield	A1	Town centre	0.00	-39.72
	A1	Town centre	0.00	-100.10
	A1	Out of centre	305.38	305.38
	A1	Edge of centre	88.00	88.00
	A1	Town centre	0.00	-1,369.80
	A2	Edge of centre	0.00	-144.00
	A2	Town centre	1,369.00	1,369.00
	D2	Edge of centre	229.00	229.00
Middlewich	A1	Edge of centre	28.12	28.12
Moreton	A1	Out of centre	0.00	-24.31
Nantwich	D2	Edge of centre	316.00	316.00
Prestbury	A1	Local centre	0.00	-86.00
	A1	Out of centre	23.67	23.67
	A1	Out of centre	502.00	502.00
	A2	Local centre	86.00	86.00
	A2	Out of centre	23.67	23.67
Poynton	A1	Town centre	0.00	-136.80
	A1	Town centre	0.00	-261.00
	A2	Town centre	0.00	-90.00
Sandbach	A1	Edge of centre	217.00	217.00
	A1	Edge of centre	0.00	-238.00
Wilmslow	A1	Town centre	0.00	-55.00
	A1	Town centre	0.00	-190.00
	A1	Out of centre	70.00	70.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East

Attraction ⁽¹⁾	Type	Operator	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Astbury Mere	Country Park	Astbury Mere Trust	202,000	191,292	223,980	182,868	221,436



Attraction ⁽¹⁾	Type	Operator	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Bollington Discovery Centre	Visitor Centre	Bollington Civic Society and the Macclesfield Canal Society.	2,377	2,145	-	1,628	1,614
Congleton Museum	Museum and Art Galleries	Congleton Museum Trust	2,000	1,970	688	1,720	1,950
Dorfold Hall	Historic Property	Dorfold Hall	504	665	469	493	390
Hare Hill	Gardens	National Trust	-	12,000	14,000	20,500	24,960
High Legh Minature Railway	Railways	Strikes	-	-	-	21,000	25,000
Jodrell Bank	Visitor Centre	University of Manchester ⁽²⁾	55,000	-	128,000	128,000	140,000
Knutsford Heritage Centre	Visitor Centre	Knutsford Heritage Centre	9,753	8,425	7,044	7,742	7,778
Little Moreton Hall	Historic Property	National Trust	66,647	72,000	73,000	77,000	80,760
Lyme Park and Gardens	Historic Property	National Trust	114,566	141,505	105,803	109,493	114,836
Quarry Bank Mill and Garden	Historic Property	National Trust	127,497	127,074	144,277	170,947	172,436
Rode Hall and Gardens	Historic Property	Rode Hall	12,900	12,601	14,026	11,618	10,282
Tatton Park	Historic Property	National Trust/Cheshire East Council	782,000	845,000	778,500	848,500	834,500
The Quinta Aboretum	Gardens	Tatton Garden Society	-	3,000	3,000	3,000	3,000

1. This is not an exhaustive list of visitor attractions in Cheshire East
2. Data on Jodrell Bank derived from Manchester University/Jodrell Bank website, and Research Excellence Framework



Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAs ($\mu\text{g}/\text{m}^3$)

(Air Quality Objective = $40 \mu\text{g}/\text{m}^3$ Annual Mean)			
Air Quality Management Areas	2011	2012	2013
A6 Market Street, Disley	Highest: $53.4 \mu\text{g}/\text{m}^3$ Lowest: $23.8 \mu\text{g}/\text{m}^3$ Average: $38.6 \mu\text{g}/\text{m}^3$	Highest: $60.7 \mu\text{g}/\text{m}^3$ Lowest: $26.9 \mu\text{g}/\text{m}^3$ Average: $43.8 \mu\text{g}/\text{m}^3$	Highest: $58.1 \mu\text{g}/\text{m}^3$ Lowest: $45.2 \mu\text{g}/\text{m}^3$ Average: $51.6 \mu\text{g}/\text{m}^3$
A556 Chester Road, Mere	Highest: $55.1 \mu\text{g}/\text{m}^3$ Lowest: $26.3 \mu\text{g}/\text{m}^3$ Average: $40.7 \mu\text{g}/\text{m}^3$	Highest: $54.2 \mu\text{g}/\text{m}^3$ Lowest: $24.4 \mu\text{g}/\text{m}^3$ Average: $39.3 \mu\text{g}/\text{m}^3$	Highest: $59.8 \mu\text{g}/\text{m}^3$ Lowest: $50.0 \mu\text{g}/\text{m}^3$ Average: $54.9 \mu\text{g}/\text{m}^3$
A523 London Road, Macclesfield	Highest: $47.3 \mu\text{g}/\text{m}^3$ Lowest: $29.6 \mu\text{g}/\text{m}^3$ Average: $38.4 \mu\text{g}/\text{m}^3$	Highest: $51.8 \mu\text{g}/\text{m}^3$ Lowest: $33.7 \mu\text{g}/\text{m}^3$ Average: $42.7 \mu\text{g}/\text{m}^3$	Highest: $60.0 \mu\text{g}/\text{m}^3$ Lowest: $41.5 \mu\text{g}/\text{m}^3$ Average: $50.7 \mu\text{g}/\text{m}^3$
A50 Manchester Road, Knutsford	Highest: $42.4 \mu\text{g}/\text{m}^3$ Lowest: N/A $\mu\text{g}/\text{m}^3$ Average: $42.4 \mu\text{g}/\text{m}^3$	Highest: $41.5 \mu\text{g}/\text{m}^3$ Lowest: N/A $\mu\text{g}/\text{m}^3$ Average: $41.5 \mu\text{g}/\text{m}^3$	Highest: $45.0 \mu\text{g}/\text{m}^3$ Lowest: $40.2 \mu\text{g}/\text{m}^3$ Average: $42.6 \mu\text{g}/\text{m}^3$
M6 Cranage, near Holmes Chapel	Highest: $41.7 \mu\text{g}/\text{m}^3$ Lowest: $30.8 \mu\text{g}/\text{m}^3$ Average: $36.2 \mu\text{g}/\text{m}^3$	Highest: $41.3 \mu\text{g}/\text{m}^3$ Lowest: $37.8 \mu\text{g}/\text{m}^3$ Average: $39.5 \mu\text{g}/\text{m}^3$	Highest: $46.2 \mu\text{g}/\text{m}^3$ Lowest: $46.2 \mu\text{g}/\text{m}^3$ Average: $46.2 \mu\text{g}/\text{m}^3$
A54 Rood Hill, Congleton	Highest: $41.5 \mu\text{g}/\text{m}^3$ Lowest: $39.4 \mu\text{g}/\text{m}^3$ Average: $40.4 \mu\text{g}/\text{m}^3$	Highest: $41.9 \mu\text{g}/\text{m}^3$ Lowest: $34.6 \mu\text{g}/\text{m}^3$ Average: $38.2 \mu\text{g}/\text{m}^3$	Highest: $47.2 \mu\text{g}/\text{m}^3$ Lowest: $45.7 \mu\text{g}/\text{m}^3$ Average: $46.4 \mu\text{g}/\text{m}^3$
A34 Lower Heath, Congleton	Highest: $53.7 \mu\text{g}/\text{m}^3$ Lowest: $51.3 \mu\text{g}/\text{m}^3$ Average: $52.5 \mu\text{g}/\text{m}^3$	Highest: $58.7 \mu\text{g}/\text{m}^3$ Lowest: $52.6 \mu\text{g}/\text{m}^3$ Average: $55.6 \mu\text{g}/\text{m}^3$	Highest: $56.2 \mu\text{g}/\text{m}^3$ Lowest: $56.2 \mu\text{g}/\text{m}^3$ Average: $56.2 \mu\text{g}/\text{m}^3$
A34 West Road, Congleton	Highest: $55.9 \mu\text{g}/\text{m}^3$	Highest: $52.4 \mu\text{g}/\text{m}^3$	Highest: $58.2 \mu\text{g}/\text{m}^3$



(Air Quality Objective = 40 µg/m³ Annual Mean)

Air Quality Management Areas	2011	2012	2013
	Lowest: 27.7 µg/m³ Average: 41.8 µg/m³	Lowest: 28.6 µg/m³ Average: 40.5 µg/m³	Lowest: 33.9 µg/m³ Average: 46.1 µg/m³
A5022/A534 Sandbach	Highest: 49.5 µg/m³ Lowest: 42.8 µg/m³ Average: 46.1 µg/m³	Highest: 52.9 µg/m³ Lowest: 37.3 µg/m³ Average: 45.1 µg/m³	Highest: 49.0 µg/m³ Lowest: 39.0 µg/m³ Average: 44.0 µg/m³
Hospital Street, Nantwich	Highest: 45.9 µg/m³ Lowest: 31.7 µg/m³ Average: 38.8 µg/m³	Highest: 49.7 µg/m³ Lowest: 32.2 µg/m³ Average: 40.9 µg/m³	Highest: 49.7 µg/m³ Lowest: 37.0 µg/m³ Average: 43.3 µg/m³
Nantwich Road, Crewe	Highest: 39.0 µg/m³ Lowest: 27.5 µg/m³ Average: 33.2 µg/m³	Highest: 43.8 µg/m³ Lowest: 30.2 µg/m³ Average: 37.0 µg/m³	Highest: 48.9 µg/m³ Lowest: 33.2 µg/m³ Average: 41.0 µg/m³
Earle Street, Crewe	Highest: 36.3 µg/m³ Lowest: 30.8 µg/m³ Average: 33.8 µg/m³	Highest: 39.9 µg/m³ Lowest: 31.2 µg/m³ Average: 35.5 µg/m³	Highest: 42.9 µg/m³ Lowest: 42.0 µg/m³ Average: 42.4 µg/m³
Wistaston Road, Crewe	Highest: 37.4 µg/m³ Lowest: 27.7 µg/m³ Average: 32.5 µg/m³	Highest: 37.1 µg/m³ Lowest: 31.3 µg/m³ Average: 34.2 µg/m³	Highest: 37.6 µg/m³ Lowest: 36.4 µg/m³ Average: 37.0 µg/m³



Appendix D: Glossary

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

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see Previously Developed Land.
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	A survey of all persons present in the UK, undertaken every 10 years by the Registrar General.
Community Infrastructure Levy (CIL)	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.



Commercial and Industrial Waste (CIW)	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local Authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect and improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste (CDEW)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index (CPI) inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Core Strategy	Now superseded term for a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see Local Plan Strategy).
Development	Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.
Development Plan Document (DPD)	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).
Employment Land Review	A review of the employment land portfolio in the Borough to form part of the evidence base for the Local Plan.



Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:</p> <ul style="list-style-type: none"> • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.
Household	'One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area' (2011 Census).



Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)	A composite index that is made up of seven deprivation domains from the 2010 English Indices of Deprivation: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous two (2004 and 2007) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Labour supply (also sometimes referred to as the economically active population)	The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.
Landbank	The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.
Landscape Types and Description	<p>East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.</p> <p>Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large historic houses and associated buildings including estate farms, lodges.</p> <p>Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow</p>



trees. There are also areas of high density woodland, ponds and small mossland areas.

Industry: Land in use for industrial purposes.

Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries.

Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.

Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.

River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.

Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.

Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).

Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.

Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.

Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.

Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.

Upland Foothills: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.

Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.

Urban: Land in use for urban purposes



West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste (MSW).
Local Development Scheme (LDS)	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	The Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve (LNR)	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Site).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.



Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Site	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Lower Layer Super Output Area (LSOA)	Small geographical areas that are of similar size (in terms of population) and which were created by the Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework (NPPF)	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Obligations	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (see also Community Infrastructure Levy).
Previously Developed Land	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been



	made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Regionally Important Geological Sites (RIGS)	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument (SM)	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.



Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found in European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Strategic Housing Market Assessment (SHMA)	<p>A key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide:</p> <ul style="list-style-type: none"> • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Structure Plan	An old-style Development Plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are:</p>



- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Unemployment Count

All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people claiming unemployment-related benefits (Jobseeker's Allowance, or JSA). The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate

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

Use Classes

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

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))
- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household



- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)

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Chapter 1: Executive Summary

1.1 This is the seventh Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council and covers the period 1st April 2014 to 31st March 2015. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has prepared for the Examination of the Local Plan Strategy, which commenced in September 2014, and, following consideration of the Inspectors Interim Views, was formally suspended by the Inspector in December 2014.

1.3 Further evidence base documents were produced and published; further detail can be found in paragraph 3.3 of this Report.

1.4 The Local Development Scheme was revised and came into effect in April 2014. Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS). The delay in progress has been due to the suspension of the Local Plan Strategy Examination in December 2014.

Housing

1.5 Housing market conditions for 2014/15 are more optimistic than in recent years, with completions rising in Cheshire East for the third year running (1,383 dwellings gross), however, for the first time, completions now include housing provided for older people, including residential institutions in Use Class C2. A third of completions were in Crewe and Macclesfield, an increase from the previous year, while almost 50% were in Key Service Centres. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread equitably across the Borough. A significant proportion of completions were houses, and there has been a small increase in the proportion of smaller homes (one and two bed units). Affordable housing provision increased significantly from 131 units in 2013/14 to 638 units. This represents an increase of 387% over the monitoring period however this reflects, in part, the funding process for many of these affordable units. The number of empty homes has fallen again this year following action taken by the Council.

1.6 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken,



Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Population

1.7 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 5% in the ten year period from 2004 (357,400) to 2014 (374,200). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.⁽¹⁾

Economy

1.8 Major companies have located and invested in Cheshire East over the monitoring period. Gross employment floorspace completions (18,900sqm) are lower than the previous year, representing a 29% decrease. The loss of land in existing employment use to other uses (2.51ha) has decreased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.9 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 12.0% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail developments in town centres.

Tourism

1.10 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £807 million (in 2014 prices), and attracting over 14.6 million visitors in 2014.⁽²⁾ Through the implementation of the Visitor Economy Strategy, and several grant and accreditation schemes, Cheshire East is working in partnership to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.11 There has been a dramatic increase (from 0.41 mt in 2013 to 1.67mt) in 2014 in land-won sand and gravel sales in the Cheshire sub-region.⁽³⁾ Based on the annual apportionment figure, Cheshire East's sand and gravel landbank across sites in Cheshire

1 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2004 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0. [B] 2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.
2 Indicator TC6. Source: Cheshire East STEAM Trend Report for 2009-14, June 2015.
3 Comprises the authority areas of Cheshire East and Cheshire West and Chester



East stood at 20.15 years, which is considerably above the national indicator of 7 years. The crushed rock land bank stood at 122.5 years and remains significantly higher than the national indicator of at least 10 years.

1.12 An application to extend the life of Mere Farm Quarry was submitted in April 2014. Planning Committee resolved to approve the application, which will extend sand and gravel mineral operations (including restoration) until September 2016.

Waste

1.13 Household waste arisings in Cheshire East showed a 1% increase from the previous year. Recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Two new facilities with waste management capacity have been granted planning permission in this monitoring year.

Environment and Climate Change

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

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

1.16 In terms of renewable energy, no major schemes have been approved or installed in this monitoring year.



Chapter 2: Introduction

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

2.2 This Report covers the period 1st April 2014 to 31st March 2015. It contains information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

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

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

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2014/15 monitoring period the Development Plan consisted of:

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

2.6 The Government has made a number of reforms to planning legislation and guidance in recent years. Additional changes made over the monitoring period include the publication of the following documents and Regulations:

- The Community Infrastructure Levy (Amendment) Regulations 2015
- The Neighbourhood Planning (Referendums) (Amendment) Regulations 2014 (draft)
- The Neighbourhood Planning (General) (Amendment) Regulations 2015
- Infrastructure Act 2015



Chapter 3: Local Development Scheme

3.1 The Cheshire East Local Development Scheme (LDS) has been revised and came into effect in April 2014, covering the period 2014 to 2016. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the Local Plan Strategy and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

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



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

3.2 Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the Local Development Scheme 2014 to 2016 due to the reason set out in Table 3.1.

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

- Local Plan Strategy Submission Statement of Consultation (Regulation 22) (May 2014)
- Duty to Cooperate Statement of Compliance (May 2014)
- Highways Study Overview Document (May 2014)
- Crewe Highways Study (May 2014)
- Leighton West Highways Study (May 2014)
- Congleton Highways Study (May 2014)
- Macclesfield Highways Study (May 2014)
- Report of Consultation: Local Plan Strategy Submission Version Representation Period (May 2014)
- Staffordshire CC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- High Peak BC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- Waste Management Needs Assessment (November 2014)

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



3.5 The Inspector published his Interim Views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan Strategy in November. Following the Council's consideration of these Views, the Council, in December 2014, formally requested the Inspector suspend the Examination; the Inspector agreed to this.

Duty to Cooperate

3.6 The National Planning Policy Framework (NPPF) includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is comprehensive and logical. A Duty to Cooperate Statement of Compliance was produced in May 2014.



Chapter 4: Housing

4.1 In England 125,110 houses were completed in the 12 months to March 2015. This is 11 per cent higher than the previous year. The current level of completions is 29 per cent below the peak level of 2007. Private enterprise housing completions were 8 per cent higher than in the year before whilst completions by housing associations rose by 24 per cent over the same period.⁽⁴⁾ DCLG no longer collate and report on data by region, however they report on district and Local Enterprise Partnerships. In England, 208 out of 326 authorities reported an increase in completions over the 12 months to March 2014. The geographic spread of increases and decreases is very mixed. The average age of first-time buyers during 2014-15 was 33, however the first time buyers aged over 35-44 and those aged over 45 has increased, with the corresponding decrease in those aged 16-24 years.⁽⁵⁾

4.2 From March 2014, Planning Practice Guidance permitted local planning authorities to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement⁽⁶⁾ C2 uses have therefore now been included in the Net Housing Completions. This change in methodology has been applied from 2010/11 to accord with the population base date and projections calculated for the purposes of the work carried out for the Local Plan Strategy Development Plan. The addition of C2 uses therefore gives the artificial impression of a rise in housing completions in the table below from 2010/11 onwards when compared with previous years and previous Authority Monitoring Reports.

4.3 The number of completions in Cheshire East has risen again with 1,383 dwellings (gross) completed in 2014/15. Dwellings lost through demolition, change of use or conversion amount to 148 homes, resulting in a net figure of 1,236 additional dwellings across the Borough.⁽⁷⁾

4.4 Since 2002/03 13,367 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2014/15 is 1,028, however noting that C2 uses have only been included since 2010/11 and this is reflected in Figure 4.1. As illustrated by Figure 4.1, in excess of 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2014/15 demonstrates a significant increase of 73 per cent in completions on the previous year. This increase is due to the combined rise in both private housebuilding and completions by housing associations both reflecting and exceeding the trend seen nationally; a clear signal that the housing market has improved.

-
- 4 Housebuilding: March quarter 2014, England (Department for Communities and Local Government)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/428601/House_Building_Release_-_Mar_Qtr_2015.pdf
 - 5 English Housing Survey: First Time Buyers and Potential Home Owners Report, 2014-15 (Department for Communities and Local Government)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/539256/First_Time_Buyers_and_Potential_Home_Owners_Report.pdf
 - 6 "Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement" (PPG Reference ID 3-037)
 - 7 Statistics source is Cheshire East Council Housing Database unless otherwise stated.



Figure 4.1 Net Housing Completions

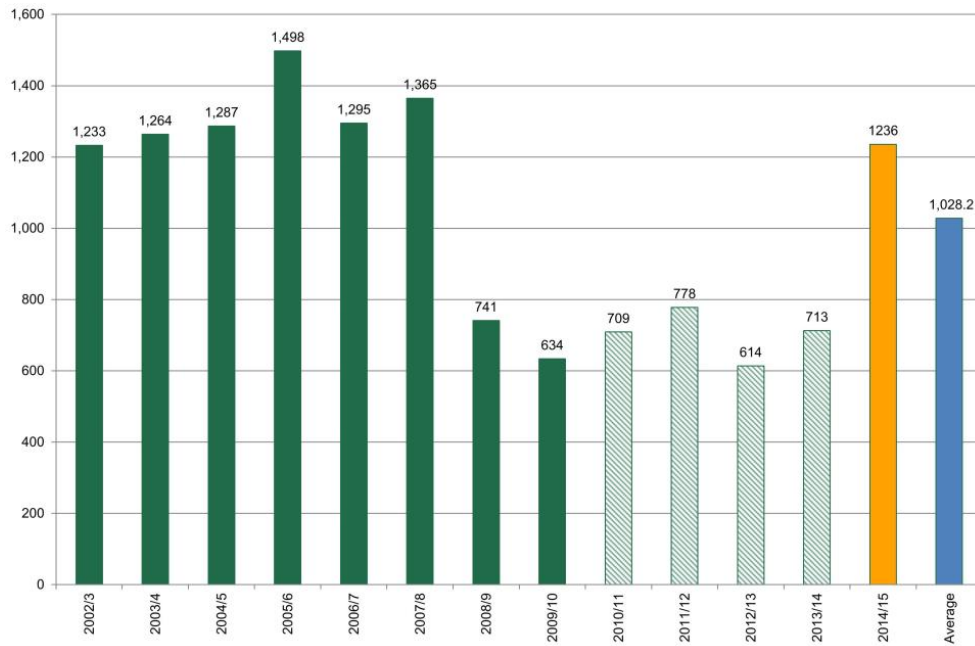


Figure 4.2 Location of Completed Dwellings (2014/15)

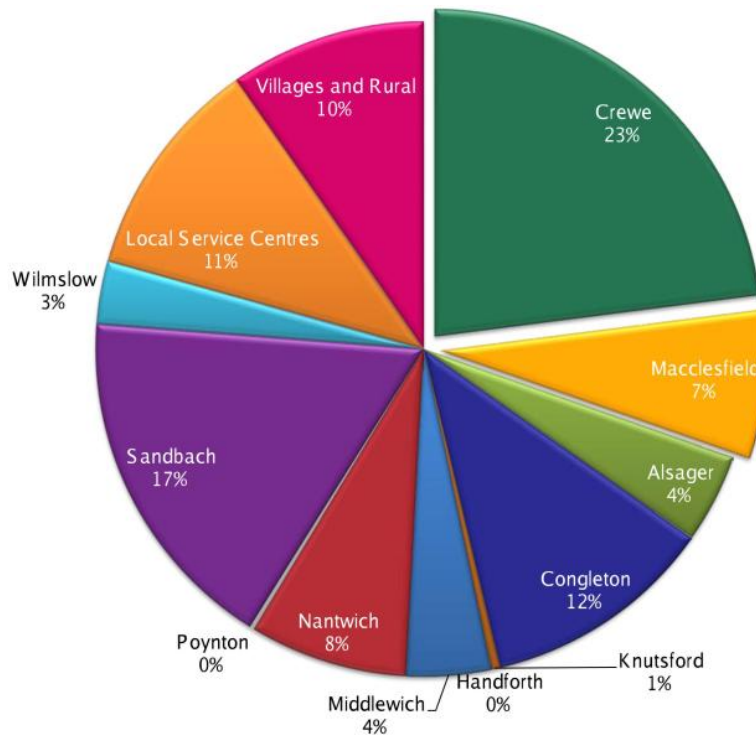
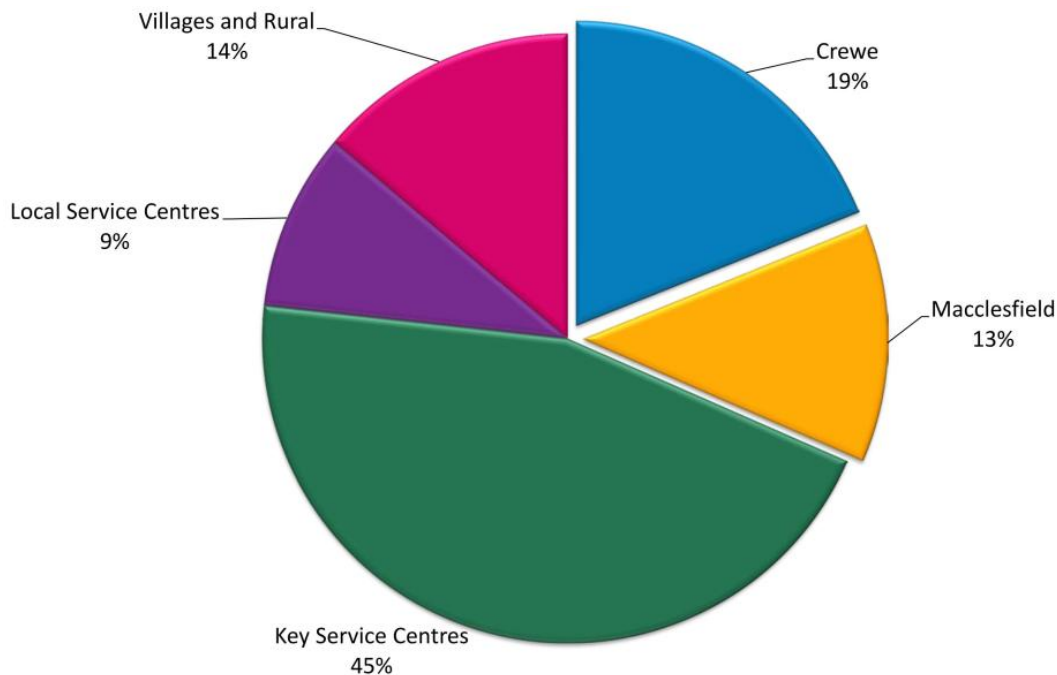




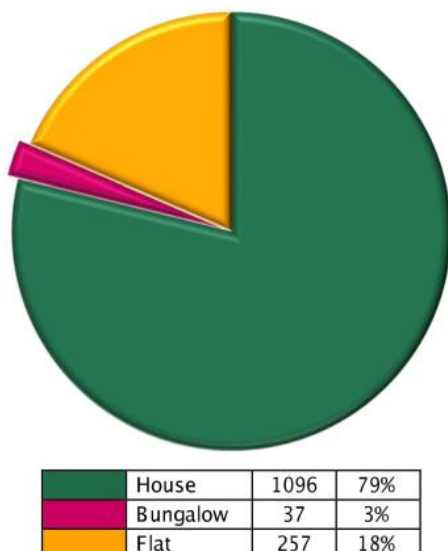
Figure 4.3 Completions by Location from 2009



4.5 In 2014/2015 30% of completions were located in the Principal Towns of Crewe and Macclesfield. Key Service Centres received a 49% share, with 17% of that focused in Sandbach, 11% in Congleton and 8% in Nantwich. Local Service Centres produced 11% of the completions, and villages/rural areas saw 10%. Between 2010/11 and 2014/15 the Principal Towns have seen 32% of the Borough's housing completions, with the Key Service Centres witnessing 45%. 14% of the Borough's housing completions have been in the villages and rural areas, with 9% being in the Local Service Centres.

4.6 A significant proportion of the dwellings completed in 2014/15 were houses, accounting for 79% of all completions. This is the same proportion as last year. Bungalows contributed to only 3% of completions, whilst the percentage of flats has decreased to 18%, from 19% the previous year.

Figure 4.4 Type of Dwelling Completed (2014/15)



4.7 Of the 1,113 houses or bungalows completed in 2014/15, 61% were detached or semi-detached properties, with the remaining 40% being terraced properties. The percentage of terraced properties has increased from the previous year.



4.8 Properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has increased by 3% in comparison to the previous year. The provision of 2-bedroomed units has also increased; from 28% to 34%, with the provision of both 3 and 4-bedroomed homes decreasing from the previous year by 2% and 6% respectively.

4.9 The National Planning Policy Framework Core Principles encourage the re-use of previously developed land. Between 1st April 2014 and 31st March 2015, 70% of completions were on brownfield sites, compared to 67% of completions the previous year.

4.10 The percentage of new housing developments at a density of 30 dwellings per hectare or more has risen to 55%, compared with 46% in 2013/14. There has been a corresponding 9% decrease in developments of less than 30 dwellings per hectare.

Figure 4.5 Size of dwelling completed (2014/15)

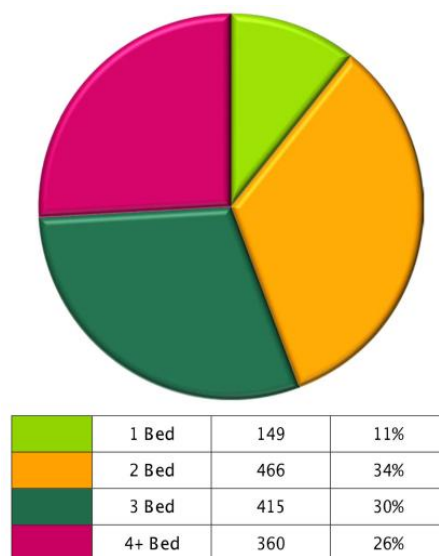


Table 4.1 Density of New Housing Developments by Year

		2013/14		2014/15	
		No. of Dwellings	Percentage	No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	434	54%	625	45%
	Between 30 and 50 dwellings per hectare	173	22%	346	25%
	Above 50 dwellings per hectare	191	24%	419	30%

4.11 During the period 2014/15, 109 sites have been started, which is a decrease of seven from the previous monitoring period. The majority of starts are small sites (that is sites of less than 10 dwellings), however a number of larger sites have also been started, including seven new sites in Crewe, of which two are sites of over 100 units and one is over 350 units, two sites over 100 units in Macclesfield, two sites of over 100 units in Middlewich, a site of 268 units in Nantwich, two sites in Sandbach comprising of 94 and 371 units respectively, and a site of 204 units in Wilmslow. Some of the more significant sites of ten or more dwellings are listed in Table 4.2.



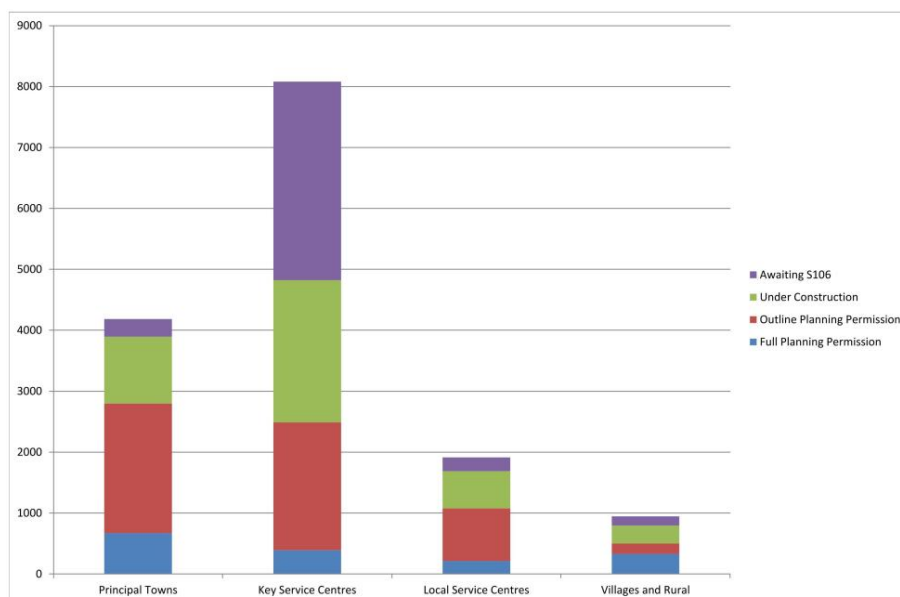
Table 4.2 Significant Sites Started (2014/15)

Site	Number of Dwellings Proposed (Gross)
2-4 Holly Road, Wilmslow	10
Land at Norburys Yard, Church Walk, Knutsford	11
Lower Farm, Whitchurch Road, Burleydam	11
Land south of Tudor Way, Congleton	12
Land to the rear of Remer Street, Crewe	18
Land off Nantwich Road (Tewkesbury Close), Middlewich	24
Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	25
Land on Hassall Road, Alsager	30
Land at Crewe Road, Shavington Cum Gresty, Crewe	40
Land off Vicarage Road, Haslington	44
Land at Gresty Green, Gresty Green Road, Shavington Cum Gresty	51
Land on Rope Lane, Shavington	80
The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91
Elworth Hall Farm, Dean Close, Sandbach	94
Sir William Stanier Community School, Ludford Street, Crewe	107
Land off Manchester Road, Tytherington, Macclesfield	134
Land off Warmingham Lane, Middlewich	149
Land to the North and South of Maw Green Road, Coppenhall, Crewe	165
Land off Springwood Way and Larkwood Way, Tytherington, Macclesfield	173
Land off Warmingham Lane, Middlewich	194
Land at Adlington Road, Wilmslow	204
Land off Queens Drive, Nantwich	268
Land north of Parkers Road, Leighton	354
Albion Inorganic Chemicals, Booth Lane, Moston, Sandbach	371



4.12 There has been a slight increase in the number of sites granted planning permission this year: 349 permissions were granted in the year 2014/15, which equates to permission for 4,077 dwellings (gross). 13% of the dwellings given planning permission were in the Principal Towns of Crewe and Macclesfield, with 58% also in the Key Service Centres. The remaining 29% of dwellings were permitted in Local Service Centres, villages and rural areas.

Figure 4.6 Location of Commitments by Type



4.13 At 31st March 2015 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 15,122 dwellings. 28% of the dwellings are in the Principal Towns of Crewe and Macclesfield, whilst a further 53% are in the Key Service Centres of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. The remaining 19% of dwellings are in Local Service Centres and villages. The locational split of these pipeline developments has changed from 2013/14, with an increase in each location, but with the greatest change in the number of commitments in Key Service Centres. Figure 4.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

4.14 According to Land Registry data⁽⁸⁾ the average house price in Cheshire East in March 2015 was £156,800. This is up 3.3% on the same month of 2014. In the North West, house prices grew more slowly (up 1.9% over the same twelve-month period, to reach £110,300), but in England and Wales, house price inflation was higher (5.5% for the year to March 2015, bringing the average to £178,100).

4.15 Average house prices by house type in Cheshire East were as follows in March 2015: detached house £267,400; semi-detached £138,800; terraced £108,700 and flat £130,500.⁽⁹⁾

8 Indicator H12: Land Registry House Price Index. Figures are smoothed, seasonally adjusted, standardised average prices

9 Land Registry House Price Index search tool <https://www.gov.uk/government/collections/uk-house-price-index>



4.16 Table 4.3 shows the number of affordable units completed over the last five years. In 2014/15, 46% of the dwellings built were affordable. This is a increase of 507 dwellings on the number of affordable dwellings built in 2013/14 and is partly due to the funding process for many of these affordable units, which required the units to be completed by 31 March 2015 to qualify.

Table 4.3 H11: Provision of Affordable Homes

2010/11	2011/12	2012/13	2013/14	2014/15
170	214	184	131	638

Empty Homes

4.17 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of empty homes for the fifth year running. Information taken from the Department of Communities and Local Government Council Tax Base data ⁽¹⁰⁾ suggests that at October 2014, there were 3,062 empty homes in Cheshire East. This represents a significant drop over the last four years; in 2010, the Borough had 6,189 empty homes. 1.04% of these have been vacant for more than 6 months.

4.18 The number of empty homes in Cheshire East represents 2.4% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.4%) and the national rate (2.6%).

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

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



Housing Supply

Barn Conversion



4.20 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to 'boost significantly the supply of housing', and to 'illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. It is also worth noting that the Council's calculation of 5 year housing land supply was not supported at a number of planning appeals.

4.21 The North West of England Regional Spatial Strategy (2008) and the saved policies from the Cheshire Structure Plan were revoked by the Government on 20th May 2013. These are no longer part of the Statutory Development Plan. However the North West Regional Spatial Strategy proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. The National Planning Policy Framework Work the plan requires that Local Plans should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

4.22 The Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 stating sufficient land will be provided to accommodate 27,000 homes, however this plan is subject to formal Examination and therefore does not constitute an adopted Local Plan. The Examination commenced in September 2014 however the hearing sessions were adjourned in October 2014. The subsequent Inspector's Interim Views expressed concern about the Objectively Assessed Need and required additional work to be undertaken. Hearings recommenced in October 2015 with a full objectively assessed need for 36,000 dwellings. In December 2015, the Inspector gave further interim views indicating, without prejudice to his final conclusions, that this represents a more objective and comprehensive assessment for progressing the amendments to the Local Plan Strategy. Therefore during this monitoring period this plan is still subject to formal Examination and therefore does not constitute an adopted Local Plan.

4.23 As a consequence of the suspended Examination Hearings, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply, as shown in Table 4.4.



Table 4.4 Housing Land Supply to 1st September 2014

Base Date 1st September 2014	
Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	5,900
Backlog	2,370
Total housing need (Sedgefield)	8,270
With 5% buffer applied	8,684 (1,737 dpa)
With 20% buffer applied	9,924 (1,985 dpa)
Total supply as at 31st March 2014	10,562
With 5% buffer applied	6.08 years
With 20% buffer applied	5.32

4.24 The full details of this supply are included in a separate paper, published 14 October 2014 and available on the Council's website, however it must be remembered that the annual housing requirement is still being considered through the Local Plan process.⁽¹¹⁾ Further information will be published when the Council submits its proposed changes to the Local Plan Strategy, which will be subject to public consultation prior to the continuation of the Examination Hearings into the Local Plan Strategy.

Appeals

4.25 There have been 27 planning appeal decisions for housing on sites of over 10 dwellings in the monitoring period of 2014/15; 16 of these were allowed, granting permission for over 1,750 dwellings. 11 cases were dismissed, refusing permission for over 1,800 dwellings. The key findings of housing-related appeals during the monitoring period show that, generally, the material considerations of the proposals, namely the contribution to the supply of housing, outweigh departures from/conflicts with the Development Plan. Summarised below are a small selection of some of the appeal decisions.

4.26 An outline application in Nantwich (12/3747N) for a residential development of up to a maximum of 189 dwellings, local centre, employment development, primary school, public open space, green infrastructure, access and associated works was dismissed by the Secretary of State, in March 2015. The Secretary of State's decision is the subject of an appeal to the High Court and is awaiting a decision.

4.27 An outline application for up to 250 dwellings in Haslington (13/4301N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The main issues are i) whether there is a 5 year supply of deliverable housing sites in the District; ii) whether the proposal would be sustainable development; and iii) whether any conflict with the Development Plan and any other harm is outweighed by the benefits of the

11 [Cheshire East Council Five Year Housing Land Supply Position Statement, September 2014](#)



proposal. The Inspector concluded that the Council could not demonstrate a 5 years supply therefore the relevant policies for the supply of housing should not be considered up to date; the appeal site should be regarded as sustainable; and the benefits of the proposal outweigh any conflict with the Development Plan; therefore the appeal was allowed.

4.28 An outline application for up to 275 dwellings in Shavington (13/2069N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal; while the proposal would result in some harm from the loss of agricultural land, significant benefits would also be generated (mainly with respect to the development's contribution to the five year supply of market and affordable housing), therefore on balance the identified harm is significantly outweighed by the wider benefits of the scheme.

4.29 An outline application for up to 880 units in Crewe (13/2874N) was dismissed by the Secretary of State. The application went to appeal due to the Council's failure to issue a decision in the prescribed period and was then recovered by the Secretary of State because it involved a proposal for residential development of over 150 units. The Inspector recommended the appeal be dismissed and the Secretary of State agreed with the Inspector's recommendation. The overall conclusion was that whilst the proposed scheme can be seen as sustainable development providing much needed housing, the adverse impacts of approving the development resulting in the loss of part of the Green Gap outweighs the presumption in favour of sustainable development.

4.30 An outline application for up to 170 dwellings and associated infrastructure and open space provision in Willaston/Crewe (13/3688N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal and granted permission for up to 146 dwellings and associated infrastructure and open space provision on the grounds that there is no demonstrable 5 year deliverable housing sites supply. The Inspector acknowledged the loss of BMV agricultural land, as well as a limited physical erosion of the Green gap between Willaston and Rope. However the Inspector deemed the provision of public space within the Planning obligation and the benefits of affordable housing provision to be outweighing benefits of the scheme. The Council challenged the decision resulting in the Inspector's decision being quashed by the High Court. However Richborough Homes have taken this application to Court of Appeal therefore the outcome of this application will be reported in the next monitoring report.

4.31 Another outline application in Crewe has also been the subject of challenges through the appeal process. An application for up to 300 dwellings and associated highway works and public open space in Wisaston/Crewe went to appeal due to refusal by the Council on the grounds of the harm caused by significant erosion of the Green Gap between Crewe and Nantwich outweighing the benefits of the development. The Inspector allowed the appeal on the basis of the Council's lack of deliverable 5 year housing supply and the benefits of market and affordable housing the development would provide. The Secretary of State disagreed with the decision of the Inspector however and refused planning permission owing to the harm of the encroachment on Green Gap and BMV land outweighing the benefits of the development. (This site has been the subject of a later application and appeal which falls within the next monitoring report.)



4.32 Table 4.5 below lists the main appeal sites of over 10 or more dwellings that have been decided by the Planning Inspectorate between 1 April 2014 and 31 March 2015.

Table 4.5 List of Appeal Decisions, on sites of 10+ dwellings, 2014-2015

Planning Reference	Proposal	Site Location/Address	Decision
12/2426C	The Erection Of 96 Dwellings Together With Associated Works	Elworth Hall Farm, Dean Close, Sandbach	Allowed
13/0003N	Erection Of 17 Affordable Dwellings	Land Off Main Road, Shavington	Allowed
12/4146C	Outline Application For The Erection Of Up To 95 Dwellings	Land Off Dunnocksfold Road, Alsager	Allowed
13/0210N	Outline Application For The Development Of Fourteen Affordable Homes	Land South Of Newcastle Road, Hough	Dismissed
12/3016C	New Residential Development And Access Roads For Up To 31 Residential Units	Rectory Farm, Old Knutsford Road, Church Lawton	Dismissed
13/1223N	Outline Application For Up To 40 Dwellings	Land To Rear Of 144, Audlem Road, Nantwich,	Allowed
13/2069N	Outline Planning application for the construction of up to 275 dwellings	Land To The East Of Crewe Road, Shavington Cum Gresty	Allowed
13/1305N	Outline planning application for a mixed residential scheme	Land To The West Of Close Lane And North Of Crewe Road, Alsager	Allowed
12/4494N	Outline Planning Approval for 44 Dwellings	Hunters Lodge Hotel, Sydney Road, Crewe	Dismissed
13/3887C	Outline Application for the Erection of Up To 100 Dwellings	Land To The South Of Hind Heath Road, Sandbach	Allowed
13/3688N	Outline application for development of up to 170 no dwellings	Land To North Of Moorfields, Willaston	Allowed
13/4301N	Outline Planning Application For Demolition of existing structures and the erection of up to 250 dwellings	Land Off, Crewe Road, Haslington	Allowed
13/2389C	Outline Application for up to 200 Residential Dwellings	Land South Of, Old Mill Road, Sandbach	Allowed
13/3764C	The erection of 104 residential dwellings	Land Off Waggs Road, Congleton	Dismissed
13/2224N	Proposed Residential Development of up to 120 Dwellings	Land West Of Audlem Road, Audlem	Allowed



Planning Reference	Proposal	Site Location/Address	Decision
13/4631N	Outline planning application for housing development off Back Lane	The Gables, Peckforton Hall Lane, Peckforton	Dismissed
14/1480M	Demolition of two buildings and Erection of 14 no Residential Dwellings	Heath Lodge, Parkgate Lane, Knutsford	Dismissed
12/3300N	Erection of 57 dwellings	Land North Of Weston Lane, Shavington	Dismissed
13/4632N	Outline planning permission for the construction of up to 45no. dwellings	Land North Of Pool Lane, Winterley	Allowed
14/0659C	Outline planning application for the redevelopment of Forge Mill for residential	Forge Mill, Forge Lane, Congleton	Allowed
13/2874N	Outline planning application for residential development (up to 880 units)	Land Bounded By Gresty Lane, Rope Lane, Crewe Road And A500, Gresty	Dismissed
13/4904N	Full planning permission for 11 dwellings including access	Land Off Wrens Close, Nantwich	Allowed
14/0132C	Development of residential scheme comprising up to 100 dwellings	Saltersford Farm, Macclesfield Road, Holmes Chapel	Allowed
12/4872C	Proposed residential development for up to 155 residential units	Land Off Sandbach Road North, Alsager	Dismissed
13/2649N	Outline Planning Application for Proposed Residential Development of up to 300 Dwellings	Land North West Of Church Lane, Wistaston	Dismissed
14/0134C	Development of land for up to 70 dwellings and associated works	Land South Of Holmes Chapel Road, Congleton	Allowed
12/3747N	Residential development up to a maximum of 189 dwellings	Land Between Audlem Road/ Broad Lane & Peter Destaplegh Way, Stapeley	Dismissed

Index of Multiple Deprivation

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



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

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

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

4.37 Table 4.6 below lists the 23 most deprived LSOAs in 2015.

Table 4.6 England's most deprived 25% LSOAs located in Cheshire East

LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83
E01018640	Macclesfield	11.27
E01018596	Wilmslow	12.14
E01018484	Crewe	13.18
E01018498	Crewe	13.63
E01018467	Crewe	14.05
E01018388	Alsager	14.78
E01018463	Crewe	15.89



LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018477	Crewe	18.13
E01018478	Crewe	18.14
E01018645	Macclesfield	18.56
E01018497	Crewe	20.02
E01018631	Macclesfield	20.03
E01018487	Crewe	20.35
E01018594	Handforth	22.87
E01018423	Middlewich	23.65

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

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

- Neighbourhood level community budgeting on the Moss Estate (Macclesfield);
- NEETs Project in St Barnabas (Crewe) working to reduce the number of NEETS (young people Not in Education, Employment or Training) in-bedded into Barnies Social Centre activities;
- Health improvement and other community-led work in Cledford (Middlewich) and Buglawton (Congleton) following asset-mapping exercises undertaken in 2012;
- Community First panels and neighbourhood grants in Crewe North and Crewe South;
- Development of Community Hubs and Community Networks;
- Development of Community Groups - Gresty, Friends of St Barnabas, North and South Panels;
- Twister Sister/Mister ASB and Mentoring support programme developed from Big Sister pilot - two programmes delivered: one at Eaton Bank High School in Congleton, 22 girls and boys; and one at Sir William Stanier, 10 girls;
- Community Garden Project - development of Hubs has links to garden schemes/allotments with an increase in growing food to serve at lunch clubs – Georges Community Centre, Jubilee House, St Barnabas;
- Foodbank in Crewe and Nantwich - ongoing support regarding the promotion of collection of food items and referrals to banks by the way of community hubs;
- Debt Management Support - Christian's Against Poverty continue to give local support;
- Winter Resilience - supporting elders/vulnerable people with winter warmth, fuel reduction - CEC Winter Resilience Plan introduced in 2014/15;
- Crewe Youth Voice;
- Annual Health and Wellbeing Fayre - Crewe Heath Fayre targeted over 200 residents and the first one in Nantwich targeted over 300 residents, over 70 agencies took part;



- Streetsafe;
- Homework Clubs on Longridge, Wistaston Green (Crewe), Claughton Avenue and Brook House Estate - BASE run by YMCA afterschool activity, homework and tea club at the YMCA, Georges Community Centre, Bethaney Hall, with the addition of Holiday Brunch Cluns in 2014/15;
- Over 50's clubs and luncheons;
- Employment Groups have been set up in Congleton, Alsager, Sandbach, Middlewich and Holmes Chapel to develop work clubs, with the potential to roll this out in other LAP areas - Light House Centre opened its doors to Homeless services including workclub; and
- Working with a Buglawton community group to develop a neglected church hall into a community facility local people will value and use.

Fuel Poverty

4.39 A household is said to be in fuel poverty if: they have required fuel costs that are above average (the national median level); and, were they to spend that amount, they would be left with a residual income below the official poverty line. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home; household income; and the cost of fuel. The latest (2014) figures show that, in Cheshire East, 16,343 households (10.1% of all the Borough's households) are in fuel poverty. This compares to 11.2% of households in the North West region and 10.6% of those in England.⁽¹²⁾

Local Housing Strategy

4.40 The AMR 2010/11 recorded the decision to produce a local housing strategy to complement the Sub-Regional Housing Strategy. The Strategy, which prioritised resident and stakeholder engagement in its creation, has been adopted and focuses on the unique opportunities and challenges in Cheshire East at this time of significant change in the housing sector. The Cheshire East Housing Strategy, 'Moving Forward', will act as a five year plan for housing for 2011 to 2016.

4.41 The Strategy outlines the housing vision and includes specific projects and proposals and is structured around the following objectives:

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

4.42 The latest information on the Housing Strategy can be found on the Council's website: http://www.cheshireeast.gov.uk/housing/strategic_housing/housing_strategy.aspx.

12 Indicator H18: Sub-regional Fuel Poverty – England 2014 – Low Income High Costs definition, DECC, June 2016: <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>



Conclusion

4.43 The net number of houses built yearly in Cheshire East has increased for the third year running, reflecting a national increase in house completions during this monitoring period of 2014/15, and also an increase in the number of affordable units completed in Cheshire East. The Principal Towns as a whole saw an increase in the share of completions, with a corresponding decrease in Villages and Rural Areas. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread across the Borough. The completions encompass a mix of house types and sizes. However, a significant proportion of completions were houses, but there has been a small increase in the proportion of smaller homes (one and two bed units). There has been an increase in the percentage of new development at a density of 30 per hectare or more in comparison to the previous year.

4.44 The increase in housing completions is accompanied by, and will be partly as a consequence of, an increase in the number of affordable homes completed this year. In addition, the number of empty homes has fallen again this year, following action taken by the Council including the implementation of the Council's Local Housing Strategy, 'Moving Forward'.

4.45 There has been a very slight decrease in the number of sites started this year, with the majority being small sites. However a number of larger sites have also been started; there are starts on ten sites comprising of between 100 and 370 units. The overall number of commitments has increased from 11,803 at March 2014 to 15,122 at 31 March 2015, reflecting the progress on a number of proposed Strategic Allocations and also that the number of applications allowed on appeal. This represents a 28% increase in the number of residential commitments at the end of the financial year.

4.46 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Actions Needed

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

- Make sure that Cheshire East has a robust 5 year supply of housing land by progressing the Cheshire East Local Plan Strategy.
- Progress affordable housing policies through the Cheshire East Local Plan process.
- Make sure that affordable houses are being provided on appropriate sites.
- Explore how the Council can use its assets to deliver more affordable housing.



Chapter 5: Economy

5.1 Cheshire East's local economy constitutes around 7% of the North West's total economic output (Gross Value Added).⁽¹³⁾ The Borough is home to more businesses than any other unitary or district authority in the region, except for Manchester. Its 18,700 companies⁽¹⁴⁾ include international manufacturing businesses such as AstraZeneca, BAE Systems, Bentley Motors, Siemens and Sanofi. Other major employers include Waters (mass spectrometry), insurance company Royal London and Barclays Bank.

5.2 Over the 2014/15 period (2014 Q2 to 2015 Q1 inclusive), UK Gross Domestic Product (GDP) has continued to grow steadily in real (inflation-adjusted) terms, although the quarterly growth rate slowed, from 0.8% (2014 Q2) to 0.7% (next two quarters) and then 0.5% (2015 Q1). By the first quarter of 2015, GDP was 2.1% higher than in the same quarter of 2014.⁽¹⁵⁾

5.3 In Great Britain, the broad measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 1.89m (2014/15 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 7,600 by 2014/15. The latter (2014/15) figure equates to an overall unemployment rate of 4.0% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (6.4% and 6.0% respectively).⁽¹⁶⁾⁽¹⁷⁾

5.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).⁽¹⁸⁾

5.5 Several companies have invested in Cheshire East over the monitoring period, and others have indicated their intention to do so:

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- 13 Source: Regional Gross Value Added (Income Approach) 1997-2014 data, Office for National Statistics, December 2015. Statistic based on data for 2014
 - 14 Indicator E4. Source: Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, November 2015. Commentary based on data for 2014
 - 15 Quarterly National Accounts: Quarter 4 (Oct to Dec) 2015, Office for National Statistics statistical release, 31st March 2016.
 - 16 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2014 – March 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey, April 2004 – March 2005 to April 2014 – March 2015, ONS, NOMIS. ONS Crown Copyright.
 - 17 The unemployment rates measure the unemployment count as a percentage of the economically active population aged 16 and above.
 - 18 Source: Cheshire East report, Cheshire & Warrington Business Needs Survey 2011. Survey undertaken by BMG Research on behalf of the Cheshire and Warrington Local Authorities and the Cheshire & Warrington Enterprise Commission. Note: Interviews took place in Jan to Feb 2011, so the responses relate to businesses' views at that time (for example in the question about turnover, the 'previous twelve months' means early 2010 to early 2011).



- The US-owned Waters Corporation have opened their new headquarters outside Wilmslow.
- Bentley announced that it will invest £40 million to expand its headquarters in Crewe, creating 300 new jobs.

Local Enterprise Partnership

5.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority and academia representatives. The LEP has set an ambitious goal to double the sub regional economy to £50 billion annually by 2040, creating 112,000 new jobs and 139,000 new homes and consolidating Cheshire and Warrington's position on as one of the country's most prosperous economies.

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

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

Economic Development and Employment Land

Table 5.1 E12 and E13: Floorspace Completions in Cheshire East (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	1,124	2,458	0	755	5,364	502	0	8,697	18,900
Net sqm	-2,541	2,458	-890	211	3,324	-4,530	0	8,551	6,583
PDL ⁽¹⁾ sqm	27	2,458	0	755	5,364	462	0	8,092	17,158
% on PDL	2	100	0	100	100	92	0	93	91

1. Previously developed land

5.9 Table 5.1 reveals that gross employment floorspace completions are lower than the previous year, representing a 29% decrease.⁽¹⁹⁾

19 Floorspace completions include extensions and infill development at existing employment facilities



5.10 Most of the floorspace completions in 2014/15 are accounted for by changes of use from non-employment uses to employment use. This is reflected in the high proportion of developments completed on previously developed land during the monitoring period.

5.11 The majority of the gross floorspace completed was located in the urban areas in Cheshire East.

5.12 From 30th May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council has had 13 notifications for changes of use from B1a office to C3 residential. There is, however, no requirement to notify the area of loss.



Employment Land Take-Up

5.13 Employment land take-up rates for 2014/15 are shown in Table 5.2. It is important to note that, as with the employment land supply data, the land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

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

5.15 The proportion of gross land taken up in the Principal Towns and Key Service Centres in Cheshire East was 72% of the overall total take-up.

Table 5.2 E14: Employment Land Take-Up (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	0.51	0.00	0.00	0.10	0.86	0.16	0.00	2.02	3.65
Redevelopments and Changes of Use ha	0.00	0.00	0.00	0.00	0.86	0.13	0.00	1.00	1.99
Net Land Take-up ha	0.51	0.00	0.00	0.10	0.00	0.03	0.00	1.02	1.66



Employment Land Supply

5.16 Table 5.3 below shows the employment land supply across Cheshire East as at the end of March 2015.⁽²⁰⁾ It is important to note that, as with the employment land take-up data, the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

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

Table 5.3 E15: Employment Land Supply as at 31st March 2015

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	6.98	0.00	0.85	10.22	0.29	0.09	0.00	287.16	305.59

5.18 About 36% of the gross supply is land that is allocated in the former District's Local Plans; 51% has planning permission and 13% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: this is an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: This site is allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Basford West, Crewe: This planning permission has an area of nearly 42 ha, and provides for office, warehouse and industrial accommodation and associated infrastructure.
- Midpoint 18 (remaining plots from early phases), Middlewich: an outline planning permission covers an area of around 41 ha. Parts of this site have commenced under reserved matters planning permissions, leaving around 34 ha to be developed.
- Midpoint 18 Phase 3, Middlewich: This outline application covers an area of 53 ha and proposes a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

5.19 In addition to the allocated and committed supply of employment sites, a planning application for employment use has been approved by the Council and is awaiting completion of a Section 106 legal Agreement. This is shown in Table 5.4.

20 Core Indicator BD3



Table 5.4 Planning Applications awaiting Section 106 Agreements as at 31st March 2015

Application Reference	Location	Proposal	Site Area (ha)	Proposed Use(s)
13/3293M	Booths Park, Chelford Road, Knutsford	Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford	6.3	B1a

Employment Land Losses

5.20 Table 5.5 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has decreased compared to last years figure of 15ha. The majority of the present year's losses were from B2 uses. 27.13ha of land are committed as potential employment losses.

Table 5.5 E16: Employment Land Losses (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2015 (ha)	3.49	0.00	0.28	0.00	22.02	0.62	0.00	0.72	27.13
Actual Loss during 2014/15 (ha)	0.35	0.00	0.29	0.22	1.48	0.17	0.00	0.00	2.51

Appeals

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

Town Centres and Major Regeneration Schemes

5.22 In 2011, a joint Retail Study for Cheshire was produced for Cheshire East and Cheshire West & Chester Councils. It identifies a network of centres and provides retail capacity and health check information for several towns. It indicates more sustainable shopping patterns, however:

- there is capacity for additional convenience goods floorspace in Macclesfield (after taking into account existing commitments);

Middlewich





- in the longer term there will be capacity for additional comparison goods floorspace, which should be mainly focused in Crewe and Macclesfield; and
- the study showed that there is a need for a major new leisure destination in one of the Borough's larger centres due to a qualitative need for new cinema provision and an identified capacity for ten-pin bowling and bingo facilities.

5.23 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in the last year: between the first quarter of 2014 (January to March) and the same quarter of 2015, the volume of retail sales increased by 5.4% (though it was up only 0.5% on the previous quarter) and was up 0.7% on the previous (October to December 2013) quarter.⁽²¹⁾ Retail growth was probably assisted in part by high real earnings growth: in nominal terms (i.e. before adjusting for inflation), average gross weekly earnings for the first quarter of 2015 were 2.3% higher than in the same quarter of 2014, whilst inflation (as measured by the Consumer Prices Index) was zero (0.0%) in the year to March 2015.⁽²²⁾

5.24 The proportion of retail units lying vacant across the UK has fallen slightly to 13.3% during the monitoring period. The North West was not identified as the worst performing region, which is an improvement on the previous year.⁽²³⁾

5.25 With an overall vacancy level of 12.0%, Cheshire East falls below the average national vacancy rate of 13.3%. Table 5.6 shows that the picture varies across the Borough. Whilst three centres have successfully increased the number of occupied units, five centres have regressed, which are Alsager, Crewe town centre, Handforth, Macclesfield, Nantwich, and Sandbach. There are five town centres that exceed the national average vacancy rate. (See also Table C1, Appendix C).⁽²⁴⁾

Table 5.6 R1: Vacancy Levels (2014/15)

Centre	No. Units			%
	2012/13	2013/14	2014/15	
Alderley Edge	6	4	4	4.2
Alsager	10	8	9	7.6
Congleton	53	50	47	15.3
Crewe Town Centre	47	52	58	25.1
Crewe, Nantwich Road	24	24	21	13.2
Handforth	10	10	12	15.4

21 Source: 'Retail Sales, July 2015' ONS statistical release, 20 August 2015: <http://www.ons.gov.uk/ons/rel/rsi/retail-sales/july-2015/index.html>. The figures quoted above are seasonally adjusted.

22 Sources: [1] 'Retail Sales, February 2016' Office for National Statistics statistical release, 24 March 2016. The figures quoted above are seasonally adjusted. [2] EARN01 (seasonally adjusted average weekly earnings) data tables, 'UK Labour Market: March 2016', ONS statistical release, 16 March 2016. [3] 'Consumer Price Inflation: February 2016' Office for National Statistics statistical release, 22 March 2016.

23 <http://www.bbc.co.uk/news/business-31124506>

24 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2015).



Centre	No. Units			%
	2012/13	2013/14	2014/15	
Knutsford	19	16	16	6.7
Macclesfield	68	68	87	15.1
Middlewich	19	17	15	16.9
Nantwich	7	8	13	5.2
Poynton	6	5	5	4.1
Sandbach	21	22	23	9.6
Wilmslow	21	26	26	12.7
Total	311	310	336	12.0

5.26 There has been a general decrease in the number of A1 uses, with the exception of Crewe Nantwich Road, which has not gained or lost, or Alderley Edge, Middlewich and Sandbach, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Middlewich, and Poynton, neither of which have gained or lost, and Alderley Edge, Handforth, and Wilmslow, which witnessed an increased proportion of A2 uses. The number of food and drink type uses, and 'other' uses have grown in seven centres.

Poynton Town Centre



5.27 There was one planning appeal over the monitoring period in relation to retail uses. An application was submitted for the change of use of an A1 retail unit to A5 (takeaway). The Inspector found that the proposal ran counter to policies designed to retain shops serving local needs, namely the Borough of Macclesfield Borough Local Plan Policy S5 and Paragraph 28 of the National Planning Policy Framework. He also found that that the development would cause significant harm to the living conditions of neighbouring residents. The appeal was dismissed.

5.28 Cheshire East has continued to see new shopping and office development. Table 5.7 shows that the majority of office, leisure and retail development has taken place outside town centres.

Table 5.7 R6: Retail, Office and Leisure Floorspace Completions (2014/2015)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	0.00	-674.96	1,382.94	349.54	1,382.94	-325.42
A2	302.23	-27.77	200.50	-276.82	502.73	-304.59
B1a	0.00	-2,449.00	1,124.00	-1,216.00	1,124.00	-3,665.00
D2	0.00	-576.54	2,677.46	2,472.54	2,677.46	1,896.00
Total	302.23	-3,728.27	5,384.9	1,329.26	5,687.13	-2399.01

Working Together

5.29 The Council has continued to actively promote our towns through various initiatives. More details on these can be found in the Economic Development Strategy.⁽²⁵⁾ Progress during the monitoring period is as follows:

- Macclesfield town centre - In March 2014 Cheshire East Council's Cabinet resolved to promote a Compulsory Purchase Order to facilitate land assembly for the scheme. The recent withdrawal of Debenhams as an anchor tenant has presented challenges and the Council is currently proactively considering alternatives, to ensure a regenerative town centre proposal is still delivered.
- All Change for Crewe - Delivery of the strategy has continued over the monitoring period with the granting of planning permission (14/0640N) in May 2014 for a Lifestyle Centre, incorporating a library, day centre, associated offices, and a Leisure Centre.

5.30 Significant applications that have been granted consent during this monitoring period are listed in Table 5.8.

Table 5.8 Planning Consents for Developments of over 500sqm (gross) Floorspace (2014/15)

Application Number	Address	Proposal
13/3294C	Former Fisons Site, London Road, Holmes Chapel	Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping.
14/1904M	Brookfield Hydro Motors Ltd, London Road South, Poynton	A1 foodstore of 1,579 sq.m gross internal floorspace, additional retail floorspace (use class A1 to A5 inclusive) of 743 sq.m gross internal floorspace etc.
14/2295M	Former Everett Charles Technologies, Goodall Street, Macclesfield	Change of use to community activity and climbing centre. Glazed frontage behind roller shutter.

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



Application Number	Address	Proposal
14/3477N	Aldi, 11 Grand Junction Way, Crewe	Application to extend the existing Aldi supermarket by 594 sq. m (GIA) and associated works.
12/4652M	Land off Earle Road, Handforth	Erection of Class A1 retail store with conservatory, garden centre, ancillary coffee shop and associated car parking.
14/4088M	Unit A, Silk Retail Park, Hulley Road, Macclesfield	Subdivision of existing retail unit (Use Class A1) to form two retail units (Use Class A1), installation of mezzanine floor in one unit (Unit A1) and external alterations to building.
14/4644N	Site of Bristol Street Motors, Macon Way, Crewe	The erection of a single unit Class A1 retail development with associated car parking, landscaping and infrastructure. OUT - 12/0316N.
14/5565M	Oak Furniture Land, Unit B, Silk Retail Park	Insertion of mezzanine floor.
14/0646M	The Old Stables, Brook Street, Macclesfield	Change of use to childrens' party venue and community activity venue (D2).
14/0640N	Moss Square, Crewe	Redevelopment of existing car parks for the erection of a Lifestyle Centre (7,682 sqm) incorporating a Library (D1), day centre (D1) with associated offices (B1), Leisure Centre (D2).
14/2312C	FX Leisure, Alexandria Way, Congleton	Proposed side extension to existing gym and leisure facility to form new weights area.
14/2237C	Radnor Park Industrial Estate, Back Lane, Congleton	Change of use from offices/manufacturing (B2) to fitness centre.
14/2398N	Mickley Hall Lane, Broomhall	Change of Use from agricultural building to Use Class D2.
14/3242M	Quarry Bank Mill, Quarry Bank Road, Styal	Change of use of Quarry Bank House from C3 to D2. COU of 13 Oak Cottages from C3 to D2. Provision of a new single storey visitor welcome building. Other works to garden and woods.

Tourism

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



Little Moreton Hall by Richard9th



5.32 As the latest STEAM data show, the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £807m in 2014. The STEAM data puts the number of visitors at 14.6m for 2014 and the number of visitor days at 16.2m. In 2014, day visitors made up 90% of all visitors, 81% of visitor days and 73% of tourism revenue. People staying with friends and relatives made up 9% of visitor days, but accounted for a much smaller share of visitor numbers (4%) and revenue (3%). People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 6% of all visitors and 8% of visitor days, but spent much more than other visitors and hence contributed an estimated 23% of all the Borough's tourism revenue.⁽²⁶⁾

5.33 The same estimates also indicate that the sector contributes an estimated 10,900 of Cheshire East's jobs (8,600 directly, with a further 2,300 being supported indirectly).

5.34 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2014. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were as follows:

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

5.35 Crewe Hall won gold in the Best Business Tourism Award, while Peckforton Castle was highly commended at the Visit England Awards for Excellence 2015.

5.36 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's Visitor Economy Strategy⁽²⁷⁾ has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. As part of the Visitor Economy Strategy, Cheshire East Council aims to make it easier for visitors to plan and book their trips. This is being achieved through improvements to the Visitor Information Centres in Macclesfield and Congleton; through the installation of 'Visitor Information Points' in the Borough and through the launch and promotion of a number of tourism websites.⁽²⁸⁾

26 Source: Cheshire East STEAM Trend Report for 2009 to 2014, June 2015

27 Launched in February 2011 and available at www.cheshireeast.gov.uk/business_information/visitor_economy.aspx

28 www.cheshirepeakdistrict.com and www.cheshiremarkettowns.co.uk



5.37 An update on the Strategy was produced in late 2012 and includes the following targets.⁽²⁹⁾

- Develop a Visitor Economy with a value of £689m by 2015;
- Increase jobs directly related to the Visitor Economy by around 1,271 over the same period;
- Increase visitor numbers to Tatton to one million by 2015; and
- Increase the number of businesses achieving quality accreditation.

5.38 The Council has organised and run a number of 'Next Generation Visitor Economy Welcome Courses' building on the success of earlier courses aimed at businesses that come into regular contact with visitors. The aim of these courses is to increase the knowledge and understanding of the role of businesses in the local visitor economy, through social media, IT and the management of the Destination Management System (DMS). The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

5.39 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including those at Quarry Bank Mill, Mottram Hall Hotel and Jodrell Bank Discovery Centre.

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

Mow Cop



Conclusion

Economy

5.41 Cheshire East has welcomed investment from several companies over the monitoring period. Gross employment floorspace completions are lower than the previous year, Cheshire East maintains a high supply of employment land, and a number of planning applications for employment uses have been approved by the Council.

5.42 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 11.6% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail and office developments in town centres.

29 Visitor Economy Strategy Update for Cheshire East, Report to Environment and Prosperity Scrutiny Committee 18th Sept 2012



Tourism

5.43 Cheshire East's tourism sector contributed over £800m to the economy in 2014 and the sector accounts for over 10,000 of the Borough's jobs. Several local companies were successful at the Marketing Cheshire Annual Awards 2014. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy, and through courses aimed at businesses that come into regular contact with visitors.

Actions Needed

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

Economy

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

Tourism

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



Chapter 6: Minerals and Waste

Minerals

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

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

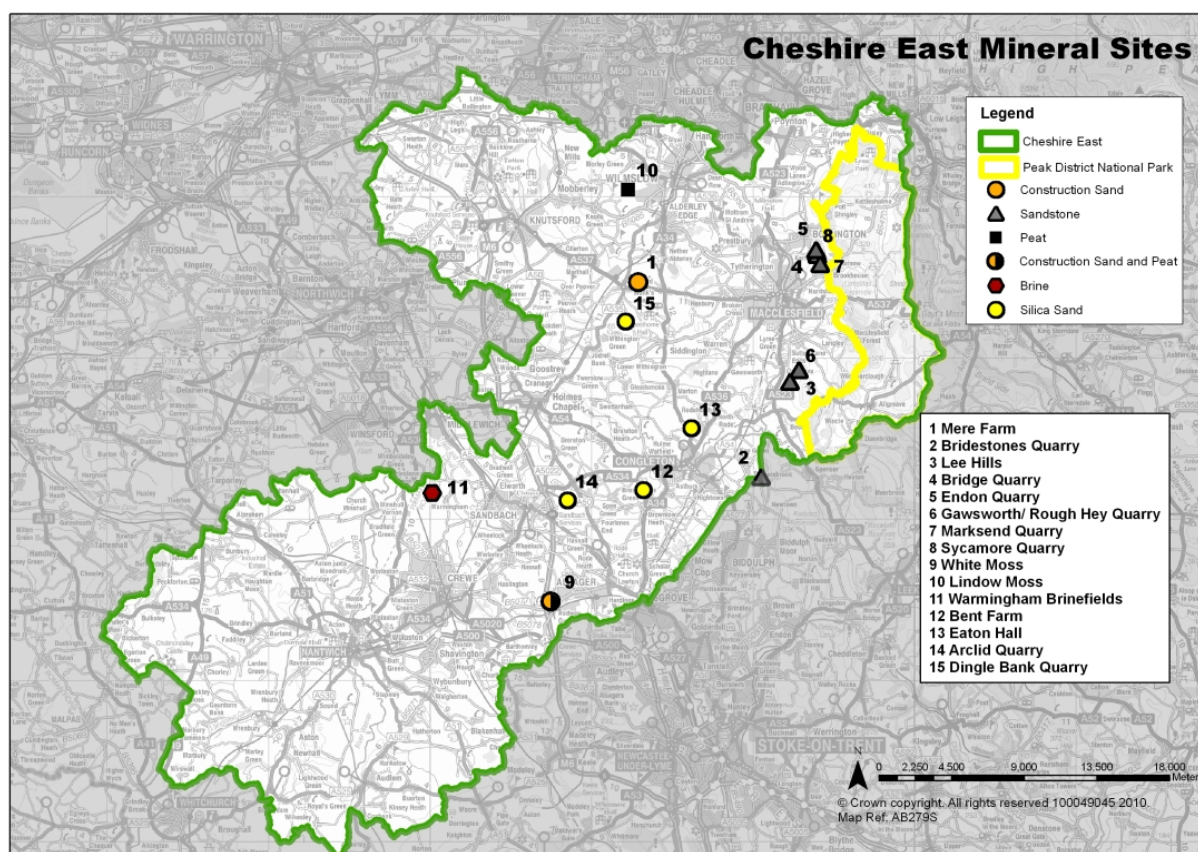
6.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 6.1).

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

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



Map 6.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 6.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2004 to 2014) (million tonnes)
(1)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cheshire East Sand and Gravel	-	-	-	-	-	-	0.42	0.26	0.40	0.41	1.67
Cheshire East Crushed Rock	-	-	-	-	-	-	0.001	0.001	0.001	0.001	0.001
Cheshire sub-region ⁽³⁰⁾ Sand and Gravel	1.1	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	2.09
Cheshire sub-region Crushed Rock ⁽³¹⁾	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001

1. Source: North West AWP Annual Monitoring Report 2015

30 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs

31 Note: Cheshire West and Chester does not contain permitted crushed rock resources



6.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40 mt and 0.41 mt during 2012/2013. There has been a dramatic increase in land-won sand and gravel sales from 0.41 mt in 2013 to 1.67 mt. Due to the relatively new monitoring regime for the former Cheshire sub region it is not possible to monitor any long term sales pattern for Cheshire East.⁽³²⁾

Production of Secondary and Recycled Aggregates

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

New Permitted Minerals Supply

6.8 There were no applications determined for the release of additional mineral resources in this monitoring year.⁽³³⁾

6.9 An application to extend the life of Mere Farm Quarry was submitted in April 2014 (planning refs. 14/1944W and 14/1788W). Planning committee has resolved to approve the application which will extend sand and gravel mineral operations (including restoration) until September 2016.⁽³⁴⁾

Mineral Landbanks

6.10 At the end of 2014, aggregate landbanks for the Cheshire sub-region stood at 122.5 years for crushed rock and 26.03 years for land-won sand and gravel.⁽³⁵⁾ The landbanks have now been divided between the two sub-regions, with each having its own annual apportionment figure, although Cheshire East is the only area in the Cheshire sub region that produces crushed rock.



6.11 Based on the new annual apportionment figures, the sand and gravel landbank across sites in Cheshire East stood at 20.15 years at the end of 2014,⁽³⁶⁾ which is considerably above the minimum 7 year national policy indicator. However, it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known and therefore provision fluctuates in response to demand year on year.⁽³⁷⁾

32 Source: North West AWP Annual Monitoring Report 2015

33 Cheshire East Development Management

34 Cheshire East Development Management

35 Source: North West AWP Annual Monitoring Report 2015

36 Source: North West AWP Annual Monitoring Report 2015

37 National Planning Policy Framework (2012)



6.12 The crushed rock landbank across sites in Cheshire East stood at 122.5 years at the end of 2014.⁽³⁸⁾ This remains significantly higher than the national policy indicator of at least 10 years.⁽³⁹⁾ Overall sales of crushed rock from sites in Cheshire East are low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

6.13 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East is understood to hold a landbank of 10 years or more in line with the national policy indicator.⁽⁴⁰⁾

Table 6.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2014)

	Landbank at 31/12/2013	Permitted Reserves at 31/12/2014	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2014
Aggregate Land-Won Sand and Gravel				
Cheshire East	7.28 years	14.31mt	0.71mt	20.15 years
Cheshire Sub Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	107.25 years	4.9mt	0.04mt	122.5 years
(1)	107.25 years	4.9mt	0.04mt	122.5 years

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

Waste

National Planning Policy Framework and National Planning Policy for Waste (October 2014)

6.14 The National Planning Policy Framework (NPPF), published in March 2012, does not include specific waste policies. The National Planning Policy for Waste was published in October 2014 and sets out detailed waste policies for Local Planning Authorities to have regard to in preparing their Local Plans.

38 Source: North West AWP Annual Monitoring Report 2015

39 National Planning Policy Framework (2012)

40 National Planning Policy Framework (2012)



Capacity of New Waste Management Facilities

6.15 In 2014/15, an application to develop and operate a temporary waste transfer station for a two year period until December 2016 at Danes Moss Landfill was approved subject to planning conditions on 20/05/2014 (Ref: 14/0683W). This has an annual capacity of 40,000 tonnes per annum and handles residual household waste.⁽⁴¹⁾



6.16 An application to extend the operational life of Maw Green landfill to 31 December 2017 with restoration by 31 December 2018 was approved in November 2014 (Ref: 10/0692W). Additionally an application was submitted in November 2014 for an extension of life to Maw Green Landfill until December 2027, with restoration by December 2028. This identifies that there remains 527,391m of consented landfill void space and the landfill has a throughput of approximately 35,250 tonnes per annum of municipal solid waste (MSW), commercial and industrial (C&I) and construction and demolition (C&D) principally from within Cheshire East.

6.17 An application was also approved in September 2014 (Ref: 13/2744W) at Maw Green Landfill Site for a temporary materials recycling facility for a period up until December 2027 with final site restoration by December 2028. This has capacity to accept 75,000 tonnes of waste per annum (tpa), comprising approximately 60,000 tpa of Municipal Solid Waste (MSW) and 15,000 tonnes of Commercial & Industrial waste (C&I). It is anticipated that 85% of the waste received in the Materials Recycling Facility (MRF) (63,750 tpa) would be waste diverted from Maw Green Landfill.

Table 6.3 Waste Management Capacity Change ⁽¹⁾

	Monitoring Year	
	2014/15	2014/15
No. of planning applications proposing new capacity granted permission	0	2
Total new capacity (tones per annum)	60,000	115,000

1. Source: Cheshire East Council Development Management

41 Cheshire East Development Management



Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 6.4 Cheshire East Waste Statistics (2014/15) ⁽¹⁾

	Total Local Authority Collected Waste	Total Household Waste	Non Household Total Waste	Local Authority Collected Waste - sent for Recycling/Composting/Reuse	Local Authority Collected Waste - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	194,549	181,268	13,282	114,657	48,248	31,338	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2014/15

6.18 In 2014/15, 194,549 tonnes of waste material was collected by Cheshire East, of which 181,268 tonnes was collected from households across the Borough. This marks a 1% increase from the previous year. Of the total amount, 59% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

6.19 Cheshire East Council continues to effectively deliver its simple to use three bin alternate weekly collection service with a recycling rate of 56.8% in 2014/15 (latest official figures), this ranks in the top 8% of all 352 local authorities (28th). When comparing unitary authorities Cheshire East is in the top 7% and ranked 6th. ⁽⁴²⁾



Household Waste Collected per Head (kg) per Annum

6.20 The average amount of household waste collected per head of population in

Cheshire East in 2014/15 was 467kg. This marks a small decrease on the previous year's amount (478.5kg). ⁽⁴³⁾

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

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

42 Information available at

http://www.cheshireeast.gov.uk/waste_and_recycling/waste_strategy_and_performance.aspx

43 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2012/13



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

6.22 No further data has become available on construction, demolition and excavation waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

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

Conclusion

Minerals

6.24 Sales of land won aggregates remain relatively depressed although sales in 2014 rose dramatically to 1.67mt from 0.41mt from 2013. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

6.25 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is well above the 7 year landbank national indicator at 20.2 years, however the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known. There is only one sand and gravel site in Cheshire East and this has limited reserves; the majority of sand and gravel is supplied from the silica sand sites. Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 107.25 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

6.26 Overall Local Authority Collected Waste arisings from Cheshire East continue to decrease since the previous year with recycling/composting rates increasing further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.



Waste management facility

6.27 Two new facilities with waste management capacity have been granted planning permission in this monitoring year providing 115,000 tonnes of capacity for recycling.



Actions Needed

6.28 Further actions identified in relation to minerals and waste planning in Cheshire East include the following:

- Prepare a Local Aggregate Assessment as required by the National Planning Policy Framework to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;
- Consider how policy in the Local Plan should address sufficient provision of appropriate waste management facilities in Cheshire East based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.



Chapter 7: Transport and Infrastructure

7.1 With regards to enhancements to infrastructure:

- Highways England are currently building a new A556 link road between the M6 and M56 to better connect the M6 corridor to Manchester International Airport and Manchester.
- Work has commenced on the M6 junction improvements at Junctions 16 and 17 to ease access to and from the motorway.
- Work has commenced on the Crewe Green Link Road and Basford West Spine Roads, which will provide access to unlock the Basford East and West development areas.
- The Council has established the preferred routes for the Poynton Relief Road and Congleton Link Road.

Infrastructure Delivery Plan

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



Indoor Sports Facilities Strategy

7.3 Cheshire East Council is currently developing an Indoor Sports Facility Strategy using the new Sport England guidance 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities' - Consultation Draft December 2013, which is replacing Planning Policy Guidance 17. The Council had previously produced an Indoor Leisure Facilities Development Statement as part of its evidence for the Local Plan and the Infrastructure Delivery Plan. Consultation with Sport England over policy wording and the evidence base has been on-going since their representations on the Development Strategy and Policy Principles Documents in February 2013.

7.4 At the last meeting with Sport England (9th May 2014) it was agreed that the Indoor Leisure Facilities Development Statement (Sept 2013) provided enough information for the '1st stage' of the Needs and Opportunities work but that further work is needed in the form of an Action Plan and drawing out the identified shortages and opportunities regarding indoor sports requirements in relation to the development proposed in the Local Plan Strategy. It was agreed that this piece of work would be completed to produce an Indoor Sports Facility Strategy.

7.5 The Strategy will be used to support Local Plan Policies SC1 and SC2 and is structured to do so, and the detail will feed into the Site Allocations process.

- Stage 1 – Facility supply assessment is now complete.



- Stage 2 – Questionnaires to appropriate sports clubs and national governing bodies (netball, swimming, basketball, badminton, squash and cricket) are currently being received back in to address current and future demand.
- Stage 3 – Initial Draft of Strategy to be written and consultation to be carried out.

Superfast Broadband

7.6 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £31m programme to bring fibre broadband to 96% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre to over 80,000 additional premises mainly in our outlying and rural areas by summer 2015.

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

7.8 As a result of the programme 67,000 premises have been reached to date, and there has been strong take-up of fibre in the areas reached with almost 18% of premises taking up a service. A Phase 2 roll-out to reach an additional 10,000 premises across Cheshire will start in late 2015 and run until summer 2017, in line with the Council's ambition to reach 99% of premises with fibre broadband by 2017.

7.9 Recognising the value of high speed broadband and how the technology is used the Connecting Cheshire Partnership is leading a £1.5m Superfast Business Support Programme for 900 Small and Medium enterprises, which is set to create 137 new jobs, safeguard 24 jobs and deliver £19.5m growth to the economy by summer 2015. To date 668 businesses have been supported.



Chapter 8: Environment

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

The Built Environment

Heritage At Risk

8.2 The number of Conservation Areas at risk has decreased since the last monitoring period. The Council wishes to make sure that Conservation Areas are well-maintained and that development impacts positively on them. The condition of Conservation Areas will continue to be monitored over the coming year. Of the 76 Conservation Areas in Cheshire East, 33 (43%) have been assessed and reports produced. Work is ongoing to update existing assessments.⁽⁴⁴⁾

Table 8.1 ECC4: Historic Assets at Risk

Asset	2012/13	2013/14	2014/15
Conservation Areas identified as at risk	7	8	7
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	3	6
Grade II* Listed Buildings identified as at risk	4	3	7
Grade II Listed Buildings identified as at risk ⁽¹⁾	-	-	-
Listed Buildings lost	0	0	0
Scheduled Monuments identified as at risk	14	14	8
Scheduled Monuments lost	1 ⁽²⁾	0	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	1	0

1. Not covered by Heritage at Risk

2. Loss of Scheduled status due to a review by English Heritage

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

44 Indicator ECC2: CEBC Heritage and Conservation, 2014



8.4 Heritage crime is not being monitored for the time being.

The Natural Environment

8.5 The Council continues to seek to protect its natural heritage, however over the monitoring period a planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.⁽⁴⁵⁾ Biodiversity habitats have not been impacted by planning decisions.⁽⁴⁶⁾

8.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 72.3% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is a decrease on the previous year, compared to an England-wide rate of 95.75%. Of Cheshire East's SSSIs, 7.4% are in an unfavourable declining state, which is a decrease on the previous monitoring period.⁽⁴⁷⁾

8.7 In terms of water quality and flood risk no permissions were granted contrary to Environment Agency advice on flood risk.⁽⁴⁸⁾ The Environment Agency did not object to any applications on water quality grounds during 2014/15.

Open Space Assessment

8.8 An Open Space Assessment has been carried out for Cheshire East and was published in March 2012. The study looks at the types and quality of available open spaces. It identifies where existing spaces should be improved and new open spaces created, including allotments.⁽⁴⁹⁾

8.9 The Assessment combines existing data sources from previous surveys and includes a new comprehensive survey of all sites in the area. It is comprised of 11 open space summary reports that cover the 11 Principal Towns and Key Service Centres (Alsager, Congleton, Crewe, Handforth, Knutsford, Macclesfield, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow) along with a report covering the 13 Local Service Centres. These are 'living reports' that inform the Cheshire East Local Plan and monitoring is ongoing.

Playing Pitch Strategy

8.10 Cheshire East Council is developing a Playing Pitch Strategy using the new Sport England guidance 'Develop and Implement a Playing Pitch Strategy – A Step by Step Approach', which is replacing the previous 2003 guidance. This is a partnership approach involving Sport England and the National Governing Bodies for Football, Cricket, Rugby, Hockey and Lacrosse plus other partners involved in sport and playing pitch provision. The new guidance moves away from quantity standards for outdoor sports provision – instead relying on site specific requirements outlined in an action plan.

45 Core Indicator E2, Appendix A and ECC7, Appendix B

46 ECC8, Appendix B

47 ECC10, Appendix B

48 ECC15, Appendix B

49 www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx



8.11 Progress so far has involved the production of a project brief and action plan; the establishment of a steering group and project group; three steering group meetings; initial checking and challenging of data; and questionnaire design. Stage A of the guidance has been completed and signed off by the Steering Group. The project group are progressing Stages B and C, which involves gathering information on both the demand for and supply of playing fields. Questionnaires have been sent out to education establishments, pitch providers and local sports clubs and non-technical assessments of playing pitches across Cheshire East have been carried out. A variety of sports clubs and sport providers and partners have assisted with the demand and supply information.

8.12 The Strategy and Assessment Report will be used to support Local plan Policies SC1 and SC2, and is structured to do so and the detail will feed into the Site Allocations process.

- All the supply and demand work is completed.
- Assessment calculations are being checked and National Governing Bodies are fully engaged with process.
- Assessment Report is nearly complete and will then be consulted on.
- Next Stage - Draft strategy to be developed for consultation.

Climate Change

Air Quality

8.13 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.⁽⁵⁰⁾

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



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

Renewable Energy

8.16 The Government is very keen to encourage the use of renewable resources. Cheshire East continues to address this and has published the following during the monitoring period:

50 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2015)



- Cheshire East Council published an Energy Framework and Energy Vision report in January 2015.

Table 8.2 ECC19: Comparison of Past Renewable Energy Approvals

	2012/13	2013/14	2014/15
Total Approved Applications	23	6	7
Total Capacity (KW)	5,159.78	49,829.5	14,596

Solar Photovoltaic Cells



8.17 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.⁽⁵¹⁾ Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

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

Natural Environment

8.19 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect as no major changes to protected areas have been recorded. Recent studies on the natural environment will inform the Local Plan.

Climate Change

8.20 There has been a good response to the actions taken to improve air quality in the Air Quality Management Areas. The improvements are a combination of actions implemented by Cheshire East Council and the general improvements in the vehicle fleet.

8.21 The number of renewable energy approvals and completions have tended to fluctuate, with a focus on smaller schemes. No major proposals have been approved or installed this year.

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



Appendices



Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

Indicator	Description	Results			
BD1	Total amount of additional employment floorspace	Gross		Net	
		B1a: 1,124m ² B1b: 2,458m ² B1c: 0m ² B1: 755m ² B2: 5,364m ² B8: 502m ² Sui Generis: 0m ² Mixed Use: 8,697m ² Total: 18,900m ²		B1a: -2,541m ² B1b: 2,458m ² B1c: -890m ² B1: 211m ² B2: 3,324m ² B8: -4,530m ² Sui Generis: 0m ² Mixed Use: 8,551m ² Total: 6,583m ²	
BD2	Total amount of floorspace on PDL - by type	B1a: 27m ² (2%) B1b: 2,458m ² (100%) B1c: 0m ² (0%) B1: 755m ² (100%) B2: 5,364m ² (100%) B8: 462m ² (92%) Sui Generis: 0m ² (0%) Mixed Use: 8,092m ² (93%) Total: 17,158m ² (91%)			
BD3	Employment land available	B1a: 6.98ha B1b: 0.00ha B1c: 0.85ha B1: 10.22ha B2: 0.29ha B8: 0.09ha Sui Generis: 0.00ha Mixed Use: 287.16ha Total: 305.59ha			
BD4	The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	Town Centre (2014/15)		Local Authority Area (2014/15)	
		Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
		A1: 0.00 A2: 302.23 B1a: 0.00 D2: 0.00	A1: -674.96 A2: -27.77 B1a: -2,449.00 D2: -576.54	A1: 1,382.94 A2: 502.73 B1a: 1,124.00 D2 2,677.46	A1: -325.42 A2: -304.59 B1a: -3,665.00 D2: 1,896.00



Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	The Council is in the process of producing Cheshire East Local Plan Strategy, however the Examination Hearings have been suspended for further work to be carried out on establishing the housing target. RSS has been revoked; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.
H2(a)	Net additional dwellings (past present and future)	See Figure 4.1 and Paras 4.20 to 4.24
H2(b)		
H2(c)		
H2(d)	Managed delivery target	
H3	New and converted dwellings - on PDL	70% of dwellings on PDL
H4	Net additional pitches	0
H5	Gross affordable housing completions	See Table 4.3

Table A.3 Environmental Quality

Indicator	Description	Results						
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Water Quality: None						
		Flood Risk: None						
E2	Change in areas of biodiversity importance	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.						
E3	Renewable energy generation		Wind: onshore	Solar photovoltaics	Hydro	Heat source	Biomass	Total
		Approved applications	0	2	0	0	5	7
		Approved capacity (kW) ⁽¹⁾	0	14,000	0	0	596	14,596
		Installed applications	0	1	0	0	1	2
		Installed capacity (kW) ⁽²⁾	0	14,000	0	0	199	14,199



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

Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 1.67mt Crushed Rock: 0.001mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	115,000 tonnes per annum (100,000 LACW/Municipal, 15,000 Commercial & Industrial)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	Total LACW Waste: 194,549 tonnes Recycled/Composted/Reused: 114,657 tonnes (59%) Energy Recovery: 31,338 tonnes (16.1%) Landfill: 48,248 tonnes (24.8%)

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data																																																			
Population and Housing																																																										
H1	-	Contextual	Population size	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	374,200 (2014)	372,700 (2013) 372,100 (2012) 370,700 (2011) 369,100 (2010) 368,000 (2009)	N/a																																																			
H3	-	Contextual	Population Forecast	2010-based population projections N/A produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.		Growth from 369,100 in base year (2010) to 427,100 (2030)	N/a																																																			
H5	SA6	Significant Effect	Number of crimes	Office for National Statistics	<table><thead><tr><th>Type of Crime</th><th>2010/11</th><th>2011/12</th><th>2012/13</th></tr></thead><tbody><tr><td>Violence without injury</td><td>1,881</td><td>1,972</td><td>2,130</td></tr><tr><td>Violence with injury</td><td>1,858</td><td>1,826</td><td>1,453</td></tr><tr><td>Drug offences</td><td>801</td><td>801</td><td>690</td></tr><tr><td>Sexual offences</td><td>225</td><td>258</td><td>251</td></tr><tr><td>Fraud (and forgery)</td><td>733</td><td>643</td><td>468</td></tr><tr><td>Robbery</td><td>74</td><td>98</td><td>66</td></tr><tr><td>Criminal damage and arson</td><td>3,875</td><td>3,726</td><td>3,180</td></tr><tr><td>Domestic burglary</td><td>1,167</td><td>1,019</td><td>853</td></tr><tr><td>Non-domestic burglary</td><td>1,480</td><td>1,297</td><td>1,158</td></tr><tr><td>Vehicle offences</td><td>1,768</td><td>1,515</td><td>1,635</td></tr><tr><td>Other theft offences</td><td>5,541</td><td>5,241</td><td>4,914</td></tr><tr><td>Other offences</td><td>262</td><td>243</td><td>738</td></tr></tbody></table>	Type of Crime	2010/11	2011/12	2012/13	Violence without injury	1,881	1,972	2,130	Violence with injury	1,858	1,826	1,453	Drug offences	801	801	690	Sexual offences	225	258	251	Fraud (and forgery)	733	643	468	Robbery	74	98	66	Criminal damage and arson	3,875	3,726	3,180	Domestic burglary	1,167	1,019	853	Non-domestic burglary	1,480	1,297	1,158	Vehicle offences	1,768	1,515	1,635	Other theft offences	5,541	5,241	4,914	Other offences	262	243	738	Cheshire East has seen falling crime rates in several categories and an increase in some others.
Type of Crime	2010/11	2011/12	2012/13																																																							
Violence without injury	1,881	1,972	2,130																																																							
Violence with injury	1,858	1,826	1,453																																																							
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Other theft offences	5,541	5,241	4,914																																																							
Other offences	262	243	738																																																							
H7	SA3 and SA4	Significant Effect	Most deprived LSOAs within England	IMD (Index of Multiple Deprivation) data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	23 of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010). See main body of AMR 2014/15 for further details.		No comparable data calculated at North West level.																																																			
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database)																																																						
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)																																																						
							N/a																																																			





AMR Indicator Ref*	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
H9d	H2d	Core OutputManaged delivery target	CEBC Local Plan (Housing Database)	See Para 4.20 to 4.24	N/a	N/a
H9e	-	Local Output5 year supply	CEBC Local Plan (Housing Database)	See Para. 4.20 to 4.24	N/a	N/a
H10	H4	Core OutputNet additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	No additional pitches in 2014/15	No additional pitches in 2013/14	N/a
H11	H5	Core OutputGross affordable housing completions Database	CEBC Local Plan (Housing Database)	See Table 4.3	See Table 4.3	N/a
H12	SA1	Significant Effect	Average house price Land Registry, House Price Index up to February 2016 (published in March 2016) www.landregistry.gov.uk	£156,800 (March 2015)	£151,800 (March 2014) £145,500 (March 2013) £144,900 (March 2012) £150,700 (March 2011)	North West: £110,300 (March 2015) £108,300 (March 2014) £105,500 (March 2013) £110,000 (March 2012) £111,500 (March 2011)
H15	H3	Core OutputNew and converted dwellings - on PDL	CEBC Housing Database	2014/15: 70% of dwellings on PDL	2013/14: 67% of dwellings on PDL	This represents an increase of 3%.
H16	SA16	Significant Effect	Empty Homes Agency www.emptyhomes.com	2014: 3,062 empty dwellings	2013: 4,515 empty dwellings	This equates to 2.4% of the Borough's housing stock, a decrease from 2.7% the previous year.
H17	SA16	Significant Effect	NLUD (Housing Database)	2011/12: 0.5% of the Borough's developed area has been vacant or derelict for 5 or more years.	2010/11: 0.7%	N/a. This data has not been collected nationally for a number of years
H18	-	Contextual	Sub-regional Fuel Poverty – England 2013 – Low Income High All CE households: 162,800 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8% Costs definition, DECC: (1)	2013 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8%	Cheshire East % in fuel poverty: 2012: 9.5% 2011: 11.6%	North West: 10.9% England: 10.4%
Economy						
E1	-	Contextual	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	227,500 (2014)	228,700 (2013) 230,800 (2012) 233,000 (2011) 232,900 (2010) 233,200 (2009)	N/a
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age population (16 to 64) https://www.nomisweb.co.uk/	178,900 (76.9%) (Apr 2014 – Mar 2015)	76.1% (2013/14) 78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11) 77.2% (2009/10)	2014/15 figures: North West 74.7%; UK 77.3%
E3	-	Contextual	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/a	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
E4	SA17 ¹³	Count of active enterprises	Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, Nov 2015.	18,700 (606 per 10,000 residents aged 16+) (2014)	18,100 (2013) 17,700 (2012) 17,500 (2011) 17,600 (2010) 17,500 (2009)	2014 rates (per 10,000 residents aged 16+): North West 431; UK 486.
E5	SA17	Unemployment rates (for economically active residents aged 16+)	Unemployment rates [1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	4.0% (7,600 people), Apr 2014 to Mar 2015	5.0% (2013/14) 5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11) 6.6% (2009/10)	2014/15 rates: North West 6.4%; Great Britain 6.0%.
E6	SA17	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) 1997-2014 data, ONS, Dec 2015. [2] Data series ABML and ABMM, UK National Accounts – The Blue Book, 2015 edition, ONS, Oct 2015. Notes: [1] Figures are in 2014 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Region' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£30,000 (2014)	£29,700 (2013) £28,600 (2012) £26,600 (2011) £26,600 (2010) £26,500 (2009)	2014 figures: North West £21,000; UK £24,600.
E7	SA17	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.88 (2013)	0.85 (2012) 0.82 (2011) 0.81 (2010) 0.82 (2009)	2013 densities: North West 0.77; UK 0.79.
E8	SA17	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE) - 2015 Provisional Results, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and	£536.60 (2015)	£541.50 (2014) £523.60 (2013) £500.80 (2012) £499.00 (2011) £505.40 (2010) £505.40 (2009)	2015 figures: North West £492.00; UK £527.70.



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
E10	SA20 Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	relate to employees only. They include overtime. (16 Annual Population Survey (residence-based dataset), Jan-Dec 2013 and Jan-Dec 2014, ONS, NOMIS, ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2014: NVQ4+: 40.4% NVQ3: 14.9% Trade Apprenticeship: 2.0% NVQ2: 16.9% NVQ1: 11.6% Other: 4.0% None: 10.1%	Jan-Dec 2013: NVQ4+: 42.4% NVQ3: 13.1% Trade Apprenticeship: 3.2% NVQ2: 15.4% NVQ1: 12.2% Other: 4.8% None: 8.9%	North West, Jan-Dec 2014: NVQ4+: 30.9% NVQ3: 17.9% Trade Apprenticeship: 3.9% NVQ2: 18.7% NVQ1: 12.1% Other: 6.0% None: 10.6%
E11	SA17 Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2013 – Mar 2014 and Apr 2014 – Mar 2015, ONS, NOMIS, ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. CEBC Employment Monitoring Database	Apr 2014 – Mar 2015: Management/ Professional: 47.6%; Admin/ Skilled 22.6%; Personal Service/ Operative/ Elementary 14.7%.	Apr 2013 – Mar 2014: Management/ Professional: 51.0%; Admin/ Skilled 18.9%; Personal Service/ Sales 17.1%; Operative/ Elementary 13.1%.	North West, Apr 2014 – Mar 2015: Management/ Professional: 40.7%; Admin/ Skilled 22.2%; Personal Service/ Sales 18.9%; Operative/ Elementary 18.2%. UK, Apr 2014 – Mar 2015: Management/ Professional: 44.1%; Admin/ Skilled 21.5%; Personal Service/ Sales 17.1%; Operative/ Elementary 17.3%.
E12	BD1 Core Output	Total amount of additional employment floorspace by type	CEBC Employment Monitoring Database	See chapter 5 for summary		
E13	BD2 Core Output	Total amount of floorspace on PDL - Database	CEBC Employment Monitoring Database	See chapter 5 for summary		
E14	- Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 5 for summary		
E15	BD3 Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 5 for summary		
E16	SA2, SA17 and SA19 Significant Effect	Loss of employment land to other forms	CEBC Employment Monitoring Database	See chapter 5 for summary		



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
Retail						
R1	SA18	Significant Effect	Vacant retail units in CEBC Shopping Survey Database	See Chapter 5 for summary (Table 5.6)		
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)		
R3	SA18	Significant Effect	Town retail floorspace in the key town centres	Table B.3 Demand for Floorspace in the Key Town Centres		
R4	SA18	Significant Effect	Demand for floorspace in the key town centres			

Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
Alsager (2010)	1,781	1,722	857	412	991	590
Congleton	5,190	11,860	2,820	6,820	3,390	5,550
Crewe	14,800	33,710	2,640	13,950	4,950	4,900
Handforth	Not included in the Cheshire Retail Study Update 2011					
Knutsford	1,890	10,350	3,500	8,290	3,350	1,270
Macclesfield	6,880	43,800	8,980	16,470	11,150	8,400
Middlewich (2010)	2,795	2,926	1,322	1,770	798	884
Nantwich	7,440	16,010	3,540	9,490	5,400	1,130
Poynton (2010)	3,212	2,881	1,225	2,420	1,035	1,985
Sandbach	7,020	7,340	1,920	5,650	3,260	1,350
Wilmslow	7,510	15,200	4,270	5,990	4,240	2,990

Town	Convenience	Comparison	Requirements	Min Flsp (sqm)	Max Flsp (sqm)
Alsager	Convenience		0	0	0
	Comparison		0	0	0
	Service		0	0	0
Congleton	Convenience		1	47	139
	Comparison		8	2,866	4,408
	Service		3	883	6,378
Crewe	Convenience		0	0	0
	Comparison		15	10,274	32,943
	Service		7	790	1,394
Handforth	Not included in the Cheshire Retail Study Update 2011				
Knutsford	Convenience		3	288	669
	Comparison		11	1,175	2,392
	Service		3	279	678
Macclesfield	Convenience		2	372	743
	Comparison		18	3,022	5,690
	Service		3	465	771
Middlewich	Convenience		0	0	0
	Comparison		2	144	279



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result		Trend Data		Benchmark/Comparator Data		
					Town	Service	Requirements		Min Flsp (sqm)	Max Flsp (sqm)	
					Nantwich	Convenience Comparison Service	1		186		465
							7		2,532		4,710
							1		47		139
					Poynton	Convenience Comparison Service	0		0		0
							0		0		0
							0		0		0
					Sandbach	Convenience Comparison Service	2		139		307
							0		0		0
							3		353		604
							2		139		307
					Wilmslow	Convenience Comparison Service	0		0		0
							22		6,762		22,427
							7		1,696		4,366
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary and Table C1 in Appendix C.						
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database and Employment Monitoring Database	See Chapter 5, Table 5.7 and Table C2, Appendix C.						
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 5						
Environment and Climate Change											
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Civiace	2014/15: the average SAP rating received by new build dwellings across Cheshire East was 81.0		2012/13 = 82.3		100 - zero energy cost 100+ - net exporters of energy		
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in relation to sustainable development	CEBC Local Plan	Work is ongoing to develop a policy of this nature.						
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	According to the 2015 Indices, 45 (19.2%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England and 20 (8.5%) were amongst England's 10% most deprived. 71 (30.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 12 (5.1%) were amongst England's 10% least deprived.						
ECC1	SA12	Significant Effect	Number of heritage listings	Historic England	Heritage Present 2015 Listed Buildings: 2,632 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one						



AMR Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	Historic England	Buildings at Risk 2015 Listed Buildings: 13 Conservation Areas: seven Scheduled Monuments: eight Registered Parks and Gardens: one		Buildings at Risk 2014 Listed Buildings: seven Conservation Areas: eight Scheduled Monuments: 14 Registered Parks and Gardens: one
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Environmental Planning	2015: 33		2012/13: 33 2013/14: 33
ECC3	-	Local Output	Locally Important Buildings	CEBC Environmental Planning	2014/15 No Losses.		2013/14 No Losses.
ECC5	SA12 ¹⁴	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/heritage_natural_environment/landscape/landscape_policy.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/CEBC Spatial Planning/CEBC Environmental Planning	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three Sites of Special Scientific Interest: 33 National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 148 (36%) Local Wildlife Sites - Grade B: 132 (32%) Local Wildlife Sites - Grade C: 90 (22%) Local Wildlife Sites - Not graded: 44 (11%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	CEBC Environmental Planning	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	2014/15 Favourable: 776.63ha (36.5%) Unfavourable Recovering: 749.13ha (35.2%) Unfavourable, no change: 446.75ha (21.0%) Unfavourable, declining: 156.77ha (7.4%)		2013/14 Favourable: 775.24ha (37.4%) Unfavourable Recovering: 799.64ha (38.6%) Unfavourable, no change: 340.04ha (16.4%) Unfavourable, declining: 157.63ha (7.6%)
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Environmental Planning	2014/15 A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC8	SA5 and SA11	Significant Effect	LGS, LNRs, SSSIs and SBIs positively/negatively impacted by planning decisions	CEBC Environmental Planning/Cheshire Wildlife Trust	2014/15 Designation LWS: 0 LGS: 0 LNR: 0 SSSI: 0 Positive 0 Negative 0		2013/14 Designation LWS: 0 LGS: 0 LNR: 0 SSSI: 0 Positive 0 Negative 1



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	During the 2014/15 monitoring period the Environment Agency objected to no planning applications on water quality grounds. 20014/15: No permissions were granted contrary to Environment Agency advice on flood risk.		
ECC13	SA9 and ¹⁷ SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East river ecological quality in 2015: Moderate 31% Poor 46% Bad 23%	Cheshire East ecological quality in 2014: Good 85% Fail 4%	
ECC14	SA9 and SA10 ¹⁷	Significant Effect	Chemical river quality	Environment Agency	Cheshire East river chemical quality in 2015: Good 100%	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAs	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8 ¹⁵	Significant Effect	Average CO ₂ emissions per person	Local and Regional Carbon Dioxide Emissions Estimates for the UK. Produced by RICARDO-AEA and Aether for DECC, June 2015.	8.6 tonnes per capita (2013)	8.8 tonnes (2012) 8.4 tonnes (2011) 9.1 tonnes (2010) 8.9 tonnes (2009)	Figures for 2013: North West 6.9 tonnes; UK 7.0 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity(kWh)	Sub-national electricity sales and number of customers, 2005-2014, DECC, Feb 2016. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	4,290kWh per household (2014)	4,270kWh (2013) 4,350kWh (2012) 4,430kWh (2011) 4,500kWh (2010)	2014 figures: NW 3,810kWh; Great Britain 3,950kWh.
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Sub-national gas sales and numbers of customers by region and local authority, 2005 to 2014, DECC, Feb 2015. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	14,720kWh per domestic meter (2014)	15,320kWh (2013) 15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2014 figures: NW 12,960kWh; Great Britain 13,250kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2014/15: Approved Applications: 3 Approved Capacity (Kw): 14,664 Installed Applications: 2 Installed Capacity (Kw): 14,199	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49829.5 Installed Applications: 2 Installed Capacity (Kw): 8	2012/13: Approved Applications: 23 Approved Capacity (Kw): 5159.78 Installed Applications: 2 Installed Capacity (Kw): ?



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC23	-	Contextual Cheshire East Heritage Crime Incidents	Archaeology Cheshire West and Chester	Heritage crime is not being monitored for the time being.	2012/13 Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture						
TC1	-	Contextual Indicator Visitor Attractions in Cheshire East	'2015 Full Attractions Listing' file, '2015 Annual Survey of Visits to Visitor Attractions, VisitEngland: (1)	See chapter 5 for summary and Table C.3 Appendix C		
TC3	SA7	Significant Effect New assembly and leisure facilities (use class D2) developed	CEBC Retail Application Monitoring database	2014/15: 2,677.46 sqm gross, 1,896.00 sqm net	2013/14: 8,847.53 sqm gross, 4,078.72 sqm net	N/a
TC4	SA18	Significant Effect Visitor numbers to popular attractions	'2014 Full Attractions Listing' file, '2014 Annual Survey of Visits to Visitor Attractions, VisitEngland: (2)	See chapter 5 for summary and Table C.3 Appendix C		
TC5	-	Local Output Tourist Numbers	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	14.6m (2014)	13.9m (2013)	Data not readily available at North West or national level.
TC6	-	Local Output Economic Impact (expenditure/revenue) from tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	£807m (2014 - in 2014 prices)	£737m (2013 - in 2013 prices)	Data not readily available at North West or national level.
TC7	-	Local Output Total employment supported by tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	10,900 (2014)	10,500 (2013)	Data not readily available at North West or national level.
TC8	-	Local Output Tourist Days	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	16.2m (2014)	15.4m (2013)	Data not readily available at North West or national level.
TC9	-	Local Output Bedstock (number of beds)	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	2014 figures (maximum stock over the year, rounded to nearest 100); accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	2013 figures (maximum stock over the year, rounded to nearest 100); beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	Data not readily available at North West or national level.
Infrastructure						
I1	SA2 and SA7 ¹⁹	Significant Effect Average minimum travel time for residents to reach key services, by mode of transport	Department for Transport	In 2014: -Public transport/walking: 19.2 minutes -Cycle: 14.7 minutes -Car: 10.4 minutes	In 2013: -Public transport/walking: 13.8 minutes -Cycle: 9.5 minutes -Car: 5.75 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 7 and Local Infrastructure Plan		
I3	SA2 and SA7	Significant Effect	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	N/a	Public Footpath: 1,755 km Public Bridleway: 89 km RUPP: 41 km BOAT: 3.2 km It is noted in the ROWIP that the M56, M6 and A556 in particular have caused some route severance. Links around Crewe to the wider countryside are poor.	Cheshire West and Chester: Public Footpath: 1,079 km Public Bridleway: 130 km RUPP: 66 km BOAT: 12.8 km
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	N/a	N/a	-one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home -at least one accessible 20 ha site within 2km of home -one accessible 100 ha site within 5km of home -one accessible 500 ha site within 10km of home -1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. (3)	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Awards (2014/15)	About 972 ha across seven parks and gardens (Tatton Park is 880 Ha)	About 978 ha across seven parks and gardens	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure Assessment been completed	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has produced an Infrastructure Delivery Plan.		
Minerals and Waste							



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW1	M1	Core Output	Production of primary land-won aggregates	<p>Sales of primary land-won aggregates in Cheshire East 2014 Sand and Gravel: 1.67mt Crushed Rock: 0.001mt</p> <p>Sales of primary land-won aggregates in Cheshire Sub-Region 2010 Sand and Gravel: 0.95mt Crushed Rock: 0.001mt</p>	<p>Cheshire Total 2014 Sand and Gravel: 2.09mt Crushed Rock: 0.001mt</p>	<p>Revised Cheshire East Sub-Regional Apportionment Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa</p> <p>Revised Cheshire Sub-Region Sub-Regional Apportionment Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa</p>
MW2	M2	Core Output	Production of secondary and recycled aggregates	<p>No updated data available</p>	<p>Secondary Aggregate (2005): 270,000tonnes* Recycled Aggregate (2006): 596,326 tonnes* Incl. Merseyside</p>	<p>N/a</p>
MW3	-	Local Output	New permitted minerals supply	<p>2014/15 None permitted</p>	<p>2013/14 None permitted</p>	<p>N/a</p>
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	<p>Cheshire East Sand & Gravel (at 31/12/2014) Permitted reserve: 14.31mt Apportionment: 0.71mtpa Landbank: 20.15yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2014) Permitted reserve: 4.49mt Apportionment: 0.04mtpa Landbank: 122.5 yrs</p> <p>Silica Sand 1 site with landbank >10 yrs</p> <p>Cheshire Sub-Region** Sand & Gravel (at 31/12/2014) Permitted reserve: 19.01mt Apportionment: 1.51mtpa Landbank: 12.5yrs</p> <p>Cheshire Sub-Region Crushed Rock (at 31/12/2012) Permitted reserve: 4.9mt Apportionment: 0.04mtpa Landbank: 122.5 yrs</p>	<p>Cheshire East Sand & Gravel (at 31/12/2013) Permitted reserve: 5.17mt Apportionment: 0.71mtpa Landbank: 7.28yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs</p> <p>Silica Sand 1 site with landbank >10 yrs</p> <p>Aggregate landbank (NPPF, 2012) Sand and gravel: 7 years Crushed rock: 10 years</p> <p>Silica Sand landbank (NPPF, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.</p>	



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	115,000 tonnes per annum	60,000 tonnes per annum -	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020
					2014/15 Total LACW Waste: 194,549 tonnes Recycled/Composted: 114,657 tonnes (59%) Energy Recovery: 31,338 tonnes (16.1%) Landfill: 48,248 tonnes (24.8%)	2013/14 Total LACW Waste: 192,872 tonnes Recycled/Composted: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 74,173 tonnes (38.5%)	Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England) Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75% Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020 Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arising and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)			
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 467kg	2013/14 483kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 100% of households served by kerbside collection of two or more recyclables	2013/14 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW10	SA14 Significant Effect	% of C&I Waste recycled/ composted	EA Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	
MW11	- Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14 ^{†6} Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020. The Strategy for Sustainable Construction 2008 target 50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1. <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>

1. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research-annual-survey-visits-visitor-attractions>

2. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research-annual-survey-visits-visitor-attractions>

3. In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

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

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

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





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

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Infrastructure			
†8	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways	Data unavailable.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	
†5	Significant effect	CO ₂ domestic emissions per capita	EA
	Significant effect	CO ₂ industrial emissions per capita	DEFRA
	Significant effect	CO ₂ road transport emissions per capita	DEFRA
Minerals and Waste			

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
^{†6}	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			
^{†7}	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.





Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2013 and 2015. A summarised version of vacancies can be found in Table 5.6 of the Economy chapter.⁽⁵²⁾

Table C.1 Use Class Breakdown of Town Centre Buildings (2013 to 2015)

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	46	50.0	46	51.1	48	50.0	4.3
	A2	9	9.8	9	10.0	10	10.4	11.1
	A3, A4, A5	15	16.3	16	17.8	15	15.6	0.0
	Vacant	6	6.5	4	4.4	4	4.2	-33.3
	Other	16	17.4	15	16.7	19	19.8	18.8
	Sub Total	92	-	90	-	96	-	
Alsager	A1	55	47.0	55	46.6	53	44.9	-3.6
	A2	13	11.1	13	11.0	12	10.2	-7.7
	A3, A4, A5	17	14.5	20	16.9	20	16.9	17.6
	Vacant	10	8.5	8	6.8	9	7.6	-0.1
	Other	22	18.8	22	18.6	24	20.3	9.1
	Sub Total	117	-	118	-	118	-	
Congleton	A1	134	42.9	135	43.3	134	43.5	0.0
	A2	29	9.3	29	9.3	27	8.8	-6.9
	A3, A4, A5	39	12.5	41	13.1	42	13.6	7.7
	Vacant	53	17.0	50	16.0	47	15.3	-11.3
	Other	57	18.3	57	18.3	58	18.8	1.8
	Sub Total	312	-	312	-	308	-	

52 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2015).



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	111	48.1	110	47.6	111	48.1	0.0
	A2	31	13.4	31	13.4	26	11.3	-16.1
	A3, A4, A5	22	9.5	18	7.8	17	7.4	-22.7
	Vacant	47	20.3	52	22.5	58	25.1	23.4
	Other	20	8.7	20	8.7	19	8.2	-5.0
	Sub Total	231	-	231	-	231	-	
Crewe, Nantwich Road	A1	49	30.6	48	29.8	48	30.2	-2.0
	A2	30	18.8	32	19.9	31	19.5	3.3
	A3, A4, A5	39	24.4	38	23.6	39	24.5	0.0
	Vacant	24	15.0	24	14.9	21	13.2	-12.5
	Other	18	11.3	19	11.8	20	12.6	11.1
	Sub Total	160	-	161	-	159	-	
Handforth	A1	34	43.0	33	42.9	29	37.2	-14.7
	A2	4	5.1	4	5.2	6	7.7	50.0
	A3, A4, A5	15	19.0	14	18.2	14	17.9	-6.7
	Vacant	10	12.7	10	13.0	12	15.4	20.0
	Other	16	20.3	16	20.8	17	21.8	6.3
	Sub Total	79	-	77	-	78	-	
Knutsford	A1	129	53.0	129	53.3	124	51.7	-3.9
	A2	19	7.8	21	8.7	19	7.9	0.0
	A3, A4, A5	37	15.2	37	15.3	38	15.8	2.7
	Vacant	19	7.8	16	6.6	16	6.7	-15.8
	Other	39	16.0	39	16.1	43	17.9	10.3



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	243	-	242	-	240	-	
Macclesfield	A1	266	45.5	258	44.0	237	41.0	-10.9
	A2	59	10.1	59	10.1	55	9.5	-6.8
	A3, A4, A5	83	14.2	84	14.3	83	14.4	0.0
	Vacant	68	11.6	68	11.6	87	15.1	27.9
	Other	109	18.6	118	20.1	117	20.2	7.3
	Sub Total	585	-	587	-	578	-	
Middleswich	A1	39	40.6	38	39.6	39	43.8	0.0
	A2	9	9.4	9	9.4	9	10.1	0.0
	A3, A4, A5	15	15.6	17	17.7	17	19.1	13.3
	Vacant	19	19.8	17	17.7	15	16.9	-21.1
	Other	14	14.6	15	15.6	9	10.1	-35.7
	Sub Total	96	-	96	-	89	-	
Nantwich Town Centre	A1	159	64.6	153	61.7	150	60.5	-5.7
	A2	26	10.6	25	10.1	24	9.7	-7.7
	A3, A4, A5	38	15.4	39	15.7	40	16.1	5.3
	Vacant	7	2.8	8	3.2	13	5.2	85.7
	Other	16	6.5	23	9.3	21	8.5	31.3
	Sub Total	246	-	248	-	248	-	
Poynton	A1	79	62.7	79	62.7	74	60.2	-6.3
	A2	10	7.9	10	7.9	10	8.1	0.0
	A3, A4, A5	20	15.9	21	16.7	23	18.7	15.0
	Vacant	6	4.8	5	4.0	5	4.1	-16.7



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.7	11	8.9	0.0
	Sub Total	126	-	126	-	123	-	
Sandbach	A1	97	39.8	94	39.3	96	40.2	-1.0
	A2	32	13.1	32	13.4	29	12.1	-9.4
	A3, A4, A5	39	16.0	41	17.2	42	17.6	7.7
	Vacant	21	8.6	22	9.2	23	9.6	9.5
	Other	55	22.5	50	20.9	49	20.5	-10.9
	Sub Total	244	-	239	-	239	-	
Wilmslow	A1	144	51.2	140	50.0	134	47.2	-6.9
	A2	29	10.3	28	10.0	29	10.2	0.0
	A3, A4, A5	38	13.5	35	12.5	36	12.7	-5.3
	Vacant	21	7.5	26	9.3	26	9.2	23.8
	Other	49	17.4	51	18.2	59	20.8	20.4
	Sub Total	281	-	280	-	284	-	-
Totals		2,812	-	2,807	-	2,791	-	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2014/2015)

Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Audlem	A1	Out of centre	22.94	22.94
Bollington	A1	Out of centre	280.00	280.00
Congleton	A1	Edge of centre	223.00	223.00
	A1	Edge of centre	0.00	-80.00
	A1	Local centre	0.00	-318.00
	A1	Out of centre	0.00	-237.00



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Cranage	D2	Out of centre	807.00	807.00
	A1	Out of centre	135.00	135.00
	D2	Out of centre	84.46	21.34
Crewe	A1	Town centre	0.00	-84.00
	A1	Town centre	0.00	-88.20
	A1	Local centre	0.00	-168.00
	A1	Edge of centre	232.00	232.00
	A1	Local centre	27.00	27.00
	A2	Edge of centre	0.00	-85.00
	A2	Local centre	168.00	168.00
	A2	Local centre	0.00	-158.32
	A2	Local centre	0.00	-184.00
	A2	Out of centre	0.00	-50.00
Hassall Green	A1	Out of centre	0.00	-23.00
Holmes Chapel	A1	Local centre	91.50	91.50
Knutsford	A1	Town centre	0.00	-72.00
	A1	Town centre	0.00	-61.43
	A2	Town centre	0.00	-114.00
	D2	Out of centre	0.00	-141.00
Macclesfield	A1	Out of centre	0.00	-14.50
	A2	Edge of centre	32.50	32.50
Middlewich	A1	Town centre	0.00	-19.00
	D2	Town centre	0.00	-76.54
Minshull Vernon	D2	Out of centre	557.00	557.00
Nantwich	A1	Edge of centre	272.00	200.00
	A1	Town centre	0.00	-48.1
	A1	Out of centre	14.5	14.5
	A1	Town centre	0.00	-144.33
	A2	Town centre	0.00	-69.00
	A2	Town centre	144.33	144.33



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Poynton	A1	Edge of centre	0.00	-50.00
	D2	Out of centre	1,030.00	1,030.00
Sandbach	A1	Town centre	0.00	-82.90
	A1	Edge of centre	85.00	85.00
	A2	Town centre	0.00	-147.00
	A2	Town centre	82.90	82.90
	D2	Out of centre	199.00	199.00
	D2	Town centre	0.00	-500.00
Wilmslow	A1	Town centre	0.00	-75.00
	A1	Edge of centre	0.00	-70.90
	A2	Town centre	75.00	75.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East (over 10,000 visitors in 2014) ⁽¹⁾

Attraction ⁽²⁾	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Astbury Mere Country Park	202,000	191,300	224,000	182,900	221,400
Hare Hill Gardens	-	12,000	14,000	20,500	25,000
High Legh Miniature Railway	-	-	-	21,000	25,000
Jodrell Bank ⁽³⁾	-	-	-	-	Around 125,000 year in recent years
Little Moreton Hall and Gardens	66,600	72,000	73,000	77,000	80,800
Lyme Park and Gardens	114,600	141,500	105,800	109,500	114,800
Quarry Bank Mill and Garden	127,500	127,100	144,300	170,900	172,400
Rode Hall and Gardens	10,300	12,900	12,600	14,000	11,600
Tatton Park	782,000	845,000	778,500	848,500	834,500

1. Annual Surveys of Visits to Visitor Attractions, Visit England, August 2015
2. This is not an exhaustive list of visitor attractions in Cheshire East
3. University of Manchester School of Physics and Astronomy web pages (www.physics.manchester.ac.uk/outreach/jodrellbank/), April 2016.



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

(Air Quality Objective = 40 µg/m³ Annual Mean)			
Air Quality Management Areas	2012	2013	2014
A6 Market Street, Disley	Highest: 60.7 µg/m³ Lowest: 26.9 µg/m³ Average: 43.8 µg/m³	Highest: 58.1 µg/m³ Lowest: 45.2 µg/m³ Average: 51.6 µg/m³	Highest: 56.9 µg/m³ Lowest: 44.1 µg/m³ Average: 50.5 µg/m³
A556 Chester Road, Mere	Highest: 54.2 µg/m³ Lowest: 24.4 µg/m³ Average: 39.3 µg/m³	Highest: 59.8 µg/m³ Lowest: 50.0 µg/m³ Average: 54.9 µg/m³	Highest: 61.0 µg/m³ Lowest: 36.0 µg/m³ Average: 48.5 µg/m³
A523 London Road, Macclesfield	Highest: 51.8 µg/m³ Lowest: 33.7 µg/m³ Average: 42.7 µg/m³	Highest: 60.0 µg/m³ Lowest: 41.5 µg/m³ Average: 50.7 µg/m³	Highest: 50.3 µg/m³ Lowest: 33.6 µg/m³ Average: 41.9 µg/m³
A50 Manchester Road, Knutsford	Highest: 41.5 µg/m³ Lowest: N/A µg/m³ Average: 41.5 µg/m³	Highest: 45.0 µg/m³ Lowest: 40.2 µg/m³ Average: 42.6 µg/m³	Highest: 43.0 µg/m³ Lowest: 33.6 µg/m³ Average: 41.1 µg/m³
M6 Cranage, near Holmes Chapel	Highest: 41.3 µg/m³ Lowest: 37.8 µg/m³ Average: 39.5 µg/m³	Highest: 46.2 µg/m³ Lowest: 46.2 µg/m³ Average: 46.2 µg/m³	Highest: 42.9 µg/m³ Lowest: 41.4 µg/m³ Average: 42.1 µg/m³
A54 Rood Hill, Congleton	Highest: 41.9 µg/m³ Lowest: 34.6 µg/m³ Average: 38.2 µg/m³	Highest: 47.2 µg/m³ Lowest: 45.7 µg/m³ Average: 46.4 µg/m³	Highest: 44.0 µg/m³ Lowest: 42.6 µg/m³ Average: 43.3 µg/m³
A34 Lower Heath, Congleton	Highest: 58.7 µg/m³ Lowest: 52.6 µg/m³ Average: 55.6 µg/m³	Highest: 56.2 µg/m³ Lowest: 56.2 µg/m³ Average: 56.2 µg/m³	Highest: 57.6 µg/m³ Lowest: 57.6 µg/m³ Average: 57.6 µg/m³
A34 West Road, Congleton	Highest: 52.4 µg/m³	Highest: 58.2 µg/m³	Highest: 56.2 µg/m³



(Air Quality Objective = 40 µg/m ³ Annual Mean)			
Air Quality Management Areas	2012	2013	2014
	Lowest: 28.6 µg/m ³ Average: 40.5 µg/m ³	Lowest: 33.9 µg/m ³ Average: 46.1 µg/m ³	Lowest: 32.7 µg/m ³ Average: 44.4 µg/m ³
A5022/A534 Sandbach	Highest: 52.9 µg/m ³ Lowest: 37.3 µg/m ³ Average: 45.1 µg/m ³	Highest: 49.0 µg/m ³ Lowest: 39.0 µg/m ³ Average: 44.0 µg/m ³	Highest: 46.4 µg/m ³ Lowest: 38.2 µg/m ³ Average: 42.3 µg/m ³
Hospital Street, Nantwich	Highest: 49.7 µg/m ³ Lowest: 32.2 µg/m ³ Average: 40.9 µg/m ³	Highest: 49.7 µg/m ³ Lowest: 37.0 µg/m ³ Average: 43.3 µg/m ³	Highest: 46.5 µg/m ³ Lowest: 32.5 µg/m ³ Average: 39.5 µg/m ³
Nantwich Road, Crewe	Highest: 43.8 µg/m ³ Lowest: 30.2 µg/m ³ Average: 37.0 µg/m ³	Highest: 48.9 µg/m ³ Lowest: 33.2 µg/m ³ Average: 41.0 µg/m ³	Highest: 49.4 µg/m ³ Lowest: 30.2 µg/m ³ Average: 39.8 µg/m ³
Earle Street, Crewe	Highest: 39.9 µg/m ³ Lowest: 31.2 µg/m ³ Average: 35.5 µg/m ³	Highest: 42.9 µg/m ³ Lowest: 42.0 µg/m ³ Average: 42.4 µg/m ³	Highest: 41.9 µg/m ³ Lowest: 39.9 µg/m ³ Average: 40.9 µg/m ³
Wistaston Road, Crewe	Highest: 37.1 µg/m ³ Lowest: 31.3 µg/m ³ Average: 34.2 µg/m ³	Highest: 37.6 µg/m ³ Lowest: 36.4 µg/m ³ Average: 37.0 µg/m ³	Highest: 41.4 µg/m ³ Lowest: 40.4 µg/m ³ Average: 40.9 µg/m ³



Appendix D: Glossary

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

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



Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Commercial and Industrial Waste (CIW)	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste (CDEW)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index (CPI) inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Core Strategy	Now superseded term for a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see Local Plan Strategy).
Development	Defined under the 1990 Town and Country Planning act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.
Development Plan Document (DPD)	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).



Employment Land Review	A review of the employment land portfolio in the Borough to form part of the evidence base for the Local Plan.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:</p> <ul style="list-style-type: none"> • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.



Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Labour supply (also sometimes referred to as the economically active population)	The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.
Landbank	The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.
Landscape Types and Description	<p>East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.</p> <p>Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large</p>



historic houses and associated buildings including estate farms, lodges.

Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow trees. There are also areas of high density woodland, ponds and small mossland areas.

Industry: Land in use for industrial purposes.

Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries.

Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.

Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.

River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.

Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.

Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).

Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.

Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.

Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.

Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.

Upland Footslopes: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.



Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.

Urban: Land in use for urban purposes

West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste (MSW).
Local Development Scheme (LDS)	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve (LNR)	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London



Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Lower Layer Super Output Area (LSOA)	Small geographical areas that are of similar size in terms of population, with an average of approximately 1,500 residents. LSOAs were created by the Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework (NPPF)	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Obligations	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (see also Community Infrastructure Levy).


Previously Developed Land

Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary (Land-won) Aggregates

Naturally occurring sand, gravel and crushed rock used for construction purposes.

Principal Towns

The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.

Projection

An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.

Ramsar Sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

'Real' (or 'constant price') GDP/GVA

In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.

Recycled Aggregates

Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.

Regionally Important Geological Sites (RIGS)

A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).

Regional Spatial Strategy (RSS)

A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.

Renewable Energy

Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement



	of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument (SM)	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Strategic Housing Market Assessment (SHMA)	<p>A key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide:</p> <ul style="list-style-type: none"> • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Structure Plan	An old-style Development Plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.



Sustainable Development

A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Unemployment Count

All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people who are (a) claiming Jobseeker's Allowance or (b) out of work and claiming Universal Credit. The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate

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

Use Classes

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

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))



- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)

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Cheshire East Council

Strategic Planning Board

Date of Meeting:	>	25 January 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Cheshire East Local Plan (Part 2) Site Allocations and Development Policies Document Issues Paper, Call for Sites and Revised Sustainability Appraisal Scoping Report
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report seeks the views of the Strategic Planning Board regarding the attached Site Allocations and Development Policies Document ("SADPD") Issues Paper (Appendix A) and Revised Sustainability Appraisal Scoping Report (Appendix B) which are proposed to be published for six weeks public consultation, subject to the Portfolio Holder's agreement at his meeting on 20 February. The consultation would be carried out alongside a 'call for sites' to inform further site allocations in the SADPD.
- 1.2. The SADPD is the second part of the Council's Local Plan. It will be prepared in the context of the strategic priorities and policies set out by the Local Plan Strategy ("LPS"), which is now at an advanced stage in its examination. The SADPD will contain further site allocations as necessary to ensure that the overall development requirements, as set out in the LPS, are met along with further, detailed policies to guide planning application decision-making.

2. Recommendation

- 2.1 The Strategic Planning Board is invited to recommend to the Portfolio Holder for Planning and Housing that the Site Allocations and Development Policies Document Issues Paper and Revised Sustainability Appraisal Scoping Report be approved for six weeks of public consultation, alongside a 'call for sites' to inform the selection of any additional site allocations within the SADPD.

3. Other Options Considered

- 3.1. The Council's Local Development Scheme (2016-2018) identifies that the SADPD will be prepared throughout 2017 with a view to publishing the version that it intends to submit to the Secretary of State in the first quarter of 2018. There is discretion for local planning authorities in terms of how they go about engagement and consultation leading up to that point.

- 3.2. The Issues Paper will give everyone with an interest in the Local Plan an opportunity to give their views on the scope of the SADPD and the direction of its policies, right at the start of the plan-making process. It will be the first of many opportunities for residents, organisations and businesses to help shape the Plan.

4. Reasons for Recommendation

- 4.1. The SADPD will form the second part of the Local Plan for Cheshire East. With the LPS, the SADPD will, once adopted, replace the three district Local Plans (Crewe and Nantwich, Congleton and Macclesfield).
- 4.2. The Issues Paper represents the first step in preparing the SADPD and sets out key questions for residents, businesses and stakeholders to respond to.

5. Background

Site Allocations and Development Policies Issues Paper / Call for Sites

- 5.1. The SADPD will form the second part of the Cheshire East Local Plan. It will provide detailed development management policies and make further site allocations as necessary to meet the overall development requirements established in the LPS. Alongside the LPS, the SADPD will fully replace the 'saved policies' in the legacy Crewe and Nantwich, Congleton and Macclesfield Local Plans. The SADPD will be supported by a Policies Map which will show the spatial extent of its policies.
- 5.2. The SADPD will be prepared in the context of the strategic priorities and policies contained within the Local Plan Strategy. The Issues Paper accompanying this report (Appendix A) invites views on the scope of the SADPD – what policies it should include and what direction they should take. The feedback received will help to shape the scope and content of the Plan and will be considered alongside relevant evidence in drafting policies and proposals.
- 5.3. The consultation on the Issues Paper will be supported by a 'call for sites', providing an opportunity for landowners and developers to make the Council aware of sites that they consider to be candidate allocations, including information about their suitability and deliverability. This will include sites for additional housing, employment and other development to meet evidenced needs. The information will be used by the Council to update its land availability assessments. It will also inform the preparation of the Council's required Brownfield Register. Local planning authorities will be required to publish Brownfield Registers in 2017 to support the take-up of suitable brownfield sites for housing development.
- 5.4. Submitted sites will be assessed by the Council using a site selection methodology similar to the one used for the purposes of preparing the Local Plan Strategy. The methodology will ensure that suitable and deliverable/developable brownfield sites and other sites within individual

settlements are identified first in order to minimise the need for any further Green Belt boundary changes.

- 5.5. It is also important to highlight that the Government intends to publish a Housing White Paper in January 2017 which may include proposals around housing delivery that the SADPD will need to respond to. Subject to the timing of the White Paper there may be a need to reflect these in the version of the Issues Paper presented to the Portfolio Holder.

Revised Sustainability Appraisal Scoping Report

- 5.6. A Sustainability Appraisal (SA) has to be carried out to inform the preparation of the Local Plan. It enables policies, including alternative policy options, to be evaluated against environmental, social and economic considerations, with the aim of promoting sustainable development.
- 5.7. The Council has undertaken SA to inform the preparation of the LPS. Given that the Issues Paper represents the start of plan-making for the SADPD, it is considered timely to revise the SA Scoping Report prepared for the LPS in 2012 and consult on it. The revised SA Scoping Report (Appendix B) takes account of changes to the planning system since 2012 and ensures that the social, environmental and economic issues identified are up-to-date.

6. Wards Affected and Local Ward Members

- 6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

- 7.1.1. The Local Plan is a key Council's strategy and sets out a vision for how the Borough will grow sustainably to 2030. It provides the starting point for determining planning applications and feeds into, and supports, numerous other agendas such as infrastructure, transport, economic development, recreation, public health, education and adult social care.

7.2. Legal Implications

- 7.2.1. The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the procedures to be followed in the preparation of such plans.

7.3. Financial Implications

- 7.3.1. The costs of preparing and publishing the Issues Paper and SA Scoping Report for consultation along with a 'call for sites' is covered by the existing revenue budget for Planning & Sustainable Development.

7.4. Equality Implications

- 7.4.1. The Revised Sustainability Appraisal Scoping Report (in appendix B) includes a Equalities Impact Assessment and will be used to test the production of policies in the SADPD.

7.5. Rural Community Implications

- 7.5.1. The Local Plan provides a planning framework for all areas of the Borough outside the Peak District National Park. Consequently, it covers the whole rural area of the Borough and addresses numerous matters of importance to rural areas within its policies and provisions. The SADPD will facilitate the drawing up of more detailed policies for rural areas and will continue to support the production of Neighbourhood Plans across the borough.

- 7.5.2. In particular, the SADPD will consider in more detail the implementation of the vision and strategic priorities presented in the Local Plan Strategy and its implications for the borough's smaller settlements – namely Local Service Centres and Other Settlements and Rural Areas.

7.6. Human Resources Implications

- 7.6.1. There are no additional implications for Human Resources arising from this report.

7.7. Public Health Implications

- 7.7.1. The SA will incorporate a Health Impact Assessment. The SADPD will continue to implement the LPS's strategic priorities that promote good health. This will include the achievement of good design, the provision of open space and recreation facilities, high quality housing for all, vibrant town centres and green infrastructure.

7.8. Implications for Children and Young People

- 7.8.1. Alongside the LPS, the SADPD will play an important role in ensuring that children and young people have access to appropriate learning and recreation opportunities and access to the homes and jobs they require in future years.

8. Risk Management

- 8.1. An adopted Local Plan has many benefits for the Council, local communities and business. It reduces the risk of unplanned development and provides greater certainty over future growth and infrastructure and a secure framework for investment.

9. Access to Information/Bibliography

- 9.1. Information on the Local Plan Strategy Examination Pages can be viewed using the following website link:- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

Appendix

Appendix A – SADPD Issues Paper

Appendix B – Revised Sustainability Appraisal Scoping Report

10. Contact Information

Contact details for this report are as follows:

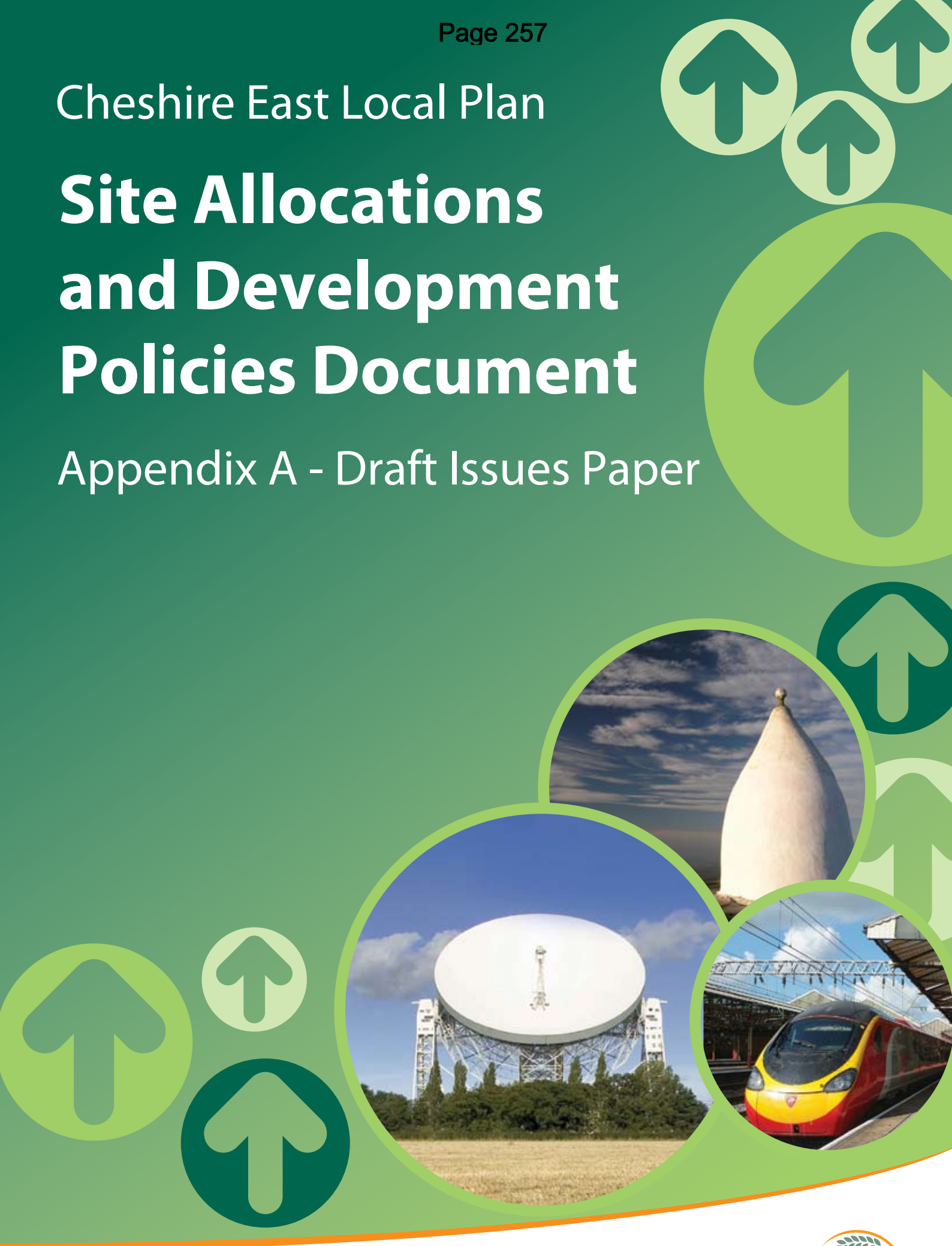
Name:	Jeremy Owens
Designation:	Development Planning Manager
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Cheshire East Local Plan

Site Allocations and Development Policies Document

Appendix A - Draft Issues Paper





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1 Introduction and Purpose

1.1 The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan - the Local Plan Strategy (LPS) has reached the Main Modifications stage in its examination process. This Site Allocations and Development Policies Document (SADPD) will form the second part of the Council's Local Plan and the publication of this Issues Paper is the first opportunity for you to tell us what you think it should contain and the direction its policies should take. There will be further opportunities for you to help shape the Plan's policies and proposals as it is developed.

1.2 This Issues Paper identifies a range of matters that the SADPD is likely to address. There are opportunities throughout the Issues Paper for you to highlight anything else that you think the SADPD should cover.

1.3 Overall, the SADPD will:

1. allocate additional sites for development. These will generally be 'non-strategic' sites - which means sites of less than 150 homes or 5 hectares in size. The additional allocations will ensure that the overall development requirements for the Borough set out in the Local Plan Strategy are met. These allocations will be for housing, employment, retail and leisure and other types of development.
2. set out more detailed policies to guide planning application decisions in the Borough. Policy boundaries will be reviewed or established around towns and villages to guide the location of new development at a local level, and around town centres to support investment in them. Land that needs particular protection will be designated, for example, because of its significance to biodiversity or the historic environment.

1.4 The SADPD will not include minerals and waste policies or make site allocations for these uses. These will be addressed through a separate Minerals and Waste Development Plan Document - see paragraph 1.7 below.

1.5 Upon adoption, the SADPD will form part of the statutory development plan. The policies of the development plan are important because they are legally the starting point for deciding planning applications. National planning policy says that planning application decisions should be plan-led.

1.6 Together, the LPS and SADPD will replace the Macclesfield Borough Local Plan, the Congleton Borough Local Plan and the Borough of Crewe and Nantwich Local Plan.

Local Plan in Cheshire East

1.7 In Cheshire East, the Local Plan will be made up of three documents:

- The Local Plan Strategy (LPS). This sets out the vision and overall planning strategy for the Borough. It includes strategic policies and allocates 'strategic sites' for development for the period up to 2030. For further information about the LPS, please see the LPS [examination library](http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1) ⁽¹⁾

1 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>



- The Site Allocations and Development Policies Document. This Issues Paper is the first opportunity to feed back your views to the Council about it.
- The Minerals and Waste Development Plan Document. This will set out planning policies for minerals and waste, including the identification of specific sites for these uses. Initial consultation on this Plan will take place later this year alongside a related 'call for sites'.

1.8 These documents will be accompanied by a 'policies map' showing where particular policies will apply.

1.9 Many local communities across the Borough are also preparing Neighbourhood Plans. These provide an opportunity for local people to put in place planning policies to guide new development, in a way that reflects local circumstances, including locally identified priorities. The Council will continue to work closely with Town and Parish Councils and the steering groups preparing Neighbourhood Plans. This will include providing advice about the relationship between emerging Neighbourhood Plans and the emerging Local Plan, taking account of national planning policy.

Seeking Your Feedback

1.10 The consultation on the SADPD Issues Paper will run for six weeks - from XXXXXXXX to 5pm on XXXXXXXX.

1.11 At the same time, the Council is also undertaking a 'call for sites' (except for minerals and waste uses which will be the subject of a separate 'call for sites' later this year) and consulting on a Draft Sustainability Appraisal Scoping Report. These will inform the preparation of the SADPD.

Call For Sites

1.12 Local residents, landowners, developers and other parties are also being invited to put forward sites to the Council that they consider are suitable and available for future development in the Borough - for housing, commercial, employment or other development (excluding minerals and waste uses). This information will be used by the Council to update its land availability assessments and inform any further land allocations in the SADPD. It will also inform the Council's new Brownfield Register and Small Sites Register (see the Glossary for an explanation of what these are).

1.13 The Council wishes to prepare its land availability assessments afresh to ensure that the information within them is as up-to-date and reliable as possible. We are therefore asking landowners and developers to submit sites to us that they consider to be suitable and available for development even if they have submitted this information to us in the past. The Council currently holds a lot of information about sites that cannot be automatically relied on because it is incomplete or was received some time ago.

1.14 The submission of a site does not automatically mean that it will be allocated in the SADPD or identified in one of the two new Registers.



1.15 Further information about how to submit details of a site is available [here](#) ⁽²⁾

Sustainability Appraisal

1.16 The Council must carry out an appraisal of the sustainability of the policies and proposals in the SADPD. This will help the Council to demonstrate how the SADPD will contribute to the achievement of sustainable development. The first stage involves the preparation of a Scoping Report. This identifies the scope and level of detailed information to be covered in the Sustainability Appraisal report. It includes relevant environmental, economic and social issues against which potential policies and proposals can be tested.

1.17 A key aim of this scoping stage is to help ensure the Sustainability Appraisal is proportionate and relevant to the plan that is being assessed. The Council are therefore also inviting views on its Draft Sustainability Appraisal Scoping Report.

1.18 Further information about how to respond to this document is available [here](#) ⁽³⁾

How to Respond

Viewing the consultation documents

1.19 You can view the SADPD Issues Paper :

- online at www.cheshireeast.gov.uk/localplan;
- at all libraries across the Borough; and
- at the Council's offices/Customer Service Centres:
 - Sandbach - Westfields, Middlewich Road, CW11 1HZ
 - Crewe - the Planning Helpdesk, Municipal Buildings, Earle Street, Crewe, CW1 2BJ
 - Macclesfield - Town Hall, Market Place, SK10 1EA

Making Comments

1.20 We would encourage you to respond online if you can at www.cheshireeast.gov.uk/localplan. You can also pick up a paper comments form from your local library and post it to the Council's Spatial Planning Team, Cheshire East Council, c/o Earle Street, Crewe, CW1 2BJ.

1.21 Unfortunately we cannot accept anonymous comments.

1.22 If you have any questions about the Issues Paper, the Call for Sites or the draft Sustainability Appraisal Scoping Report or how to respond to these, please get in touch with the Spatial Planning Team. We are here to help you.

- E-mail: localplan@cheshireeast.gov.uk
- Telephone: 01270 685893

² www.cheshireeast.gov.uk/localplan

³ www.cheshireeast.gov.uk/localplan



Next Steps

1.23 The stages in developing the SADPD and their indicative timing are listed below.

Stage	Indicative Timeframe
Plan Preparation (Regulation 18)	Ongoing - starting with the SADPD Issues Paper
Pre-Publication Draft	4th Quarter 2017
Publication Version	1st Quarter 2018
Submission of the Plan to the Secretary of State for examination	2nd Quarter 2018
Independent Examination	2nd Quarter 2018
Inspector's Report	4th Quarter 2018
SADPD Adoption	4th Quarter 2018

Table 1.1 SADPD Indicative Timeframe

Scope of SADPD Policies

Issue 1

The layout of the SADPD.

1.24 The SADPD will be consistent with the planned overall development targets established by the LPS.

1.25 This Issues Paper is laid out under topic-based chapters, such as 'Housing', 'Employment' and 'Transport and Infrastructure'. Anecdotal feedback has suggested that this topic-based approach is more user friendly. We would like to know whether you agree, or whether you think the SADPD should follow the chapter headings in the LPS.

Question 1

How do you think that the SADPD should be laid out:

- Under topic-based chapters such as 'Housing', 'Employment' and 'Transport and Infrastructure', or
- Under chapter headings that reflect those in the Local Plan Strategy?

Feel free to highlight the benefits and disadvantages of each approach.



2 Plan Strategy

Issue 2

Determining whether further specific guidance is needed in the SADPD regarding Sustainable Development

2.1 Sustainable development is at the heart of plan-making. The economic, environmental and social roles of sustainable development should be reflected in the SADPD in line with national planning policy. The SADPD should also reflect the National Planning Policy Framework's presumption in favour of sustainable development by positively seeking opportunities to meet the development needs of the area.

2.2 The LPS includes Policies MP1 (Presumption in Favour of Sustainable Development), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles). The Council think that there is probably sufficient dedicated policy coverage in the LPS that specifically draws together and sets out the various aspects of sustainable development. Bearing in mind that the Local Plan should be read as a whole, the SADPD could now focus on reflecting particular aspects of sustainable development in its thematic policies.

Question 2

Do you agree with this approach or do you think that further guidance is required in the SADPD specifically regarding sustainable development? If you think further guidance is required, please explain what that should be?

Settlement Hierarchy and Spatial Distribution

Issue 3

Meeting the development requirements identified for Local Service Centres and Other Settlements and Rural Areas

2.3 The LPS establishes the overall development strategy for the Borough. Through LPS Policy PG1 the Council is proposing that 380ha of land is identified for employment development and that sufficient land is provided for at least 36,000 homes to be built between 2010 and 2030.

2.4 LPS Policy PG2 identifies the proposed settlement hierarchy comprising Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas.



2.5 The distribution of growth is set out on a strategic scale in LPS policy PG6, justified by evidence prepared by consultants AECOM on behalf of the Council entitled 'Spatial Distribution of Development Update Report - July 2015' (SDUR). It gives specific employment land and housing figures for each Principal Town and Key Service Centre and overall figures for Local Service Centres and for Other Settlements and Rural Areas. The distribution of growth to the individual Local Service Centres will be addressed in the SADPD. There are 13 of these - Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury. The SADPD will also need to address how the overall development requirements for 'Other Settlements and Rural Areas' will be met. Account will need to be taken of the level of development that has already been completed since 2010 and is already 'committed' (granted planning permission but not yet built).

Local Service Centres

2.6 The way that the overall development requirements for Local Service Centres (LSCs) are met will have to be justified through appropriate and proportionate evidence. Tables 2.1 and 2.2 below show, after completions and commitments, there remain 1125 homes and 3.56 hectares of employment land to be identified across the LSCs to meet the targets established in the LPS.

2.7 The SDUR, which justified the distribution of development in LPS Policy PG6, covered a wide range of factors in a lot of detail. We would welcome your views on the approach that should be taken towards the apportionment of the overall development targets for LSCs to individual settlements. In particular we would welcome your feedback about the factors or considerations that should guide this distribution and how they should be applied, recognising that any decision will involve planning judgement.

2.8 Here is an initial list of potential factors or considerations for you to think about, which draws from the findings of the SDUR:

- The level of development already completed since 2010, the start of the Plan period, and currently committed (proposed development that has planning permission but not yet built)
- Known additional development opportunities
- The socio-economic profile of settlements
- Infrastructure provision
- Planning policy constraints including Green Belt
- Physical constraints such as flood risk, landscape character and ecological resources
- Sustainable development and accessibility
- Delivery and viability
- The findings of Sustainability Appraisal/Habitats Regulations Assessment
- Consistency with the Vision and Strategic Priorities of the LPS



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Site Allocations	Total
3,500	568	2,056	1,125	3,749

Table 2.1 LSC Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Site Allocations	Total
7 hectares	0.09 hectares	3.35 hectares	3.56 hectares	7 hectares

Table 2.2 LSC Employment Requirement

Question 3a

What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres? In particular what factors or considerations should guide this distribution and how should they be applied?

Other Settlements and Rural Areas

2.9 The SADPD also has to provide further detail about how the development requirements for Other Settlements and Rural Areas will be met. Tables 2.3 and 2.4 below show, after completions and commitments, there remain 1,250 homes and 4 hectares of employment land to be provided for.

2.10 The villages that fall within this category are diverse in terms of their scale, the services and facilities they offer and their other characteristics. The Plan's overall strategy to generally direct development to the places where they support sustainable development could mean, as a starting point, that those villages which already offer a reasonable range of services should be the focus for additional growth. That said, it is expected that the scale of new development at any of these villages will be quite limited, reflecting their place in the settlement hierarchy.

2.11 A criteria based policy approach could be used to set out the type and scale of development that could be permitted, in principle, at particular villages. This could be linked to the level of existing services and facilities that the particular village offered. In addition, specific sites could be allocated through the SADPD and/or through Neighbourhood Plans.



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Proposed LPS Site	Site Allocations	Total
2,950	733	1,120	Alderley Park 275	1,250	3,378

Table 2.3 Other Settlements and Rural Areas Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Proposed LPS Sites	Site Allocations	Total
69 hectares	0.57 hectares	3.56 hectares	Wardle Employment Area - 61 hectares	4 hectares	69.13 hectares

Table 2.4 Other Settlements and Rural Areas Employment Requirement

Question 3b

What approach do you think should be taken towards meeting development requirements across Other Settlements and Rural Areas?

Question 3c

Are there any other issues related to meeting development needs across Local Service Centres and Other Settlements and the Rural Area that should be included in the SADPD?



Green Belt

Issue 4

Determining whether any further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the Green Belt (Handforth, Knutsford, Poynton and Wilmslow).

2.12 The LPS establishes the spatial distribution of housing and employment land requirements for each of the Principal Towns and Key Service Centres and proposes to make a number of alterations to the Green Belt boundary in order to allocate strategic sites. These strategic sites will contribute towards meeting the Borough's overall development requirements and the requirements for each identified settlement.

2.13 Where the LPS has not identified sufficient development opportunities to meet the full, identified development requirements, the SADPD will need to identify how it will be met. This could include allocating additional sites around these towns on land currently in the Green Belt, if this is justified by exceptional circumstances.

2.14 Where additional sites need to be allocated, they will be selected using a similar Site Selection Methodology that has been used to identify strategic site allocations in the LPS. Tables 2.5 and 2.6 below show the remaining development requirements for towns.

2.15 If it is established through the SADPD that exceptional circumstances do exist to justify further changes to the Green Belt boundary to accommodate development requirements around the northern towns, Green Belt site options will be considered in sequence, starting with those that make the least contribution to Green Belt purposes. This also reflects the approach taken to inform the selection of allocations in the Local Plan Strategy.

Town	Level of development	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	LPS Strategic Sites/Locations	SADPD	Total
Macclesfield	4,250	692	773	2,750	107	4,322
Handforth	2,200	70	323	1,750	15	2,158
Knutsford	950	33	45	925	0	1,003
Poynton	650	20	23	450	200	693
Wilmslow	900	97	305	525	26	953

Table 2.5 Housing requirements



Town	Level of employment development (ha)	Take Up 01/04/10 to 31/03/13 (ha)	Supply (ha)	LPS Strategic Sites (ha)	SADPD (ha)	Total (ha)
Macclesfield	20.00	0.16	3.01	15.00	1.83	20.00
Handforth	22.00	0.00	9.72	12.00	0.28	22.00
Knutsford	15.00	0.01	0.00	13.50	1.49	15.00
Poynton	10.00	0.00	0.30	9.92	0.00	10.22
Wilmslow	10.00	0.00	0.07	11.30	0.00	11.37

Table 2.6 Employment land requirements

Question 4

Do you agree with the approach set out for determining whether further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the North Cheshire Green Belt (Handforth, Knutsford, Poynton and Wilmslow)?

Issue 5

Determining whether adjustments to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury).

2.16 As noted earlier, the LPS sets out the total number of dwellings and the amount of employment land to be provided at the Local Service Centres as a whole but it does not apportion this to each individual village. Paragraphs 2.6 to 2.8 explain that this work will be carried out as part of the SADPD.

2.17 In order to meet any identified development requirements, the next steps would involve determining:

- what opportunities there are within each settlement (on land outside the Green Belt) to meet the remaining development requirements,
- whether there needs to be any reliance on Green Belt sites on the edge of these settlements to address any residual development requirements, and if there is,
- whether there are suitable and available sites within the Green Belt and whether exceptional circumstances exist to justify taking them out of the Green Belt.



This approach is consistent with the Site Selection Methodology that has been used to identify strategic site allocations in the LPS.

Question 5a

Do you agree with the approach set out for determining whether alterations to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)?

2.18 In line with national planning policy, the LPS provides for land to be removed from the Green Belt to potentially meet longer-term development needs beyond 2030, the end of the current Local Plan period. LPS Policy PG4 explains how safeguarded land should be treated and lists the areas of land that are proposed to be removed from the Green Belt and safeguarded around Macclesfield and the Key Service Centres. It highlights the potential need to identify additional non-strategic areas of land to be safeguarded in the SADPD. The explanatory text to the policy sets out the Council's intention to designate 200ha of safeguarded land within the Local Plan as a whole. The LPS designates 187.4ha of this identified requirement. The remaining 12.6ha of safeguarded land is expected to be identified around the Local Service Centres in the north of the Borough through the SADPD.

Question 5b

What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Issue 6

Whether villages below the scale of Local Service Centres should be 'washed over' by the Green Belt or 'inset' in the Green Belt.

2.19 Paragraph 83 of the NPPF says that local planning authorities should establish Green Belt boundaries in their Local Plans that set the framework for Green Belt and settlement policy. It highlights that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan.

2.20 In addition, paragraph 86 of the NPPF requires councils to address, through their Local Plans, whether villages should be included in the Green Belt (also referred to as 'washed over' villages) or excluded from the Green Belt (also referred to as 'inset' villages). It indicates that villages should be included in the Green Belt where it is necessary to prevent development within the village, primarily because of the important contribution that the open character of the village makes to the openness of the Green Belt. Alternatively, in circumstances where other means can be used to protect the character of the village, such as Conservation Areas or normal development management policies, it advises that the village should be excluded from the Green Belt.



2.21 We intend to carry out a specific piece of work, a 'Cheshire East Green Belt Villages Study', to address this requirement in the NPPF. It would involve a number of steps:

- defining what constitutes a village for the purposes of implementing paragraph 86 of the NPPF;
- identifying a list of villages to be assessed;
- assessing each village against the test in paragraph 86 of the NPPF; and
- where it is concluded that a village should be excluded from the Green Belt, defining an inset boundary around it that follows its built-up limits and uses physical features that are readily recognisable and likely to be permanent.

2.22 If this work finds that a village currently included in the Green Belt should now be now excluded from it, we think this would automatically constitute the 'exceptional circumstances' required by paragraph 83 to alter the Green Belt boundary. We would welcome your views on whether you think this is a correct interpretation of paragraphs 86 and 83 of the NPPF.

Question 6a

(i) Do you agree with the proposed approach to determining whether villages should be 'inset' within or 'washed over' by the Green Belt?

(ii) Do you agree with our interpretation of NPPF paragraphs 86 and 83 in terms of meeting the 'exceptional circumstances' test for altering Green Belt boundaries to exclude a village from the Green Belt?

Question 6b

Are there any other Green Belt matters that need to be addressed in the SADPD?

Green Gaps

Issue 7

Strategic Green Gaps.

2.23 Strategic Priority 3 of the LPS highlights the importance of maintaining and enhancing the character and separate identities of the Borough's towns and villages.

2.24 LPS Policy PG4a establishes the principle and broad extent of the Strategic Green Gaps between Crewe and Nantwich, and between Crewe and its surrounding villages. The Policy aims to prevent development that may threaten the setting and separate identity of these settlements. It carries forward and refreshes Policy NE.4 of the Borough of Crewe and Nantwich Local Plan. The precise boundaries of the Strategic Green Gaps need to be identified



through the SADPD. It is suggested that detailed boundaries be drawn so that they follow identifiable, physical features on the ground that are likely to be permanent and also follow, as closely as possible, the extent of the hatched areas identified in Figure 8.3a that accompanies Policy PG4a in the LPS (subject to the amendment proposed through Main Modifications to the Strategic Green Gap to the east and south of Crewe, and between Crewe and Nantwich).

Question 7

Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Issue 8

The approach to identifying Local Green Gaps.

2.25 In addition to the Strategic Green Gaps around Crewe, the LPS recognises that there may be other gaps that require policy protection through a Local Green Gaps policy.

2.26 The aim of designating Local Green Gaps would be to protect the setting and separate identity of other settlements, avoiding the risk of coalescence by maintaining the undeveloped nature of land between them. The Council envisages, at this stage, that any Local Green Gaps would only be identified in areas falling outside of the Green Belt. Where Green Belt exists, national and local planning policy already seeks to prevent inappropriate development unless there are very special circumstances. It also places great importance on maintaining the openness of land within the Green Belt.

2.27 Candidate Local Green Gaps could be assessed in a similar way to Strategic Green Gaps, using the factors identified in the [New Green Belt and Strategic Open Gap Study](#) ⁽⁴⁾ published by the Council in September 2013 to inform the LPS.

Question 8

Do you agree that this is an appropriate way forward for identifying Local Green Gaps? Are there any other issues related to potential Local Green Gaps that should be considered?

4 Local Plan Strategy Examination Library Document Reference BE 011
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Issue 9

The role of Neighbourhood Plans in defining Local Green Gaps.

2.28 The Council continues to encourage and support local communities to make the most of the powers given to them to establish their own local planning policies through Neighbourhood Plans. We would therefore welcome your views on the role that Neighbourhood Plans could play in defining Local Green Gaps. For example, the Sandbach Neighbourhood Development Plan, which was brought into effect following a successful local referendum in March 2016, designates 'Areas of Separation' to maintain the open, generally undeveloped character of land between its distinct settlements of Sandbach, Elworth, Ettiley Heath, Wheelock and Sandbach Heath.

2.29 An option may be to leave the designation of Local Green Gaps to Neighbourhood Plans, where they can be justified in the light of appropriate local evidence. Under this approach, the Council could perhaps prepare a 'toolkit' for local groups to use to guide them through the steps they would need to take in establishing a robust evidence base to support such a policy. We would also be keen to hear whether any further policy should be included in the SADPD that would assist in supporting such policies.

Question 9

- a. What role should Neighbourhood Plans play in defining Local Green Gaps?
- b. Should Local Green Gaps-type policies be left to Parish and Town Councils to determine through Neighbourhood Plans, perhaps supported by a 'toolkit' prepared by Cheshire East Council?
- c. Should the SADPD include any further policy to support the identification of Local Green Gaps in Neighbourhood Plans? If so, what should it say?

Settlement Boundaries

Issue 10

Settlement boundaries

2.30 The LPS says that settlement boundaries will be reviewed and defined through the SADPD and Neighbourhood Plans. In the interim, settlement policy boundaries remain as set out in the three adopted district Local Plans. Policy PG5 of the LPS explains that the area that falls outside of settlement boundaries is defined as Open Countryside. This includes Green Belt land.



2.31 The SADPD will need to identify settlement boundaries around Principal Towns, Key Service Centres and Local Service Centres. In the case of towns bordered by the Green Belt we expect that settlement boundaries will follow the Green Belt boundary. We cannot, at this stage, think of any circumstances that would warrant a different approach. However, if you do not agree, please let us know and tell us why.

2.32 The Council will need to draw settlement boundaries in a transparent and robust way. It will be done by reference to a methodology incorporating a number of assessment criteria. These criteria could include:

- **Allocated sites** - Where sites are allocated for employment and housing development in the LPS, SADPD or made Neighbourhood Plan and adjoin the settlement, then these would generally be included in the settlement boundary.
- **Sites with planning permission** - Where sites have planning permission for employment and housing development and adjoin the settlement, then these would also, generally, be included in the settlement boundary.
- **Previously developed land on the edge of settlements** - Where previously developed land lies on the edge of a settlement, the decision as to whether it is included in the settlement boundary will depend on a range of factors. The Council suggests that the following factors will be relevant:
 - The relationship between the land and the physical form of the existing settlement, particularly the extent to which the land adjoins the existing settlement boundary and the extent to which the land is enclosed by the settlement boundary.
 - The functional relationship between the use that is taking place on the land and the existing settlement.
 - The density and extent of built development on the land.
 - The ability to create a new settlement boundary that follows a recognisable physical feature on the ground which is likely to be permanent.

2.33 The Council will also consider the need for settlement boundaries around smaller villages, below the level of LSCs. The current district Local Plans follow different approaches and clearly there now needs to be a consistent approach across the whole of Cheshire East.

2.34 We would be grateful for your views on whether the Council should identify settlement boundaries for these villages or, alternatively, whether any policies that would allow, in principle, for certain types of development could give a sufficiently clear steer about where such development would be acceptable in the absence of a settlement boundary. Descriptive phraseology such as 'within the built up limits of the village' or 'immediately adjacent to the built up limits of the village' could be used. Settlement boundaries for these villages could also be defined in Neighbourhood Plans if that was considered appropriate locally, and supported by appropriate evidence.

Question 10

Have we identified the key settlement boundary issues that the SADPD should address?

Please let us have your views on the issues we have raised.



Jodrell Bank

Issue 11

Jodrell Bank Observatory.

2.35 The Jodrell Bank Observatory is one of the earliest planned sites for radio-telescopes in the world and is home to the iconic Lovell Telescope (Grade I Listed Building) which is a prominent feature within the Cheshire East landscape.

2.36 It is a world class facility and should be afforded reasonable protection in recognition of its global importance to science.

2.37 The site makes an important contribution to the Borough's tourism economy and has to the potential to attract many more national and international visitors to the area.

2.38 LPS Policy SE 14 (Jodrell Bank) requires planning permission to be refused where a proposed development would impair the efficiency of the telescopes. Under the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973, Manchester University is consulted regarding certain planning applications within a defined area around the Observatory.

2.39 The supporting text accompanying Policy SE14 of the LPS says that further policy and guidance will be provided through the SADPD. Any further guidance is expected to focus on ensuring that the efficiency of the telescopes is not impaired. This would involve close, collaborative working between the Council and Manchester University. Because the Consultation Zone defined around the Observatory falls within both Cheshire East and Cheshire West and Chester, it will also be important for the councils to work together in order to provide a consistent policy approach across the Boroughs' boundary.

Question 11

Do you think that further planning policy guidance regarding the Jodrell Bank Observatory should be included in the SADPD? If you do, what should its scope be?

3 General Requirements

Issue 12

The need for a policy or policies setting out general requirements for all development.



3.1 All development should be of a high standard and positively contribute towards creating places that are attractive, safe and promote healthy lifestyles. Good design is indivisible from good planning. We should ensure that people have an acceptable standard of amenity and provide for the necessary infrastructure needs that new development may generate. These all reflect the core planning principles of the National Planning Policy Framework and LPS Policy SD1 (Sustainable Development in Cheshire East) and SD 2 (Sustainable Development Principles).

3.2 These sort of general requirements relate to most types of development. At the moment they are contained within a range of saved Local Plan policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans and in the emerging LPS.

3.3 Below is a list of general requirements that are, amongst others, currently included across various saved and emerging Local Plan policies:

- Provision of safe, convenient access that prioritises the needs of pedestrians and cyclists, with proper consideration also given to the needs of people with disabilities.
- Provision of links to existing transport infrastructure and demonstration that there is sufficient capacity on roads, avoiding unacceptable levels of traffic congestion and maintaining highway safety.
- Provision of necessary parking (including for people with disabilities).
- Safeguarding of local/residential amenity in terms of noise, light, smell, overlooking, overbearing buildings/structures etc.
- Provision of appropriate landscaping that takes account of local character, biodiversity and nearby uses.
- Achieving good design - high quality architecture, achieving a sense of place, protecting and enhancing local character (landscape, built environment, streetscape or historic environment), high quality public realm, enhancements to biodiversity, legible places that are safe and provide for ease of movement/integration.
- Promotion of environmental sustainability through the design, layout and landscaping of new development - to address climate change mitigation and adaptation
- Provision of necessary infrastructure generated by the development (for example sewerage, water supply and utilities).

3.4 The Council is looking at how it can set out, in a single or small number of development management policies, a range of general development requirements that can be applied to any type of new development. Clearly such a policy or small number of policies cannot cover everything or cover matters in detail. However, it could provide a useful point of reference for planning applicants and signpost them to other more detail policies in the LPS or SADPD. Our aim is to make the Plan as straightforward to navigate around as possible. We are keen to know what you think about this approach, particularly whether you would find it helpful and, if you would, what it should cover.

3.5 We also expect that there will need to be one or more specific policies regarding Manchester Airport - its operational area and public safety zones, and the approach towards proposed development that would be affected by aircraft noise.



Question 12

Do you think that there should be a single policy or small number of policies that cover a range of requirements generally applicable to all (or at least most) forms of development?

If you do, what do you think these requirements should cover?

4 Natural Environment, Climate Change and Resources

Issue 13

Natural environment, climate change and resources

4.1 Natural environment policies in the LPS include protecting local ecology, countryside and landscape features, and ensuring that the effect of development on agricultural land is properly taken into account in deciding planning applications.

4.2 The implications for development proposals that may affect designations of international, national and local importance for the natural environment are addressed in the LPS. These designations now need to be shown on the Policies Map. Section 11 of the Issues Paper identifies the information that we think will need adding to the Policies Map through the SADPD. We also intend to further address, in line with national planning policy, the need to plan for biodiversity at a landscape-scale. As well as designated sites and priority habitats the SADPD and the Policies Map will need to identify stepping stones and any areas for habitat restoration or creation.

4.3 We expect the SADPD will add further policy detail related to:

- Flood risk and water management.
- The need for development to be designed in a way that gives it resilience to the effects of climate change.
- Pollution, land contamination and land instability.

4.4 Policy SE8 (Renewable and Low Carbon Energy) and Policy SE9 (Energy Efficient Development) of the LPS support the more efficient use of energy, and low carbon and renewable energy schemes. These are key to reducing our reliance on fossil fuels and increasing the energy independence. The SADPD will consider the energy generating opportunities identified in the [Council's Energy Framework](http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf) ⁽⁵⁾ whilst ensuring that any adverse impacts are properly addressed, including cumulative landscape and visual impacts. The SADPD could add further policy detail related to:

5 <http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf>



- District heating networks. The Council is working to enable energy and heat to be provided from the deep geothermal resource beneath the Borough and to identify opportunities for district heating. Policy SE9 of the LPS says that District Heating Priority Areas will be identified in the SADPD. The main urban areas in the Borough offer the greatest potential for district heating, however there may be potential in other areas of the borough not served by gas. These would need to be shown on the Policies Map.
- Combined heat and power schemes to serve new, larger scale development.
- Solar Photovoltaics, particularly larger scale solar power schemes.
- Hydropower, to encourage small scale hydro schemes.
- Wind power. The SADPD will identify areas suitable for wind energy development either through policy and through designations on the Policies Map.

4.5 The Council and the National Trust completed an important piece of work in 2016 - to understand, in dialogue with a range of stakeholders, what makes the landscape of north Cheshire East significant and valued. The Cheshire East Landscape Scale Partnership Project Final Report August 2016 provides an evidence base which can be used to inform planning and development decisions, and also land management. The project identified significant landscape characteristics based on an analysis of cultural landscape, historical role, architecture, archaeology, buildings, green space and nature. The Council wishes to explore how the recommendations set out in the Final Report can now be incorporated into the Local Plan through the SADPD and the same approach applied across the wider Borough - so that 'quality of place' is recognised and protected or, ideally, enhanced through planning decision-making.

Question 13

Do you think that these are the issues that the SADPD should look to address regarding the natural environment, climate change and resources?

5 The Historic Environment

Issue 14

The historic environment

5.1 Cheshire East has significant, varied and unique heritage assets that make a vital contribution to the visitor economy and identity of the Borough. This includes industrial heritage, Listed Buildings, historic towns, Conservation Areas, the canal network, historic parks and gardens, archaeological resources from the pre-historic period to World War Two. The Grade 1 Listed Jodrell Bank is on the UK shortlist (the 'Tentative List') for UNESCO World Heritage Site status. It is important that appropriate policies are in place to support the continued conservation of these important assets.



5.2 The Council will need to consider what further policy detail is needed to support the conservation of the Borough's historic assets over and above the requirements of LPS Policy SE7 (The Historic Environment). This could include further guidance regarding buildings at risk, enabling development or the need to have specific policies for particular sites. The Policies Map will need to show designated heritage assets in the Borough, namely:

- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Registered Parks and Gardens
- Registered Battlefields

5.3 It is anticipated that the Policies Map will also show the location of the following non-designated heritage assets:

- Areas of Archaeological Potential
- Sites of Archaeological Importance
- Local List of significant historic parks and gardens
- Local List of Historic Buildings

Question 14

What policy detail regarding the historic environment do you think should be included in the SADPD?

6 Employment

Issue 15

Employment development.

6.1 Promoting economic prosperity by creating conditions for business growth is a strategic priority of the Local Plan. LPS Policy PG1 identifies that 380 hectares of land will be made available for business, general industrial and storage and distribution uses between 2010 and 2030.

6.2 LPS Policy PG 6 (Spatial Distribution) distributes employment growth across the Principal Towns and Key Service Centres of the Borough. As part of the SADPD, further work will be undertaken to distribute the identified employment requirements to Local Service Centres. The SADPD will also need to ensure that the requirement for Other Settlements and Rural Areas is also achieved. The spatial distribution of development to achieve the LPS's development requirements is covered under Issue 3 in this Issues Paper.



6.3 The Council intends to identify and allocate any further sites for employment uses through the application of a Site Selection Methodology, similar to the approach taken in the LPS.

6.4 The Council also needs to consider what additional policy detail is needed in the SADPD. This could include, for example, policies on particular types of development that support the rural economy such as farm diversification, agricultural buildings, agricultural dwellings, visitor accommodation and facilities, golf courses and employment development in the open countryside.

Question 15

Do you think that these are the issues that the SADPD should look to address regarding employment development?

What additional policy detail is needed?

7 Housing

Issue 16

Housing.

7.1 LPS Policy PG1 identifies that at least 36,000 homes will be built in the Borough by 2030. LPS Policy PG6 identifies how the overall housing requirement is intended to be distributed across the Borough, in line with the identified settlement hierarchy, whilst LPS Policy SC4 requires a mix of homes (tenures, types and sizes) to be provided within new residential developments. The Plan seeks to create mixed, balanced and inclusive communities. Policy SC5 of the LPS is also important in achieving this. It seeks 30% affordable housing as part of new market-led housing developments over a certain size.

7.2 As part of the SADPD, further work will be undertaken to identify housing requirements for each Local Service Centre and the Council will need to ensure that the housing requirement for Other Settlements and Rural Areas is met.

7.3 The Council intends to identify and allocate any further sites for housing development through the application of a [Site Selection Methodology](#), ⁽⁶⁾ similar to the approach taken in the LPS.

6 Local Plan Strategy Examination Library Document Reference RE F010
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.4 Building on LPS Policy SC4, the Council expects that the SADPD will provide further detailed policy relating to housing mix (type, size and tenure). This will aim to further ensure that high quality homes are provided for everyone, including the increasing number of older residents. The SADPD will also need to respond positively to the Government's aim to increase the level of self-build and custom-build homes.

7.5 Policy detail may be required for other types of residential development, for example, the conversion of properties to houses in multiple occupation or specialist housing/accommodation.

7.6 LPS Policy PG5 (Open Countryside) states that, within the open countryside, only development essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by a public service authorities or statutory undertakers, or for other uses appropriate to a rural areas will be permitted, and identifies a number of exception criteria for the policy. We would welcome your views on whether further guidance is required, explaining the circumstances under which these categories of residential development would be acceptable.

7.7 Paragraph 47 of the NPPF asks councils to set their own approach to housing density to reflect local standards in order to boost housing supply. We would appreciate your views on how this could be done within the SADPD.

7.8 Policy SC7 of the LPS sets out the overall need for Gypsies and Travellers Sites reflecting the findings of the [Gypsy and Traveller Accommodation Assessment](#) (GTAA) ⁽⁷⁾ prepared in partnership with Cheshire West, Warrington and Halton councils and published in January 2014. The LPS identifies (at paragraph 12.65) that the SADPD will allocate sites for Gypsy and Traveller and Travelling Showpeople. Since the completion of the GTAA however the Government has published updated national planning policy, 'Planning policy for traveller sites' (August 2015). It introduces a change to the definition of Gypsies and Travellers for planning policy purposes (see its Annex 1 - Glossary). Taking this change in national planning policy into account, the Council is currently considering, with its sub-regional authority partners, whether the GTAA should be updated to identify the accommodation needs that the SADPD should provide for, taking into account that the survey work for the current GTAA was carried out in 2013 and that revised national policy has been published since it was prepared. We would welcome your views on this.

7.9 On behalf of the Council, Peter Brett Associates carried out research to identify [Gypsy, Traveller and Travelling Showpersons](#) ⁽⁸⁾ sites across the Borough. Their report, Gypsy, Traveller and Travelling Showpeople Site Identification Study, was published in April 2014 and identified potential sites to meet the accommodation needs set out in the GTAA. It is the Council's intention to revisit this study. The 'call for sites' that is taking place alongside the publication of this Issues Paper includes a call for potential Gypsy and Traveller and Travelling Showpeople's sites. Drawing from the Peter Brett report, a proposed, outline methodology by which sites could be identified and assessed as potential site allocations is set out in Appendix A of this Issues Paper, which your views are invited on.

7 Local Plan Strategy Examination Document Reference BE 007 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>
8 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.10 The forthcoming Housing White Paper is expected to signal other changes to national planning policy/guidance relating to housing provision. The SADPD may need to reflect these as they come into effect. They are likely to include details of how the Government intends to implement the requirement for Starter Homes, which are expected to be defined as affordable homes. This may even require a fundamental re-write of Policy SC5 (Affordable Homes) of the LPS. The Government has said that it wishes to see 200,000 Starter Homes built by 2020. These will be new homes available to first time buyers at a discounted price compared to market value . *To be updated , if required, after the Housing White Paper has been published.*

7.11 It is important that sites with planning permission for new homes are built out quickly. There are planning commitments across Cheshire East for over 17,000 new homes and significantly more land is allocated for residential development in the LPS. Not all of these committed homes, however, contribute towards the Council's five year supply of deliverable housing land because of the rate at which house builders intend to bring them forward. The Council is keen to explore how further policies in the SADPD could help to accelerate the implementation and completion of permitted housing schemes. We would welcome your views and suggestions on this.

7.12 There is a concern that large house builders alone may not deliver the numbers of new homes that we need. The Council would therefore like to explore , through the SADPD, how it can further support smaller builders so they can take on a greater role in housing delivery. Smaller builders can often achieve faster build out rates, provide greater flexibility and secure local jobs.

7.13 Following the completion of the Housing Standards Review in 2015, the Government created a new approach for the setting of technical standards for new housing. This rationalised many differing existing standards into a simpler, streamlined system. The new system includes optional, additional requirements under the Building Regulations on water and access. A specific policy in the SADPD would need to be adopted to activate these requirements. A new national internal space standard can also be applied to new residential development, however this would be implemented through the planning system alone. In order to introduce any of the optional technical standards through policies in the SADPD, the Council would have to properly evidence the need for them. We would be grateful for your views about whether the Council should investigate bringing these optional technical standards into effect in the Borough. Please highlight any evidence pointing to the need or otherwise for their introduction.

Question 16

Do you think these are the relevant issues for the SADPD to address? Please let us have your views on the various issues set out above.



8 Town Centres and Retail Development

Issue 17

Town centres and retail development

8.1 Our town centres across the Borough are at the heart of their communities and the Council wants to do what it can through the Local Plan to support their viability and vitality. LPS Policy EG5 identifies the hierarchy of town centres in the Borough and promotes a 'town centre first' approach to retail and other main town centre uses. The LPS states that suitable sites for main town centre uses will be allocated in the SADPD.

8.2 Paragraph 23 of the NPPF identifies a number of things that local planning authorities should do in planning positively for town centres. As well as adopting a 'town centre first' approach, they include defining the extent of town centres and primary shopping areas (based on clearly defined primary and secondary shopping frontages), and to set policies that make clear which uses will be permitted in such locations.

8.3 The Cheshire East Retail Study (2016) provides key evidence that will inform the preparation of additional policies in the SADPD, enabling the Council to implement, locally, these aspects of national planning policy.

8.4 Through the SADPD and its related Policies Map, the Council intends to address the following:

- The allocation of suitable sites for further retail and main town centre uses, reflecting the findings of the 2016 Retail Study.
- Identify boundaries for town centres, primary shopping areas and identify primary and secondary retail frontages with planning policies to enable planning application decisions to be made that support town centre vitality and viability in Principal Towns and Key Service Centres. These policies would underline the continued, important role of retailing to town centres but recognise the need for town centres to continue to strengthen their visitor 'offer' beyond just retail development, including provision for leisure and 'food and drink' uses. LPS Policy EG5 also recognises the important role that residential development can play in ensuring the vitality of centres and the relationship to the 2015 General Development Order, which permits change of use of retail uses to other uses in certain cases.
- Whether other shopping areas should be identified in the SADPD. These could include clusters of local shopping facilities in Principal Towns and Key Service Centres and also shopping areas in Local Service Centres and perhaps in smaller villages where appropriate.
- Whether it is appropriate in the SADPD to include policies that seek to prevent or limit changes of use in town centres and other shopping areas, for example policies that seek to maintain a proportion of ground floor properties in retail use. The Council will need to take account of the Government's changes to 'permitted development' rules that now give greater freedom to change the use of properties in town centres and local shopping



areas without the need to apply for planning permission. This greater flexibility is aimed at keeping properties in active use and reducing the number of vacant properties.

- Taking into account paragraph 26 of the NPPF, whether locally set thresholds should be included in the SADPD for assessing applications for retail, leisure and office development outside of town centres that are not in accordance with the Local Plan.
- The need for further Development Management policies relating to matters including advertisements, amusement centres, shop fronts and security, living above shops and whether policies are required on town centre environmental improvements.
- Policies that provide further detail about the scale of retail and other development that would be appropriate in smaller centres.
- The need for specific policies for other types of retail development e.g. farm shops.

8.5 The SADPD will also promote the continued regeneration of the borough's town centres, drawing from masterplanning and other work to inform its policies. This will include initiatives aimed at stimulating further investment in Macclesfield and Crewe town centres, and in Key Service Centres and Local Service Centres where required. The Council will also consider the need for policies focused on the regeneration of the area around Crewe Railway Station and securing links between the Station and the town centre.

Question 17

Do you think that these are the issues that the SADPD should look to address regarding town centres and retail development? Please let us have your views on the issues raised.

9 Transport and Infrastructure

Issue 18

Transport and other infrastructure

9.1 The provision of necessary infrastructure has to go hand in hand with the provision of the new jobs and homes identified in the LPS. An Infrastructure Delivery Plan has been prepared alongside the LPS setting out the new or improved infrastructure that is needed to enable planned growth to be achieved in line with the LPS's vision and strategic priorities. The term 'infrastructure' carries a wide definition and includes transport, education, health, public utilities, sports facilities and open space amongst other things. LPS Policy SD1 (Sustainable Development) makes it clear that development should provide appropriate infrastructure to meet the needs of local communities.

9.2 Further work will be needed to ensure that the required infrastructure comes forward. There may be a need, for example, to allocate or protect land for certain types infrastructure through the SADPD. We would welcome your views on this and whether there are any particular sites or schemes that you want to highlight to the Council that fall into this category.



This could include local cycling schemes to support the implementation of the Cheshire East Cycling Strategy. The Council is also aware that additional cemetery provision may need to be planned for in the SADPD.

9.3 Development has to address its infrastructure requirements through appropriate contributions. These may be secured through a planning obligation or through the Community Infrastructure Levy (CIL) (at a time when the Council has published a Charging Schedule). It is expected that the SADPD will need to reflect the Council's intention to implement CIL.

Question 18

Are these the transport and infrastructure issues that the SADPD should address? Please give your views on the issues raised. Are there any other transport and infrastructure issues that need to be covered in the SADPD?

10 Recreation and Community Facilities

Issue 19

Recreation and community facilities

10.1 LPS Policy SE6 (Green Infrastructure) notes that open spaces, sport and recreation facilities will be identified on the Policies Map accompanying the SADPD.

10.2 The Council is currently updating its Playing Pitch Strategy and Indoor Facilities Strategy. They will be used to implement LPS policies, particularly Policy SC1 (Leisure and Recreation), Policy SC2 (Indoor and Outdoor Sports Facilities) and Policy SE6 (Green Infrastructure). The Strategies may give rise to the need for land to be allocated in the SADPD for new or improved facilities and other policies to ensure that there is appropriate provision of these important facilities for residents. Further detail may also be needed in the SADPD to inform the requirement for developer contributions towards sports facilities in LPS Policy SE6 and its accompanying Table 13.1 'Open Space Standards'.

10.3 Local Green Space designations can be made within Local Plans or Neighbourhood Plans. These designations identify for special protection green areas of particular importance to local communities. Policies in the LPS and SADPD will seek to protect different types of green spaces such as playing pitches and areas of value for biodiversity. The Council is considering whether to make Local Green Space designations in the SADPD or, alternatively, provide support to Town and Parish Councils to make these designations in their Neighbourhood Plans, where they can be justified by appropriate evidence.



Question 19

Do you agree that these are the issues that the SADPD should address? Are there any other matters that it should cover?

11 Policies Map

Issue 20

Policies Map

11.1 The Policies Map will illustrate the spatial implications of SADPD policies. This will include;

- settlement and other policy boundaries, for example around towns, villages and town centres;
- sites allocated for housing, employment, town centre and other development;
- international, national and local designations including those in the table below; and
- any other important planning considerations that need to be shown on the Policies Map such as flood risk areas and the consultation zone defined around the Jodrell Bank Observatory.

International	National	Local
RAMSAR sites	Historic Parks and Gardens	Local Nature Reserves
Special Protection Areas	Sites of Special Scientific Interest	Regionally Important Geological and Geomorphological Sites (RIGGS)
Special Areas of Conservation	Historic Battlefields	Wildlife Corridors
	Green Belt (see Green Belt Section)	Local Wildlife Sites
	Scheduled Monuments	Area of Archaeological Potential
		Local Landscape Designations
		Conservation Areas
		Local List of Historic Buildings
		Ancient Woodland



International	National	Local
		Priority Habitats
		Nature Improvement Areas
		Open space such as playing pitches, allotments and areas of informal open space

Table 11.1 Approach to Policies Map

Question 20

Do you agree with the proposed approach to the Local Plan Policies Map?

12 Monitoring and Implementation

Issue 21

Monitoring and implementation

12.1 Chapter 16 (Monitoring and Implementation) of the LPS sets out a range of indicators to enable the effect of planning policies to be monitored. They help the Council to understand how policies are performing - whether they are achieving their intended purpose or need to be reviewed. Additional indicators could be added to the Local Plan through the SADPD if they are necessary.

Question 21

- (i) Do any additional monitoring indicators need to be included in the SADPD?
- (ii) If you do, where would the information for the additional monitoring indicators come from?

13 Other Matters

Issue 22

Other matters that the SADPD should address



13.1 This Issues Paper identifies a range of matters that the SADPD is likely to address. If there are other issues that you feel the SADPD should address then please let us know.

Question 22

Are there any other issues that the SADPD should address?

14 Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.



Brownfield land (also known as 'previously developed land')	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Brownfield register	A register identifying previously developed sites that have been assessed by a local planning authority as being suitable for housing development. Preparing, maintaining and publishing a brownfield register is a statutory requirement under the Housing and Planning Act 2016. The Council will be required to publish its first register in 2017.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Areas of special architectural or historic interest.
Custom build	Homes commissioned by and built for an individual or or small group individuals for their own occupation.
Designated Heritage Assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Employment Land	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. It does not include land for retail development.



European site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Green Gap	A current local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.
Green Infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.
Infrastructure Plan	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.
Key Service Centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager,



Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.

Listed Building	A building or structure of special architectural or historic interest. Listed Buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.
Local Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The purpose of Local Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land. The Strategic Green Gaps around the Principal Town of Crewe have been designated in the Local Plan Strategy. The SADPD and/or Neighbourhood Plans will address whether Local Green Gaps are required.
Local Landscape Designation Areas	Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
Local Plan	The plan (which can comprise one or more documents) for the future development of the local area, drawn up by the Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	A development plan document and the first part of the Council's Local Plan. It sets out the overall planning framework for the area. It includes strategic policies and allocations to achieve sustainable development.
Local Planning Authority (LPA)	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National Parks and the Broads Authority are also considered to be Local Planning Authorities.
Local Service Centre (LSC)	The third tier of settlements in the Local Plan's settlement hierarchy after Principal Towns and Key Service Centres. They are planned to accommodate a lower level of development generally reflective of the range of services and facilities that they offer. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury
Local Wildlife Sites	Locally important sites of nature conservation adopted by local authorities for planning purposes.



Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Masterplan	A means of expressing a vision for how a development opportunity site could be designed. Often these are illustrative rather than detailed.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-designated heritage asset	<p>Locally important heritage assets identified by the local planning authority, where there is often a strong local affinity or association:</p> <ul style="list-style-type: none"> • Areas of Local Archaeological Interest (including the Areas of Archaeological Potential and Sites of Archaeological Importance identified in Local Plans) • Buildings of local architectural or historic interest (Local List) • Locally important built assets not on the Local List • Locally significant historic parks and gardens • Other locally important historic landscapes
Open Countryside	The open countryside is defined as the area outside the settlement boundaries of those towns and villages in the Borough identified as Principal Towns, Key Service Centres, Local Services Centres or Villages. Settlement boundaries will be shown on the Proposals Map of the Local Plan.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Out of centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Outdoor Sports facilities	Sports facilities with natural or artificial surfaces (and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas – these facilities may have ancillary infrastructure such as changing accommodation or pavilions.



Planning obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Previously Developed Land	See 'Brownfield land'
Primary shopping area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and secondary frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Priority habitats and species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Registered Battlefield	The Historic England Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.
Registered Parks and Gardens	Historic England compile a register of 'Historic Parks and Gardens'. Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.
Renewable energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).



Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarded Land	Safeguarded Land is land between the urban area and the Green Belt. It aims to protect Green Belt in the longer term by reserving land which may be required to meet longer-term development needs .
Settlement Hierarchy	The Local Plan Settlement Hierarchy is set out in Policy PG2 of the Local Plan Strategy. It categorises settlements into four 'tiers' starting with the Principal Towns of Macclesfield and Crewe, which are considered to be the most sustainable locations for growth. The four 'tiers' are: Principal Towns, Key Service Centres, Local Service Centres and, finally, Other Settlements and Rural Areas.
Scheduled Ancient Monument	A nationally-important site or monument which is given legal protection against disturbance or change.
Self Build	Homes built by individuals or groups of individuals for their own occupation.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Small sites register	A register of small housing sites between 1 and 4 plots in size. The Government signalled in February 2016 through its 'Technical consultation on implementation of planning changes' that it may require councils to produce a small sites register to support development on smaller sites. The aim of the registers would also be to make it easier for developers and individuals interested in self-build and custom housebuilding to identify suitable sites for development, and also encourage more land owners to come forward and offer their land for development.
Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitat Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.



Stepping stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The Local Plan Strategy Policy 4a designates four Strategic Green Gaps between Crewe and Nantwich and between Crewe and its surrounding villages. The purpose of these Strategic Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land.
Strategic Site/Location	An important or essential site/area in relation to achieving the vision and strategic priorities of the Local Plan and which contributes to accommodating the sustainable development planned for over the local plan period.
Supplementary Planning Documents (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of potential policies and proposals to inform the development of the plan.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none"> • Social progress that recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources; and • Maintenance of high and stable levels of economic growth and employment.
Town Centre	Area defined on the local authority's proposals/policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are



identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Wildlife Corridor

Areas of habitat connecting wildlife populations.

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

World Heritage Site

A place that is listed by the United Nations Educational, Scientific and Cultural Organisation as of special cultural or physical significance which the World Heritage Committee considers as having outstanding universal value.



Appendix A Draft Site Allocations Methodology for Gypsy and Traveller Sites

Draft Site Allocations Methodology for Gypsy and Traveller Sites

Introduction

A.1 Meeting the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople is discussed in Section 7 of this Issues Paper. The following outline methodology to determine Gypsy and Traveller and Travelling Showpeople allocations in the SADPD draws from the report prepared by Peter Brett Associates on behalf of the Council '[Gypsy, Traveller and Travelling Showpeople Site Identification Study](#)' (April 2014).⁽⁹⁾

Proposed Stage	Comment
Stage 1 - Call for Sites Stage	Alongside the consultation on the SADPD Issues Paper, there is a Call for Sites including sites to meet the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople.
Stage 2 - Review of information	This stage will collate the Call for Sites information submitted to the Council, alongside a review of: <ul style="list-style-type: none"> Existing authorised sites subject to full, temporary or personal consents or certificates of lawful use Existing unauthorised and 'accepted' sites and encampments Sites considered and the conclusions from previous land studies including the 2014 Gypsy and Traveller and Travelling Showpeople Site Identification Study
Stage 2 - Suitability and Availability Matrix	The application of broad suitability criteria, including absolute constraints, together with an assessment of likely availability. The broad suitability criteria are likely to include: <ul style="list-style-type: none"> Flood risk Environmental designations Green Belt and landscape Contamination and unstable land Noise issues Local amenity and environment Archaeology and conservation Consideration of the site size and location in relation to the existing settlement

9 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Proposed Stage	Comment
Stage 3 - Detailed Site Assessment	Further and more detailed investigation of suitability centred on availability, suitability and deliverability factors noted above and additional criteria related to deliverability including consideration of viability. This stage will also evaluate sustainability appraisal and Habitats Regulations Assessment outcomes.
Stage 4 - identification of proposed sites and delivery options, including phasing	A list of sites with background evidence prepared for public consultation.

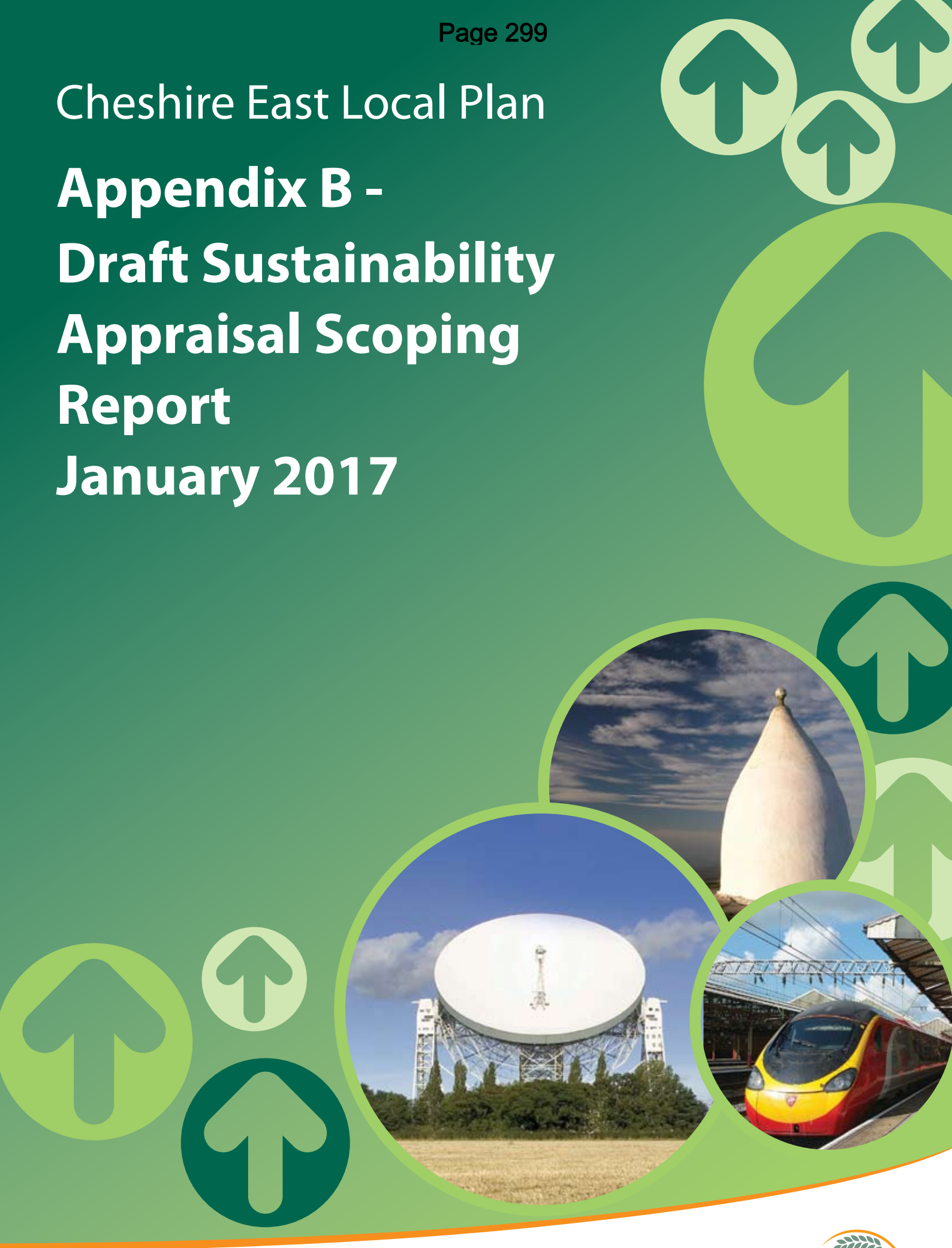
Table A.1 Draft Gypsy, Traveller and Travelling Showperson Site Selection Methodology (SSM)

Question 23

Do you agree with the approach set out above towards identifying sites for Gypsy and Traveller and Travelling Showpeople's accommodation?

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Cheshire East Local Plan
**Appendix B -
Draft Sustainability
Appraisal Scoping
Report
January 2017**





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1 Introduction

What is Sustainability Appraisal?

1.1 Sustainability Appraisal (SA) is a process to assess the social, environmental and economic impacts of a Plan, and is performed alongside the production of the Plan.

1.2 The National Planning Policy Framework (NPPF) (¶6) states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*. It goes on to say that *'there are three dimensions to sustainable development: economic, social and environmental'* (NPPF, ¶7).

1.3 SA is required under:

- The Planning and Compulsory Purchase Act, 2004; and
- The Environmental Assessment of Plans and Programmes Regulations, 2004,⁽¹⁾ which places an obligation on the Council to undertake a Strategic Environmental Assessment on land use and spatial plans.

1.4 The NPPF (¶165) requires that *'a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors'*. Planning Practice Guidance provides clarity on the need for Sustainability Appraisal and Strategic Environmental Assessment in relation to plan development.

1.5 The integrated SA also incorporates the requirements of:

- **Strategic Environmental Assessment:** An assessment of the environmental implications of a Plan. The purpose of this assessment is to *'identify, describe and evaluate the likely significant effects on the environment of, (a) implementing the plan; and (b) reasonable alternatives, taking into account the objectives and geographical scope.'*⁽²⁾ As Strategic Environmental Assessment is integrated into the SA, there is a need to make sure it addresses all the requirements of this process. This is achieved by using a Checklist, available in Appendix C of this Report.
- **Equality Impact Assessment:** A tool for identifying the potential impact of a Plan on those who live, work or access the Borough. The Assessment also makes sure that the Local Plan fulfils the requirements of anti-discrimination and equalities legislation.
- **Health Impact Assessment:** Predicts the health consequences of implementing a Plan. It also identifies ways to enhance positive and minimise or avoid negative health impacts.
- **Rural proofing:** The process of scrutinising a Plan to make sure that impacts on rural areas are fully considered.

1 Which seeks to implement European Union Directive 2001/42/EC – Assessment of the Effect of Certain Plans and Programmes on the Environment, commonly known as the Strategic Environmental Assessment Directive

2 The Environmental Assessment of Plans and Programmes Regulation, 2004



1.6 In addition to the SA, the Local Plan will be subjected to a **Habitats Regulations Assessment (HRA)**. This is required under European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive), and seeks to identify the potential of the Local Plan to impact upon Natura 2000 sites - Special Protection Areas, Special Areas of Conservation and Ramsar Sites. The Council will undertake all the relevant HRA requirements to support the future development of the Site Allocations and Development Policies Document (SADPD) and the Minerals and Waste Development Plan Document (MWDPD).

1.7 SA and other associated forms of appraisal help to make sure that a plan delivers development that balances social, environmental and economic considerations.

What is this Report?

1.8 This Report is the Sustainability Appraisal: Scoping Report of the Local Plan (SA Scoping Report) that updates the previous version published in June 2012. The purpose of this Report is to identify the scope and methodology for the appraisal of the Local Plan and has been produced to make sure that the social, environmental, and economic issues previously identified are up to date.

1.9 The Report will:

- Identify the key social, environmental and economic issues facing Cheshire East;
- Develop a series of social, environmental and economic objectives for Cheshire East, based on the issues facing the Borough and the objectives of national, regional and local plans, policies and programmes; and
- Develop a series of tools for the assessment of the sustainability of the Local Plan.

The Local Plan

1.10 The Local Plan outlines the Development Plan for Cheshire East. It will set out the vision, objectives, spatial strategy, and policies for the development of the area up to 2030. The Local Plan will also assist in the delivery of the Sustainable Community Strategy for Cheshire East.

1.11 The Local Plan for Cheshire East will consist of three key documents, these are: the Local Plan Strategy; the SADPD; and the MWDPD. Further information on the Local Plan is available at: www.cheshireeast.gov.uk/localplan.

Local Plan Strategy

1.12 The Local Plan Strategy is the first, strategic part of the new Local Plan. It sets out planning policies and allocates sites for development up to 2030. Its vision, objectives and strategic policies are overarching and form the basis of the whole Local Plan.

Site Allocations and Development Policies Document

1.13 The SADPD will provide detailed planning policies and allocate sites for future development.



Minerals and Waste Development Plan Document

1.14 The MWDPD will have two main purposes:

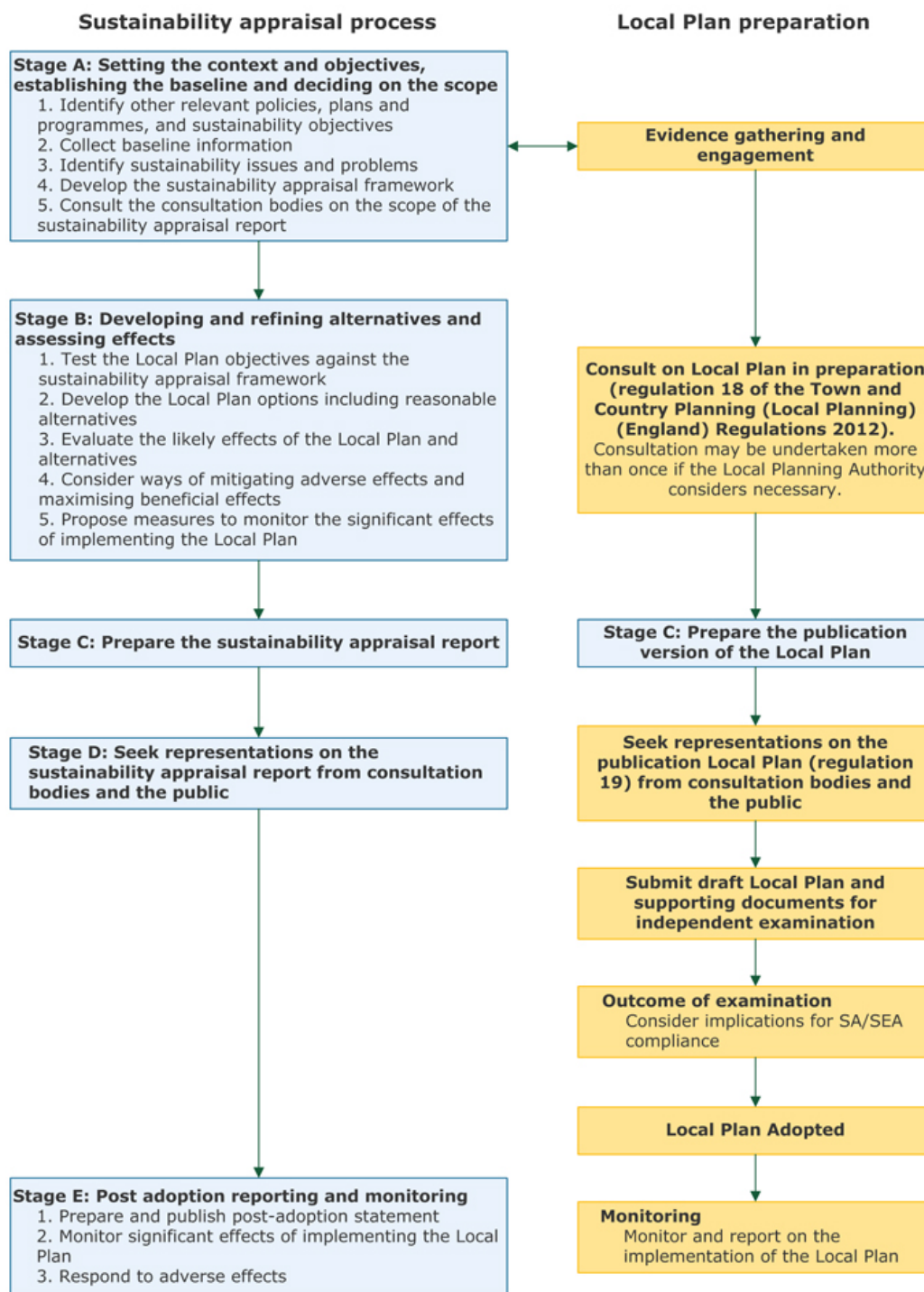
- It will identify mineral and waste site allocations along with establishing Mineral Safeguarding Areas (MSA); and
- It will set out detailed mineral and waste Development Management policies to guide planning application decisions in the Borough, excluding those areas within the Peak District National Park Authority.



2 How is the Sustainability Appraisal performed?

2.1 The SA is performed in five stages, which are carried out alongside the preparation of the Local Plan. The key stages of Local Plan preparation and their relationship with the SA process are shown in Figure 2.1.⁽³⁾

Figure 2.1 SA and Local Plan Stages



³ NPPG Paragraph: 013 Reference ID: 11-013
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580027/sea1_013.Pdf, accessed 12/1/17



3 Stage A1: Related Plans and Policies

3.1 The SA process requires the review of relevant policies, plans and programmes. The purpose of this review is to:

- Identify any external social, environmental or economic objectives that should be taken into account in the SA.
- Identify other external factors, including sustainability issues, which might influence the preparation of the Local Plan.
- Determine whether other policies, plans and programmes might give rise to cumulative effects, either positive or negative, when combined with the Local Plan.
- Make sure that the Local Plan and its SA are in line with the requirements of relevant policies, plans and programmes and through this identify inconsistencies or constraints that will need to be addressed.
- Identify sustainability objectives, key indicators, and baseline data that should be reflected in the SA.
- Suggest ideas as to how any constraints can be addressed, and to help identify the sustainability objectives.

3.2 A detailed list of policies, plans and programmes that have been identified as part of this review are identified in Appendix A of this Report, and include national, regional and local policies, plans and programmes. The large range of international plans are considered to have been covered by national plans. Table 3.1 Includes a list of the regional/sub-regional and local policies, plans, and programmes that are reviewed in Appendix A of this Report.

Table 3.1 Regional/Sub-Regional and Local Policies, Plans and Programmes

Regional/Sub-Regional Policies, Plans and Programmes
Cheshire and Warrington Matters: A Strategic and Economic Plan for Cheshire and Warrington (Cheshire and Warrington Enterprise Partnership) (2014)
Unleashing the Potential of Cheshire and Warrington - Draft Sub-Regional Strategy (2010)
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2014)
North West River Basin District River Basin Management Plan (2015)
Countdown - The Cheshire Region Biodiversity Action Plan
The North West Regional Forestry Framework (2005)
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)
Cheshire Regional Local Geodiversity Action Plan (2004)
Cheshire Landscape Character Assessment (2009)
Cheshire Historic Landscape Characterisation Project (2007)
Nationally, Regionally and Sub Regionally Significant Waste Management Facilities
Low Carbon and Environmental Goods and Services Sector Strategy for England's Northwest (2010)
Sports Sector Strategy for England's Northwest 2010 to 2020
Local Plans of adjacent Authorities
Local Transport Plans (full and implementation plans) of adjacent Authorities



Regional/Sub-Regional Policies, Plans and Programmes
Joint Municipal Waste Strategy 2007 to 2020
Cheshire Sub-Regional Housing Strategy 2009-2012 (2009)
Local Policies, Plans and Programmes
Ambition for All - The Cheshire East Sustainable Community Strategy 2010
Corporate Plan 2016 to 2020 - Cheshire East Council
Cheshire East Local Transport Plan (2011)
Cheshire East Local Transport Plan: Implementation Plan (2011)
Cheshire East Rights of Way Improvement Plan (2011)
Rights of Way Improvement Plan Implementation Plan 2015
Economic Development Strategy for Cheshire East (2011)
Cheshire East Local Economic Assessment (2011)
Cheshire East Housing Strategy: Moving Forward 2011 to 2016 (2011)
Cheshire East Council Homelessness Strategy 2014 to 2017 (2014)
Local Air Quality Action Plan (2011)
Local Air Quality Strategy for Cheshire East Council (2011)
Draft Cheshire East Cycling Strategy (2015)
Cheshire East Visitor Economy Strategy (2011)
Macclesfield Economic Masterplan (2010)
All Change for Crewe (2010)
Crewe Civic and Cultural Quarter (2013)
Macclesfield Town Centre Vision (2014)
Parish Plans produced in Cheshire East
Village Design Statements produced in Cheshire East
Neighbourhood Plans made in Cheshire East
Local Area Partnerships
All Change for Crewe: High Growth City (2013)
Macclesfield Heritage and Cultural Strategy (2014)
Macclesfield Brownfield Land Initiative - Delivery Strategy
Cheshire East Local Plan Evidence Base documents
Crewe Town Centre Regeneration Delivery Framework for Growth (2015)
Waste Management Needs Assessment for Cheshire East Council (2014)
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)
Minerals Sites and Areas Assessments (2015)



4 Stage A2: Baseline Information

4.1 The SA process requires the collection of baseline information focusing on the social, economic and environmental characteristics of the Borough. This information is collected in order to:

- identify current baseline conditions in the area;
- find out trends in the data for the area;
- identify sustainability problems and opportunities;
- identify ways of dealing with problems and taking opportunities that exist in the area;
- predict likely effects resulting from the implementation of the Plan; and
- inform the development of the Local Plan.

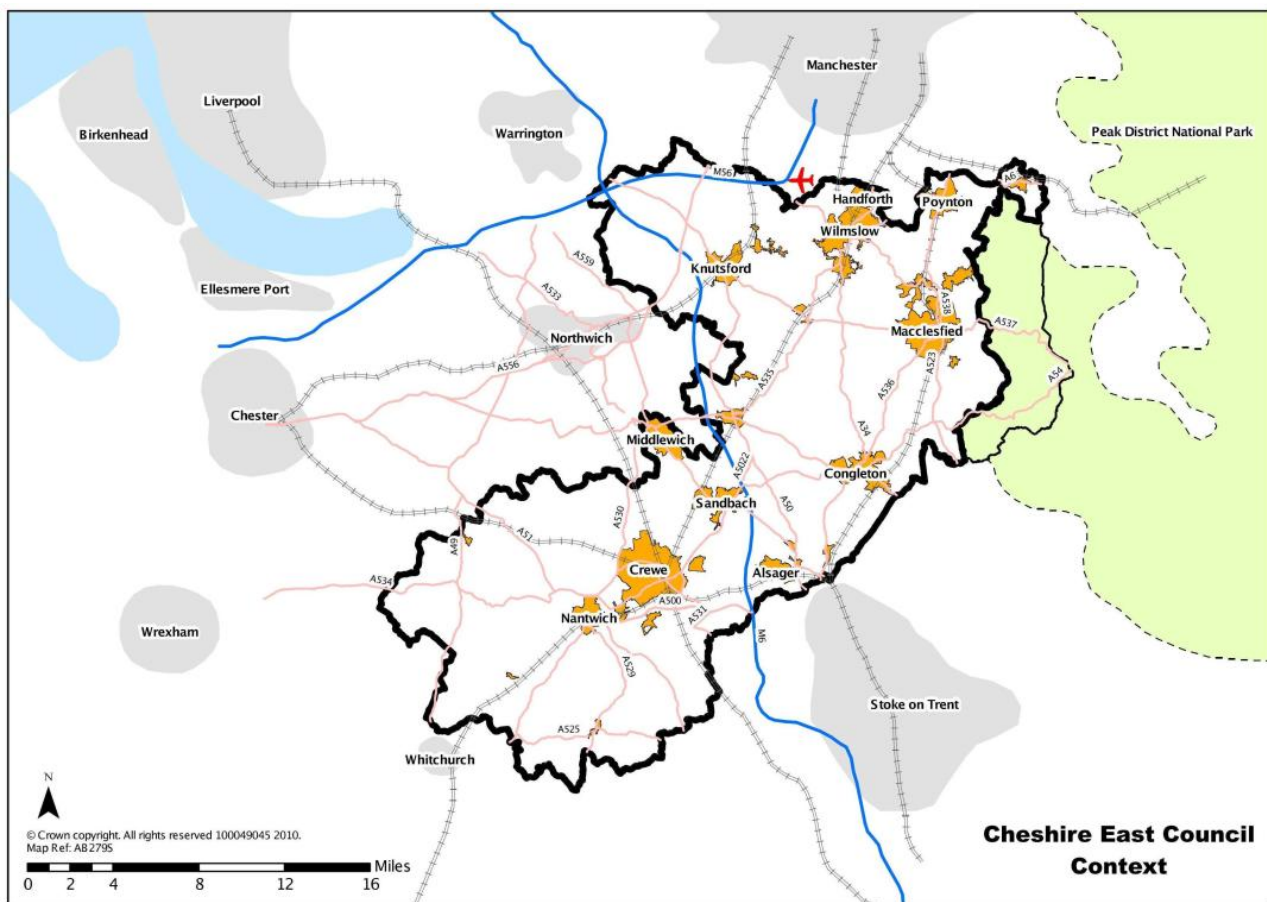
4.2 Once the Local Plan is implemented, selected baseline data will also provide the basis for monitoring the sustainability effects resulting from the plan. This list is subject to revision as the plan progresses. Monitoring is performed to enable a clearer understanding of how situations are changing and will assist in identifying problems and alternative ways of dealing with them.

4.3 The baseline data collected for Cheshire East has been classified into nine categories, reflecting key areas for consideration identified in the Strategic Environmental Assessment guidance. These are:

- Biodiversity, Flora and Fauna
- Population and Human Health
- Water and Soil
- Air
- Climatic Factors
- Transport
- Cultural Heritage and Landscape
- Social Inclusiveness
- Economic Development

4.4 The Borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, Shropshire and The Potteries conurbation to the south, and the Peak District National Park to the east.

Figure 4.1 Cheshire East Location Map



4.5 Cheshire East contains four categories of settlement; Principal Towns, Key Service Centres, Local Service Centres, and Other Settlements and Rural Areas.

4.6 The two Principal Towns are Crewe and Macclesfield; the Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow; the Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury; the Other Settlements and Rural Areas are the remaining settlements/areas in the Borough.

Biodiversity, Flora and Fauna

4.7 The Borough benefits from a diverse range of flora and fauna, much of which require conservation due to threats to their numbers nationally. Some of the most significant can be found in Table 4.1 (2011).⁽⁴⁾

Table 4.1 Biodiversity Action Plan species in Cheshire (Cheshire East, Cheshire West and Chester, Halton, Wirral and Warrington)

Category	Species/Habitats
Amphibians	Great Crested Newt and Natterjack Toad
Reptiles	Adder and Slow-worm

4 [Cheshire Region Biodiversity Partnership](#)



Category	Species/Habitats
Invertebrates	(Bees and Wasps: Sand Wasp, Cuckoo Bee and The Vernal Colletes, Mining Bee), Belted Beauty, Club-Tailed Dragonfly, Depressed River Mussel, Dingy Skipper, Downy Emerald, Lesser Silver Water Beetle, Mud Snail, Ringlet, Sandhill Rustic, Small Pearl-bordered Fritillary, Spotted Yellow/Black Leaf Beetle, Variable Damselfly, White Clawed Crayfish and White Letter Hairstreak.
Birds	Barn Owl, Black Necked Grebe, (Farmland Birds: Bullfinch, Corn Bunting, Grey Partridge, House Sparrow, Lapwing, Linnet, Reed Bunting, Skylark, Song Thrush, Starling, Tree Sparrow and Yellowhammer) and Spotted Flycatcher.
Mammals	Atlantic Grey Seal, (Bats: Common Pipistrelle, Soprano Pipistrelle, Noctule, Brown Long Eared, Whiskered and Brandts, Daubentons, Leislars, Natterers and Serotine), Brown Hare, Dormouse, Harvest Mouse, Otter, Polecat, and Water Vole.
Plants	Black Poplar, Ivy-leaved Water-crowfoot, Rock Sea-lavander, Bluebell, Mackay's Horsetail, Isle of Man Cabbage and River Water-Crowfoot.
Habitats	Hedgerows, Woodland, Arable Field Margins, Coastal & Floodplain Grazing Marsh, Coastal Sand Dune, Coastal Saltmarsh, Dry Stone Walls, Lowland Fen, Gardens & Allotments, Heathland, Lime beds, Lowland Raised Bog, Wood-Pasture and Parkland, Meres, Intertidal Mudflats, Ponds, Reedbeds, Roadside Verges, Traditional Orchards, Unimproved Grassland, and Waxcap Grasslands.

4.8 The flora and fauna exist in a range of varying environments, many of which have received some form of environmental designation in recognition of their importance.

4.9 The most prominent environmental designations in Cheshire East are:

- 414 **Local Wildlife Sites** (2013) - Locally valued sites of biological diversity;⁽⁵⁾
- 21 **Local Geological Sites** (2013) - Locally valued sites of geological or geomorphological value;⁽⁶⁾
- Eight **Local Nature Reserves** (2016) - Locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain;⁽⁷⁾
- 33 **Sites of Special Scientific Interest** (2015) - Nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country;⁽⁸⁾
- Two **National Nature Reserves** (2014) - Nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain;⁽⁹⁾
- One **Special Protection Area** (SPA) (2016) - Designated as a result of its importance as a habitat for rare and vulnerable birds and is of international importance;⁽¹⁰⁾
- Two **Special Areas of Conservation** (SAC) (2016) - Designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued;⁽¹¹⁾

5 Cheshire East Council - Environmental Planning

6 Cheshire East Council - Environmental Planning

7 [Natural England](#)

8 [Natural England](#)

9 [Natural England](#)

10 [Joint Nature Conservation Committee](#)

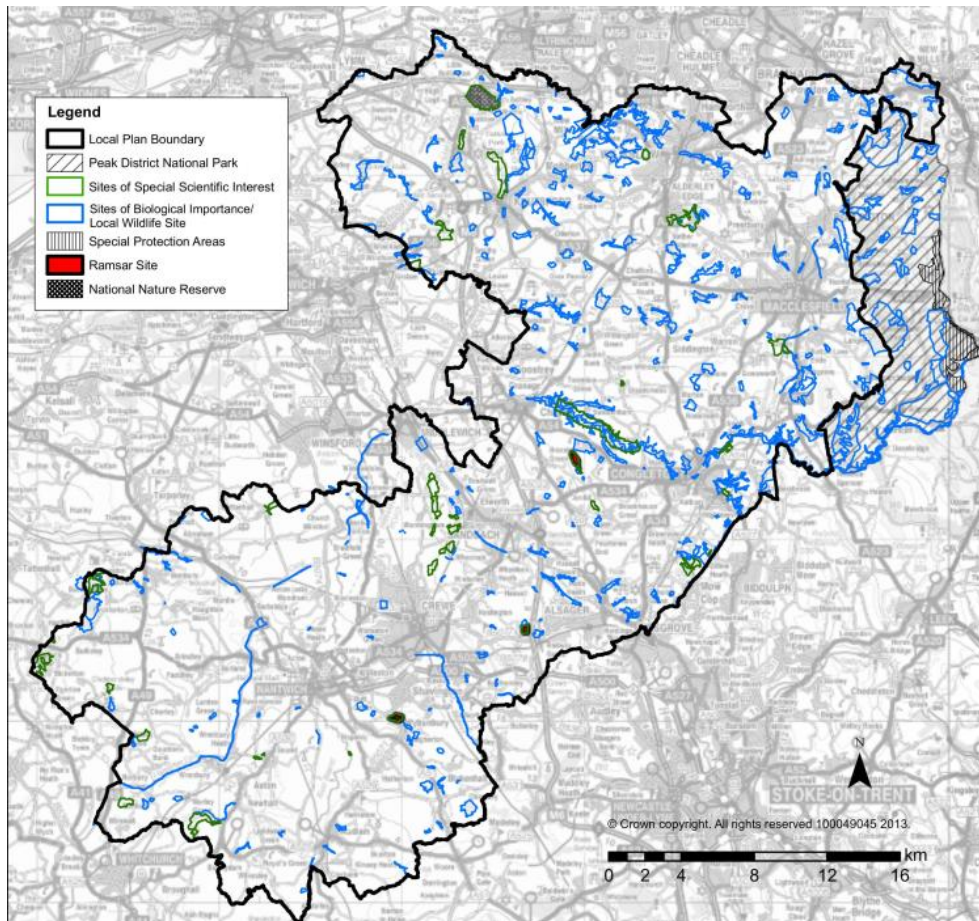
11 [Joint Nature Conservation Committee](#)



- Three **Ramsar** designations (2016) - Wetlands of international importance designated under the Ramsar Convention;⁽¹²⁾ and
- One **National Park** designation (2016) at the Peak District National Park - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value.⁽¹³⁾

4.10 The distribution of key environmental designations is illustrated in Figure 4.2.

Figure 4.2 Key Nature Conservation Sites in Cheshire East



4.11 There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan:⁽¹⁴⁾

- Hydrological changes
- Inappropriate water levels
- Water pollution
- Managed rotational burning
- Low breeding success/poor recruitment
- Inappropriate management practices
- Public access/disturbance
- Air pollution: impact of atmospheric nitrogen distribution

¹² [Joint Nature Conservation Committee](#)

¹³ [Peak District National Park](#)

¹⁴ [Site Improvement Plans by Region, Natural England](#)



- Wildfire/arson
- Vehicles
- Overgrazing
- Undergrazing
- Invasive species
- Changes in species distributions
- Inappropriate scrub control
- Game management: pheasant rearing
- Forestry and woodland management
- Habitat fragmentation
- Fertiliser use
- Inappropriate weirs, dams and other structures
- Disease
- Climate change
- Direct impact from third party
- Planning permissions
- Peat extraction
- Siltation

Summary of future baseline

4.12 Habitats and species have the potential to come under increasing pressure from the provision of new housing, employment and infrastructure in the Borough, including at designated sites. This could include from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats will be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Population and Human Health

4.13 Cheshire East has a population of 374,200 (2014); 51 per cent (190,900) are female and 49 per cent (183,200) are male.⁽¹⁵⁾ The Borough has a population density of 3.1 people per hectare.⁽¹⁶⁾

4.14 Cheshire East has a lower proportion of its population aged 15 to 34 and higher proportion of people aged over 65 than the average for England and Wales (2011). The statistics indicate that Cheshire East has an ageing population.⁽¹⁷⁾

4.15 Using 2010 population data, it is expected that Cheshire East's population will increase by 58,100 between 2010 and 2030 leading to an overall population figure of 427,100.⁽¹⁸⁾

¹⁵ [Office for National Statistics](#)

¹⁶ [Office for National Statistics](#)

¹⁷ [Office for National Statistics](#)

¹⁸ [Population projections produced by Opinion Research Services \(ORS\) for the Cheshire East Housing Development Study 2015, ORS, June 20125 \(Local Plan Exam Library ref \[PS E033\]\)](#)



4.16 There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6 per cent of residents are White British, a further 3.2 per cent are from Other White groups, 1.6 per cent are Asian/Asian British, 0.4 per cent are Black/Black British, and 1.2 per cent are Chinese or Other Ethnic groups.⁽¹⁹⁾

4.17 In relation to religion, between 2001 and 2011 the proportion of Christians and Other religions has decreased, and the proportion of Hindus, Muslims, and Sikhs has increased.⁽²⁰⁾

4.18 In 2015, the health of people in Cheshire East was generally more varied than the England average. Deprivation is lower than the England average, however 7,700 children still live in poverty. Life expectancy for both men and women is higher than the England average. However, life expectancy is 9.0 years lower for men and 7.3 years lower for women in the most deprived areas of Cheshire East than in the least deprived Lower Super Output Areas.⁽²¹⁾

4.19 Between 2013 and 2014, 15.6 per cent of year 6 children in Cheshire East were considered to be obese; this is an increase on the 15.1 per cent classified in 2012 to 2013.⁽²²⁾

4.20 An estimated 17.3 per cent of adults smoke (2013) and 23.8 per cent are obese (2012).⁽²³⁾ In 2013 56.2 per cent of adults were physically active, which is slightly lower than the regional average.⁽²⁴⁾

4.21 The rate of new cases of malignant melanoma is worse than the England average. Early deaths from cardiovascular diseases and early deaths from cancer are better than average.⁽²⁵⁾ However, the rate of road injuries and deaths is higher than the North West and England,⁽²⁶⁾ possibly as a result of the high dependency on the private car.⁽²⁷⁾

Summary of future baseline

4.22 Population increases experienced in the Borough are likely to continue. Population trends will result in a further increase in the proportion of older people in the Borough.

4.23 Broadly speaking, the health of the population in the Borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to lead to effects on health and wellbeing over the longer term.

4.24 Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

4.25 The Borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

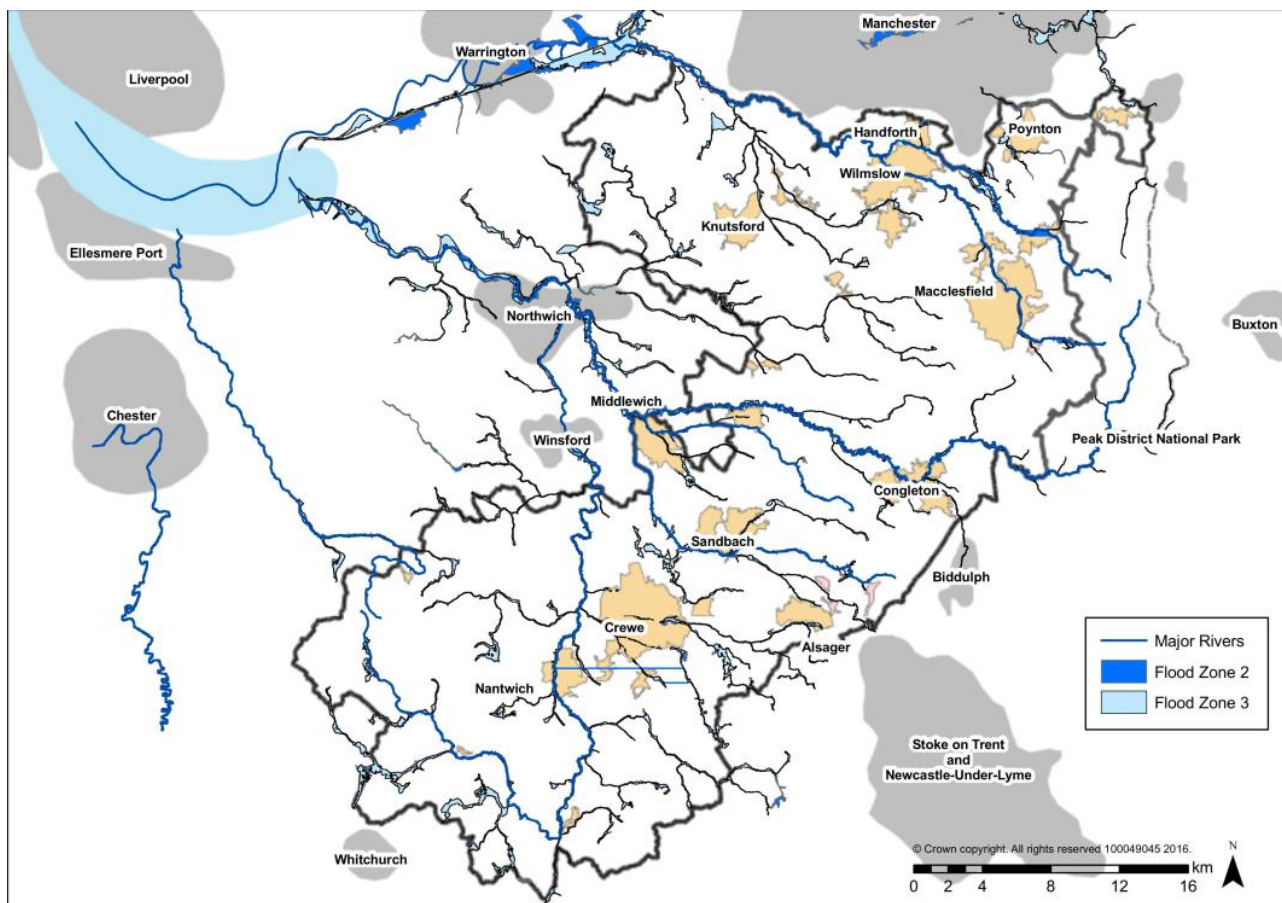
19 [Office for National Statistics](#)
 20 [Office for National Statistics](#)
 21 [Public Health England](#)
 22 [Public Health England](#)
 23 [Public Health England](#)
 24 [Public Health England](#)
 25 [Public Health England](#)
 26 [Public Health England](#)
 27 [Office for National Statistics](#)



Water and Soil

4.26 Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the Borough. Some of the larger rivers in the Borough include the Weaver, Wheelock, Croco, Dean, Bollin and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure 4.3.

Figure 4.3 Main Rivers and Areas of Flood Risk in Cheshire East



4.27 Cheshire East is located in two river catchment areas; these are the Weaver/Gowy and the Upper Mersey. There are priority issues outlined in the North West River Basin District River Basin Management Plan (2015) for both river catchment areas:⁽²⁸⁾

- Weaver/Gowy - pollution from rural areas, waste water, and physical modifications
- Upper Mersey - diffuse pollution (urban and rural), pollution from waste water, and physical modifications

4.28 Ecological river quality has appeared to decline between 2014 and 2015 falling from 85 per cent good and 4 per cent fail to 31 per cent moderate, 46 per cent poor and 23 per cent bad. Chemical river quality has improved between 2014 and 2015 increasing from 15 per cent to 100 per cent good.⁽²⁹⁾

²⁸ [Defra and Environment Agency](#)

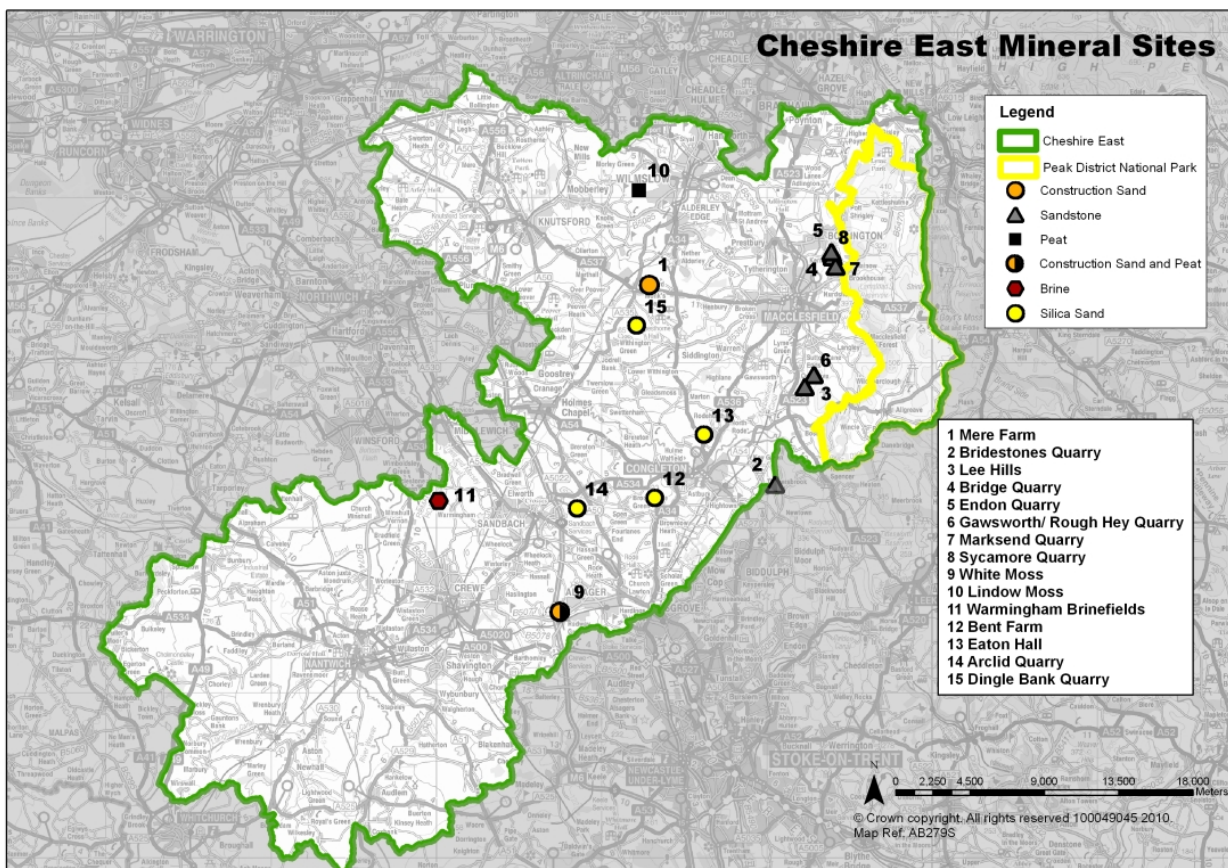
²⁹ [Environment Agency](#)



4.29 According to United Utilities, Cheshire East is divided into two water extraction areas; the South and West, and the North and East, with water extracted from a mixture of boreholes and surface water sources. The diverse sources of water used in the Borough mean that changes to water usage can have implications beyond the Borough boundary.

4.30 Mineral resources currently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat. Permitted extraction sites are situated across the Borough.⁽³⁰⁾ The location of these sites is indicated in Figure 4.4.

Figure 4.4 Mineral Sites in Cheshire East (2011)



4.31 From 2012 sales of sand and gravel have increased steadily until 2014, which experienced a substantial rise (equating to a rise of 307 per cent) followed by a 9.3 per cent increase in 2015. Prior to this (2008 to 2011) a marked decline was experienced with some of this decline attributed to the wider economic downturn of 2008/2009 and consequential reduction in construction activity and demand for aggregates. It is not yet possible to monitor long term sales patterns in Cheshire East as a former Cheshire sub-region. Crushed rock sales have increased from 0.001mt in 2014 to 0.002mt in 2015. Sales from the sub-region are consistently very low owing to the material being low grade and is largely used as dressing stone.⁽³¹⁾

30 Cheshire East Council - Spatial Planning

31 Annual Monitoring Report 2016 for North West Aggregate Working Party Data to December 2015.



4.32 Cheshire East (10.9 per cent) has proportionately more Grade 1 and 2 land than the North West (7.4 per cent), but less than England (17.4 per cent). In terms of Grade 3 land however, Cheshire East (67.4 per cent) has proportionately more than both the North West (34.8 per cent) and England (49.6 per cent).⁽³²⁾ In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

4.33 In 2014/15, the total amount of household waste generated in Cheshire East was 181,268 tonnes; a slight increase on the previous year, of which about 57 per cent was sent for recycling and composting.⁽³³⁾

4.34 The average amount of household waste collected per head of population in Cheshire East in 2014/15 was 483kg. This represents a 2.1 per cent increase across a 3 year monitoring period. In 2014/15, 100 per cent of Cheshire East households were served by the kerbside collection of at least two recyclables.⁽³⁴⁾

Summary of future baseline

4.35 Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the Council should seek to use areas of poorer agricultural land in preference to those of higher quality.

4.36 Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. However, potential population increases within the Borough may increase pressures on recycling and waste management facilities. Furthermore, Defra's estimation for waste growth shows that national waste growth and estimates of future waste arisings expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

4.37 Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent as a result of climate change.

4.38 Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area.

Air

4.39 There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

32 [Cheshire East Council - Report on the Role of the Best and Most Versatile Land in Cheshire East. Local Plan Exam Library Ref \[PC B025\]](#)

33 Cheshire East Council - Recycling and Waste Performance Statistics

34 Cheshire East Council - Spatial Planning/Department for the Environment, Food and Rural Affairs



4.40 Those areas with the poorest air quality must be declared as Air Quality Management Areas. Following this declaration the Local Authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

4.41 In Cheshire East there are 13 Air Quality Management Areas (2015).⁽³⁵⁾ These are shown in Table 4.2.

Table 4.2 Air Quality Management Areas in Cheshire East

Air Quality Management Areas			
A556 Chester Road, Mere	A523 London Road, Macclesfield	A34 West Road, Congleton	Nantwich Road, Crewe
A50 Manchester Road, Knutsford	A34 Lower Heath, Congleton	M6 Cranage, Nr. Holmes Chapel	Earle Street, Crewe
A6 Market Street, Disley	A54 Rood Hill, Congleton	A5022/A534, Sandbach	Wistaston Road, Crewe
			Hospital Street, Nantwich

4.42 One of the main causes of air pollution in Cheshire East is from transport. Car and van ownership in Cheshire East is significantly higher than that for the North West and England,⁽³⁶⁾ whilst the distances travelled to work are also high (2011).⁽³⁷⁾

Summary of future baseline

4.43 New housing and employment provision in the Borough and sub-regionally has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated Air Quality Management Areas.

Climatic Factors

4.44 Climate change is the formal term given to the fluctuation of the Earth's temperature. Although it naturally fluctuates, during the last 100 years or so, the lowest parts of the atmosphere have warmed up on average by about 0.6°C; this represents a rapid increase beyond that expected of normal climatic fluctuations.

4.45 This rapid increase in temperature coincides with increased levels of greenhouse gases in the atmosphere resulting from the combustion of fossil fuels for energy and transportation. Due to this a number of targets have been set for the reduction of carbon dioxide emissions (the most abundant greenhouse gas).

4.46 Between 2010 and 2013, the amount of carbon dioxide emissions have fluctuated, but was lower in 2013 than in 2010, as indicated in Table 4.3.⁽³⁸⁾

35 Cheshire East Council - Air Quality Team

36 [Office for National Statistics](#)

37 Table DC7701EWIa (Method of travel to work (2001 specification) by distance travelled to work), 2011 Census, Office for National Statistics. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.

38 Local and Regional Carbon Dioxide Emissions Estimates for the UK. Produce by RICARDO-AEA and Aether for the Department for Energy and Climate Change, June 2015

Table 4.3 Emissions of Carbon Dioxide (CO₂)

Sector	2010	2011	2012	2013
Industrial and commercial	1,116kt CO ₂	1,026kt CO ₂	1,124kt CO ₂	1,070kt CO ₂
Domestic	986kg CO ₂	855kg CO ₂	921kg CO ₂	901kg CO ₂
Road transport	1,223kg CO ₂	1,197kg CO ₂	1,191kg CO ₂	1,180kg CO ₂
Land use, land use change & forestry	45kg CO ₂	44kg CO ₂	42kg CO ₂	41kg CO ₂
Total	3,370kg CO₂	3,123kg CO₂	3,277kg CO₂	3,191kg CO₂

4.47 Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building uses and improved build standards) and reducing emissions from transport (encouraging modal shift and reducing need to travel).

4.48 Improvements have already been achieved to build standards, linked to changes to building regulations. During the 2014/15 monitoring period, the average SAP rating received by new build dwellings across Cheshire East was 81.0; this compares to 82.3 in the 2013/14 monitoring period. This is significantly higher than the average for existing dwellings across Cheshire East of 55.⁽³⁹⁾

4.49 However, the reliance on private transport remains high, with the estimated miles driven by vehicles increasing between 2012 and 2014 from 2,163,529 vehicle miles to 2,255,026 vehicle miles.⁽⁴⁰⁾

Summary of future baseline

4.50 Climate change has the potential to increase the occurrence of extreme weather events in the Borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. Carbon dioxide emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This includes relating to transport, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the Borough may lead to increases in overall emissions if efficiency measures do not keep pace.

Transport

4.51 The extensive road network in the Borough includes the M6, which runs north to south through the centre of Cheshire East and the M56 running east to west. The M56 links to the M6 in the north of the Borough. There are also 14 primary 'A' roads in Cheshire East.

4.52 The rail network is accessible from 22 railway stations across the Borough, located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

39 Cheshire East Council - Civicance

40 [Department for Transport](#)



4.53 Over the last three years the number of vehicle travel miles has increased from 2,163,529 thousand vehicle miles in 2012 to 2,255,026 thousand vehicle miles in 2014.⁽⁴¹⁾

Summary of future baseline

4.54 Given the rural nature of the majority of the Borough and high levels of car ownership, the car is likely to remain a dominant form of transport in the Borough over the coming years. New housing and employment provision also has the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the Borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

Cultural Heritage and Landscape

4.55 Cheshire East contains a valued, varied and unique heritage, which includes a number of cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic Parks and Gardens and Jodrell Bank Radio Telescope.

4.56 Formal cultural designations in Cheshire East include:

- **76 Conservation Areas** of varying size and scale (2016) - Designated as a result of the special character of development that has taken place in them. In and adjoining these Areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance;⁽⁴²⁾
- **Listed Buildings** (2016) - Those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other Listed Buildings. There are 2,641 listings covering a number of different gradings;⁽⁴³⁾
- **106 Scheduled Monuments** (2016) - Historically important sites and monuments;⁽⁴⁴⁾
- **17 historic Parks and Gardens** (2016) - Viewed as a distinctive and much cherished part of our inheritance;⁽⁴⁵⁾
- **Ten areas of archaeological potential** (2015) - Parts of the country where it is deemed likely that buried archaeology has survived;⁽⁴⁶⁾ and
- **One registered battlefield** (2016) - Designated as a result of the importance of events that took place there.⁽⁴⁷⁾

4.57 Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing a number of meres, ponds and marshes; however variety is provided as a result of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west.

41 [Department for Transport](#)

42 Cheshire East Council - Environmental Planning

43 [Historic England](#)

44 [Historic England](#)

45 [Historic England](#)

46 Cheshire East Council - Environmental Planning

47 [Historic England](#)



4.58 Much of the northern part of the Borough, and a smaller area to the east, lies in the Green Belt. Green Belt is intended to prevent urban sprawl, protect the countryside and assist in the regeneration of urban areas. Cheshire East has 40,730ha of land designated as Green Belt (2015).⁽⁴⁸⁾

4.59 Green Gap is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,284.94ha of land identified as Green Gap in the south of the Borough (2016).⁽⁴⁹⁾

Summary of future baseline

4.60 New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance.

4.61 New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

Social Inclusiveness

4.62 In 2014, Cheshire East contained 168,360 dwellings.⁽⁵⁰⁾ Of these, 89.2 per cent were private sector, 11.6 per cent were operated by a private registered provider and 0.1 per cent were owned by the Local Authority.⁽⁵¹⁾

4.63 The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to 1,800 dwellings per year.⁽⁵²⁾

4.64 House prices across Cheshire East started to increase from 2013, with the mean overall house price being £159,700 in February 2016, compared to £117,100 in the North West.⁽⁵³⁾

4.65 The Index of Multiple Deprivation data (IMD 2015) combines a number of economic, social and environmental based indicators to assess and identify levels of deprivation in a particular area. IMD 2015 show that Cheshire East is one of the least deprived Local Authorities in the Country, reflected in the national rankings, which highlights that it is 223rd out of 326 Local Authorities.⁽⁵⁴⁾

48 [Department for Communities and Local Government](#)

49 Cheshire East Council - Spatial Planning

50 [Department for Communities and Local Government](#)

51 [Department for Communities and Local Government](#)

52 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)

53 Land Registry House Price Index up to February 2016 (published in March 2016)

54 Index of Multiple Deprivation from the 2015 Indices of Deprivation, Department for Communities and Local Government, Sept 2015



Summary of future baseline

4.66 The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Local Plan. However, without interventions, the affordability, suitability and quality of housing in the Borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

Economic Development

4.67 The Borough has a job density of 0.92 jobs per person (2014). This is higher than the average job density for both the North West and Great Britain.⁽⁵⁵⁾

4.68 Cheshire East performs better than the regional and national averages in terms of skill levels, with 40.4 per cent of residents having received NVQ level 4 (degree level) or above, compared to 30.9 per cent in the North West and 36.0 per cent in Great Britain.⁽⁵⁶⁾

4.69 The percentage of people employed in professional occupations is significantly higher than in the North West and Great Britain, with sales and customer service occupations having the lowest percentage.⁽⁵⁷⁾ The percentage of residents in employment is higher than both the regional and Great Britain average, with the percentage unemployed being lower.⁽⁵⁸⁾ This is, perhaps, reflected in the low percentage of Jobseeker's Allowance claimants compared to both the North West and Great Britain averages.⁽⁵⁹⁾

4.70 In Cheshire East 29,183 people travel over 20km to work (2011), which equates to 16.0 per cent of the population, and is significantly higher than for the North West (11.4 per cent) and England (13.6 per cent).⁽⁶⁰⁾

Summary of future baseline

4.71 The District has significantly larger proportions of people in professional occupations, and significantly fewer in sales and customer service occupations when compared to regional and national averages; this trend is likely to continue in the absence of a major shift in the nature of the local economy.

4.72 The rural economy will continue to play a large part in the economic vitality of the Borough.

4.73 The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

4.74 An increasing trend of homeworking, self-employment and home based businesses is likely to have influence on the Borough's economic landscape in forthcoming years.

55 Jobs density data, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright
 56 Annual Population Survey, Jan-Dec 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 57 Annual Population Survey, Oct 2014 - Sept 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 58 Annual Population Survey, Oct 2014 - Sept 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 59 Jobseeker's Allowance Count, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 60 Table DC7701EW1a (Method of Travel to work (2001 specification) by distance travelled to work), 2011 Census, Office for National Statistics. ONS Crown Copyright 2016. ONS Licensed under the Open Government Licence v. 1.0.



Conclusion

4.75 The baseline data collected provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

4.76 The baseline data highlights a number of areas where policies may be produced along with issues that should be considered to make sure the social, economic and environmental benefits outweigh the negatives.

Difficulties in collecting data and limitations of the data

4.77 Ideally the baseline information would be entirely up to date, unfortunately due to a combination of the time it takes to collate data and data availability, this has not been possible. As far as possible the most up to date information has been used for each set of data provided.



5 Stage A3: (Part 1) Issues

5.1 The SA process requires the identification of environmental, economic and social issues affecting Cheshire East. This is informed by information from a range of sources including:

- Issues and objectives identified in relevant plans and policies.
- Baseline data for Cheshire East.
- Community and stakeholder consultation.

5.2 The social, environmental and economic issues identified in the SA will inform the development of the SA Framework and the scope of the Local Plan.

5.3 The key sustainability issues identified in Cheshire East are found in Table 5.1.

Table 5.1 Key Sustainability Issues

Key Sustainability Issues	
Social	
1	Cheshire East has an older age profile than the UK as a whole, which is exacerbated by the attractiveness of the area as a retirement destination. This will have implications for the types of development and services that will be required to meet the needs of society.
2	Deprivation across Cheshire East is lower than average, however there are pockets of deprivation throughout the Borough.
3	There is a need to make sure that Cheshire East has a good standard of equality and social inclusion.
4	There are some significant health inequalities between parts of Cheshire East.
5	The housing needs of Cheshire East are diverse, creating demand for a variety of housing types, tenures and affordability.
6	There is a need to make sure that vibrant rural communities are maintained.
7	Residents of Cheshire East have a high reliance on private transport; this must change by reducing the need to travel and promoting and encouraging sustainable forms of transport, especially walking, cycling and public transport.
8	The ability to easily access jobs, public transport, and services and facilities needs to be increased throughout Cheshire East. This will contribute to the creation of sustainable and more self-contained communities and reduce the need to travel by private vehicle.
9	Although Cheshire East is a safe place, there are some crime hot-spots and areas where public confidence in community safety needs to be improved.
10	There is a need to provide the infrastructure, services, and facilities to sustain the existing and future communities of the Borough.
Environmental	
11	The world's climate is changing, which is likely to have implications for Cheshire East in the short, medium and long term. The causes and effects of climate change should be reduced and adapted to where possible.
12	Water is increasingly recognised as an important resource that needs to be managed. Therefore, there is a need to manage water quality, quantity, and flood risk to make sure that supply can meet demand, and that the risk of flooding is minimised.
13	Cheshire East has a number of Air Quality Management Areas, leading to concern about air quality in general.



Key Sustainability Issues	
14	There is a need to conserve and enhance the biodiversity and geodiversity of the Borough, particularly those sites and species that are designated.
15	Agricultural land quality in Cheshire East is below both the regional and national averages. However, there is a need to retain the most productive agricultural land available in the Borough to maintain local food production and support the agricultural sector.
16	There is a need to conserve and enhance the Borough's heritage assets, particularly those that are designated.
17	The average consumption of both gas and electricity in Cheshire East are above the regional and national averages. This increases the need to promote energy efficiency and the use of renewable energy technologies in new and existing development.
18	The amount of waste produced by each household in Cheshire East is relatively high. Although a large percentage is recycled, the amount of residual waste remains an issue. There is a need to provide the infrastructure to manage this waste sustainably.
19	Mineral extraction is an important part of the local economy, additionally a number of local resources are of national importance. However, promotion of more efficient use and recycling of materials needs to be increased to reduce the need for virgin materials and manage the implications of their extraction.
20	The re-use or redevelopment of previously developed land, buildings and infrastructure should be prioritised over development of greenfield sites. However, it must be recognised that certain previously developed sites form valuable ecosystems and may be more beneficial retained to enhance the biodiversity of an area.
21	The rate at which land and resources are used needs to be managed to increase sustainability in the short, medium, and long term.
22	Green Infrastructure and open spaces are a valuable resource. Although Cheshire East is considered a green area, significant shortages to the quantity and quality of open spaces exist, particularly in urban areas.
Economic	
23	There is a need to make sure that a sustainable, competitive and low-carbon economy is continued to be promoted in both urban and rural areas.
24	There is a need to encourage innovation and diversity in both new and existing businesses.
25	Cheshire East residents generally have a high level of education. However, there are significant disparities between educational attainment across the Borough.
26	A lower percentage of Cheshire East residents are unemployed than the average for the North West and Great Britain. However, unemployment remains an issue.
27	Cheshire East has a diverse rural area that makes a significant contribution to the Borough's economy. This needs to be supported and maintained in the future.
28	There is a need to make sure that town and village centres across Cheshire East continue to be vital and viable. Some towns and villages may need growth to support viable communities and regenerate areas in decline.
29	Town and village centre retail provision changes over time. However, there is a need to make sure that these changes reflect the character and needs of the place and community.



6 Stage A3: (Part 2) Objectives

6.1 Following on from the identification of key issues, the SA requires the development of a series of social, environmental and economic objectives for the Borough.

6.2 The SA objectives were chosen to address the predominant sustainability issues present in the Borough, whilst also ensuring that a balance between social, economic and environmental considerations are established. These objectives focus on outcomes (or ends), not on how the outcomes will be achieved (inputs or means).

6.3 The objectives aim to make sure that the Plan will create a place that people can and want to live, work and play. The objectives can be seen in Table 6.1.

Table 6.1 Sustainability Objectives

Sustainability Objectives	
Social	
1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Create an environment that promotes healthy and active lifestyles.
5	Maintain and/or create vibrant rural communities.
6	Create a safe environment to live in and reduce fear of crime.
7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
Environmental	
8	To adapt to and mitigate the impacts of climate change.
9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
10	Manage the impacts of development and associated activities to positively address all forms of pollution.
11	Protect and enhance biodiversity, habitats, geodiversity and important geological features; particularly those that are designated.
12	Protect and enhance the quality, integrity and distinctiveness of the area's heritage, landscapes and townscapes; particularly those that are designated.
13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.



Sustainability Objectives	
Economic	
17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
19	Positively manage the Borough's diverse rural economy.
20	Improve access to education and training, and the links between these resources and employment opportunities.

Coverage of Objectives

6.4 The SA objectives are intended to work towards the improvement of the sustainability issues identified in the Borough. The coverage of sustainability issues by objectives is identified in Appendix B.

Compatibility of Objectives

6.5 In order to make sure that the identified objectives can all be achieved and are complementary there is a need to assess their compatibility. This assessment is performed by considering the likely implications of working towards the achievement of the objective, although it is acknowledged that likely impacts are effected by implementation, which cannot always be predicted at this stage.

Stage A3: (Part 2) Objectives

6.6 The assessment of potential conflict, required by the Strategic Environmental Assessment Directive, indicates that the majority of issues are either compatible or not linked; however there are several objectives where there is uncertainty as to whether there will be conflict, with this being dependent on the focus and method of implementation of policies.



7 Stage A4: Sustainability Appraisal Framework

- 7.1** The Sustainability Appraisal Framework (SAF) is at the centre of the SA process. It provides a way in which the social, economic and environmental effects of a plan can be described, analysed and compared, with the intention of delivering sustainable communities.
- 7.2** The aim of the SAF is to offer a consistent methodology for the appraisal of the effects of the plan and should produce results that allow direct comparison between various options.
- 7.3** During the Examination of the Local Plan Strategy, consultants Enfusion produced a revised SAF on behalf of the Council. The Council has taken the opportunity in this SA Scoping Report to review this and take account of the social, environmental and economic issues of the Borough that have been identified in this updated SA Scoping Report.
- 7.4** The SAF consists of the sustainability objectives identified for Cheshire East along with a series of criteria for the assessment of how a plan performs against each of the objectives.

Table 7.1 Proposed Sustainability Appraisal Framework

Sustainability Objectives		
Category	Objective	Criteria
Social	1	Will it provide an appropriate quantity and quality of housing?
		Will it provide an appropriate mix of housing types and tenures?
		Will it deliver sufficient affordable housing?
	2	Will it provide good opportunities to access facilities and services?
		Will it provide good opportunities to access various forms of sustainable transport?
		Will it provide good opportunities to access open space?
	3	Will it provide good opportunities to access jobs?
		Will it increase equality?
		Will it increase social inclusion?
		Will it create a cohesive community?
		Will it reduce poverty?

Sustainability Objectives		
Category	Objective	Criteria
		Will it address the issues regarding an ageing population?
		Will it result in a better quality of life for all?
		Will it improve human health?
	4	Will it reduce the number of long term illnesses?
		Will it provide good opportunities to access facilities that encourage an active lifestyle, helping to reduce obesity?
		Will it contribute to a vibrant rural community?
	5	Will it make sure that the rural environment, built and natural, is maintained or enhanced?
		Will it create a cohesive rural community?
		Will it secure design that discourages crime and anti-social behaviour?
	6	Will it promote the safety of the community and so reduce the fear of crime?
		Will it maintain or enhance necessary infrastructure?
		Will it maintain or enhance necessary services and facilities?
		Will it increase the accessibility of the countryside?
	7	Will it provide the infrastructure to support the existing community?
		Will it provide the infrastructure to support the future community, considering cumulative impacts?
		Will it reduce emissions of greenhouse gases, in particular carbon dioxide and methane?
	8	Will it reduce the heat island effect?
		Will it increase resilience to extreme weather events and longer term rising temperatures?
		Will it prevent or mitigate flooding or rising sea levels?
Environmental		





Sustainability Objectives		
Category	Objective	Criteria
	9	Will it encourage the re-use and recycling of water, for example grey water and/or rain water harvesting?
		Will it maintain and improve the quality of ground and surface waters?
		Will it minimise risk to people, property and ecosystems from flooding?
		Will it prevent development of the flood plain?
		Will it encourage the use of sustainable drainage systems?
	10	Will it positively contribute to the management of air pollution, particularly in Air Quality Management Areas?
		Will it positively contribute to the management of water pollution?
		Will it positively contribute to the management of contaminated land/make sure additional contamination does not occur?
		Will it encourage the positive remediation of sites?
		Will it protect or enhance biodiversity?
	11	Will it minimise the fragmentation of habitats?
		Will it help protect any species at risk?
		Will it protect or enhance geodiversity and geological sites and features?
		Will it protect or enhance designated sites or species?
	12	Will it protect or enhance the landscape?
		Will it protect or enhance the townscape?
		Will it complement the existing built and natural environment, ensuring that the area remains distinctive?
		Will it protect or enhance the area's designated heritage assets and their setting?
		Will it impact on the Green Belt?

Sustainability Objectives		
Category	Objective	Criteria
	13 Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.	Will it encourage the efficient use of energy?
		Will it result in energy efficient development?
		Will it result in the high quality design and layout of development?
		Will it promote and encourage the use of renewable energy?
		Will it incorporate renewable energy technologies?
	14 Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.	Will it make sure the treatment of waste has regard to the principles of the Waste Hierarchy?
		Will it encourage sustainable methods of construction and use?
		Will it result in the provision of appropriately designed waste management facilities in line with the Waste Hierarchy?
	15 Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.	Will it encourage the disposal of waste as close to the point of origin as possible?
		Will it encourage the reuse and/or recycling of minerals?
		Will it protect nationally, regionally and locally important mineral resources?
		Will it allow for the delivery of a sufficient supply of minerals?
		Will it balance the need to deliver minerals with social and environmental issues?
Economic	16 Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.	Will it reduce the use or result in efficient consumption of natural resources?
		Will it protect, enhance, create or connect green infrastructure assets?
		Will it protect or enhance the best quality agricultural land?
		Will it encourage the re-use of previously developed land, buildings and infrastructure?
		Will it result in sustainable economic growth?
	17 To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.	Will it contribute to the achievement of a competitive, low-carbon economy?
		Will it positively effect both the urban and rural economy?





Sustainability Objectives		
Category	Objective	Criteria
	18 To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.	Will it enhance the viability and vitality of town centres?
		Will it enhance the viability and vitality of village centres?
		Will it create a balanced provision of retail, leisure, visitor and cultural facilities?
	19 Positively manage the Borough's diverse rural economy.	Will it contribute to the achievement of delivering a diverse rural economy?
	20 Improve access to education and training, and the links between these resources and employment opportunities.	Will it increase access to education and training opportunities?
		Will it increase access to jobs and employment opportunities?

7.5 When utilising the SAF the following considerations should be taken into account:

- The likely effects; social, environmental and economic.
- The probability, duration, frequency and reversibility of the effects.
- The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).
- The cumulative nature of the effects.
- The trans-boundary nature of the effects.
- Risks to human health.
- Risks to the environment.

7.6 It is intended that the objectives that form the SAF in this Report will be broadly consistent throughout all Sustainability Appraisals that the Council undertakes. As the SA evolves there may be situations that require the SAF to be reviewed. These situations could include:

- New baseline information emerging that better reflects the current objectives in the SAF.
- Changes to the objectives in the SAF.
- Direction from a consultation body that information in the SAF needs amending.



8 Next Steps

8.1 The SA Scoping Report has identified a SAF that will enable the social, economic and environmental effects of the Local Plan to be assessed. It also identifies a series of sustainability objectives and sub-objectives that can be monitored over time. Alternatives will be considered in emerging draft plans and will be considered against the SAF.

Consulting Relevant Authorities

8.2 This SA Scoping Report was prepared in accordance with:

- Article 5(4) of the European Union Directive 2001/42/EC Regulations set out in the Environmental Assessments of Plans and Programmes Regulations 2004
- The Environmental Assessment of Plans and Programmes Regulations 2004

8.3 In accordance with these Regulations this Report will be sent to the statutory Strategic Environmental Assessment Consultation Bodies with environmental responsibilities. These are:

- Environment Agency
- Natural England
- Historic England

8.4 In accordance with the Sustainability Appraisal Advice Note 2010, other appropriate social and economic consultees will be contacted.

8.5 The purpose of the consultation is to:

- Make sure the SA is comprehensive and robust enough to support the Local Plan.
- Make sure that the assessment methodology is comprehensive.
- Advise on the appropriateness of the sustainability objectives.
- Advise on the appropriateness of the key sustainability issues.
- Advise on the comprehensiveness of the baseline data.

8.6 Consultation on this SA Scoping Report will run for **xx weeks between xx 2017 and 5pm xx 2017**. Only comments received during the consultation period will be considered. The Council asks that comments on this document are made using the online consultation portal at www.cheshireeast.gov.uk/localplan, where possible, to save time and money. However, comments made on paper will, of course, be accepted. Anonymous comments cannot be accepted.

Contacting the Spatial Planning Team

8.7 You can contact the Spatial Planning Team by:

- Email: localplan@cheshireeast.gov.uk
- Website: www.cheshireeast.gov.uk/localplan
- Telephone: 01270 685893
- Post: Spatial Planning, Cheshire East Council, Westfields, C/o Municipal Buildings, Earle Street, Crewe CW1 2BJ





Appendices



A Related Plans and Policies

Table A.1 Related Plans, Policies and Programmes: National

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
National Planning Policy Framework (NPPF) (2012)	<p>Sets out the Government's economic, environmental and social planning policies for England, which together will articulate the Government's vision of sustainable development, to be interpreted and applied locally to meet local aspirations. It provides a framework in which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> <p>The policies set out in the NPPF will apply to the preparation of Local and Neighbourhood Plans.</p>	<p>Provides a set of core land-use planning principles that should underpin plan making. Outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. For the planning system delivering sustainable development means:</p> <ul style="list-style-type: none"> • Planning for prosperity (an economic role) • Planning for people (a social role) • Planning for places (an environmental role) 	All	The Local Plan will need to be consistent with the policies and objectives of the National Planning Policy Framework.
National Planning Practice Guidance (NPPG) (2014)	Sets out guidance as to how the policies set out in the NPPF should be met.	None identified.	All	The policies of the Local Plan should take the NPPG into account.
Securing the Future: UK Government Sustainable Development Strategy (2005)	<p>Sets out five principles that form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles.</p> <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	A range of national indicators. More relevant strategies exist at regional and local levels.	Economic development; Population and human health; Biodiversity, flora and fauna	The Local Plan should include policies that are socially, economically and environmentally balanced and that promote sustainable development.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
The Plan for Growth and supporting Ministerial Statement (2011)	Sets out the Government's plan to put the UK on a path to sustainable, long term economic growth. This goal is underpinned by the policy objective of achieving strong, sustainable and balanced growth that is more evenly shared across the country and between industries. This includes supporting job creation to introducing a powerful presumption in favour of sustainable development, while retaining existing controls on Green Belt land, and ensuring all planning applications and appeals are processed in 12 months.	Overarching ambitions: <ul style="list-style-type: none"> • To make the UK one of the best places in Europe to start, finance and grow a business • To encourage investment and exports as a route to a more balanced economy • To create a more educated workforce that is the most flexible in Europe 	Economic development	Policies of the Local Plan should provide for sustainable economic growth.
National Policy Statements	<p>They set out national policy against which proposals for major energy infrastructure projects will be assessed and decided on by the Planning Inspectorate.</p> <p>NPS EN-1 sets out the broad overarching policy context and need for the development of nationally significant energy infrastructure, provides assessment principles in accordance with which applications will be decided, and sets out generic assessment impacts for all NPS technology types.</p> <p>The other NPS documents are:</p> <ul style="list-style-type: none"> • EN-2 Fossil Fuel Electricity Generating Infrastructure • EN-3 Renewable Energy Infrastructure • EN-4 Gas Supply Infrastructure & Pipelines • EN-5 Electricity Networks Infrastructure • EN-6 Nuclear Power Generation – Volume 1 • EN-6 Nuclear Power Generation – Volume 2 • Ports • Waste water • Hazardous Waste <p>The individual technology NPSs provide further detailed guidance for the specific type of development they cover, in addition to the generic guidance set out in EN-1.</p>	<p>Reaffirm the need for new low carbon energy infrastructure, based around:</p> <ul style="list-style-type: none"> • The country's wider greenhouse gas reduction and renewable energy production targets • Security of supply • Increasing electricity demand • Increasing energy costs • Closure of existing generation capacity 	Climatic factors	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statements where applicable.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Housing and Planning Act (2016)	<p>Sets out measures to support the delivery of the Government's commitment to deliver new homes. The Act is made up of nine parts: New homes in England, Rogue landlords and property agents in England, Recovering abandoned premises in England, Social housing in England, Housing, estate agents and rent charges: other changes, Planning in England, Compulsory purchase etc, Public Authority land, and General.</p> <p>Th Act introduces a requirement for Council's to guarantee the provision of Starter Homes on all "reasonably sized" sites and granted the Government powers to make sure that Councils have Local Plans in place by 2017. It also paved the way for planning permission in principle to be given to sites allocated in a brownfield register, Local or Neighbourhood Plan.</p>	None identified.	Social inclusiveness	The Local Plan will need to promote the delivery of new homes including a mixture of housing types, sizes and tenures.
Localism Act (2011)	<p>Sets out a series of proposals with the potential to achieve a substantial and lasting shift of power away from central Government and towards local people, underpinning the Government's vision for a shift in power to individuals, communities and local government, from Whitehall.</p> <p>The proposals include:</p> <ul style="list-style-type: none"> • New freedoms and flexibility for local government; • New rights and powers for communities and individuals; • Reforms to make the planning system more democratic and more effective; • Reforms to ensure decisions about housing are taken locally <p>The Act sets out a range of changes to the planning system. Most significant for plan making are the concept of neighbourhood planning, which includes Neighbourhood Development Plans and Neighbourhood Development Orders (supporting community right to build) and abolition of Regional Spatial Strategies.</p>	None identified.	All	<p>The Local Plan will need to reflect the principles of Localism as identified in the document. It will also need to incorporate the concept of Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.</p>

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Planning and Energy Act 2008	<p>The Act allows local councils in England and Wales to include in their local Development Plan policies setting out reasonable requirements for:</p> <ul style="list-style-type: none"> • a proportion of energy used in development in their area to be energy from renewable sources; • a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; and • development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations. 	None identified.	Climatic impact	Policies in the Local Plan should promote the use of low and zero carbon energy, and may specify a proportion of the energy used in development in their area to be low carbon energy and specify energy efficiency standards.
The Climate Change Act 2008	Sets out the legally binding target for emissions reductions.	UK emissions to fall by 34% by 2020, and at least 80% by 2050.	Climatic impact	The Local Plan should contribute towards the achievement of this legislation.
UK Renewable Energy Strategy (2009)	<p>The UK's proposed share (of an EU-wide target of 20%) is to achieve 15% of the UK's energy from renewables. In 2006 only around 1.5% of final energy consumption came from renewable sources, and under current policies this will rise to 5% by 2020. This document consults on a range of possible measures to deliver this and seeks views about the additional measures that could include:</p> <ul style="list-style-type: none"> • encouraging up to 30-35% of our electricity to come from renewable sources by 2020; • encouraging a very large increase in renewable heat; • helping the planning system to deliver, by agreeing a clear deployment strategy at regional level similar to the approach established for housing; • exploiting the full potential of energy from waste, by discouraging the landfilling of biomass as far as is practical; • requiring all biofuels to meet strict sustainability criteria, to limit adverse impacts on food prices, or other social and environmental concerns; • promoting the development of new renewable technologies, through effective support particularly where the UK has the potential to be a market leader. 	<ul style="list-style-type: none"> • 15% UK energy from renewable sources by 2020 • All new homes in England will be zero-carbon from 2016, and all new buildings by 2019 • 30-35% of electricity may need to come from renewable sources • Biomass-fuelled technologies, including biogas, may need to provide around 30% of the UK's renewable electricity and heat generation 	Climatic impact	Policies in the Local Plan should contribute towards the achievement of the objectives of this document.
UK Renewable Energy Roadmap (2013)	Sets out how the non-financial barriers to renewable deployment will be met, allowing the country to meet its 2020 and future goals.	Supply 15% of our energy from renewable sources by 2020 in the most cost	Climatic impact	Policies in the Local Plan should promote development that is energy efficient and





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	The planning system plays a central role in delivering the infrastructure needed to reduce the country's carbon emissions, to ensure continued security of energy supply and help our economy to grow. It has a vital role in safeguarding the landscape and natural heritage and allowing individual communities the opportunity to shape their environment.	effective way, whilst there is scope for renewable energy to account for 30-45% of all energy consumed in the UK by 2030.		increases the use and/or availability of renewable energy.
Meeting the Energy Challenge: A White Paper on Energy (DBERR, May 2007)	Sets out the Government's international and domestic energy strategy to deliver four energy policy goals: <ul style="list-style-type: none"> to cut CO₂ emissions by some 60% by about 2050, with real progress by 2020; to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond; to ensure that every home is adequately and affordably heated. 	<ul style="list-style-type: none"> 60% reduction in carbon dioxide emissions by 2050, and a 26-32% reduction by 2020, against a 1990 baseline. Increase renewables as a proportion of electricity supplies to 10% by 2010, with an aspiration for this level to double by 2020 EU binding target of reducing greenhouse gas emissions by 20% by 2020 UK needs 30-35GW of new generating capacity over the next two decades with two thirds of this by 2020 	Climatic impact	Policies in the Local Plan should promote development that is energy efficient and increases the use and/or availability of renewable energy.
Planning our Electric Future: A White Paper for secure, affordable and low-carbon electricity (2011)	Electricity plays a part in almost every aspect of modern life and is vital to the country's economic and social wellbeing. The energy market has served the country well over the past 30 years and it is crucial that this continues for the UK's international competitiveness and economic development. However over the next decades the country will face a number of challenges to meet this goal: <ul style="list-style-type: none"> Security of supply is threatened as existing plants close. Over the next decade the UK will lose around a quarter (around 20 GW) of its existing generation capacity as old or more polluting plants close. Decarbonising electricity generation to meet the country's renewable energy and carbon emission reduction targets 	<ul style="list-style-type: none"> Ensure the future security of electricity supplies Drive the decarbonisation of electricity generation 	Climatic impact	The Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<ul style="list-style-type: none"> • Demand for electricity is likely to rise; it may double by 2050 due to the electrification of the transport, heat and other carbon intensive sectors • Electricity prices are expected to rise 			
The Carbon Plan: Delivering our low carbon future (2011)	<p>Recognises that climate change is one of the greatest threats to both the UK and global economy, going on to set out the range of Government-wide actions to tackle climate change, across all Government departments, and deadlines for the next five years. These include:</p> <ul style="list-style-type: none"> • Encouraging local communities to host renewable energy projects • Improving the energy efficiency of residential and commercial buildings; • Delivering zero carbon homes and zero carbon non-domestic development by 2016 and 2019 • Developing a new generation of low carbon electricity • Taking advantage of public transport • Developing low carbon vehicle technologies 	Reinforces that the Government's approach to avoiding the risk of dangerous climate change is underpinned by the Climate Change Act 2008, which requires Government to reduce greenhouse gas emissions by cutting emissions by at least 34% by 2020 and 80% by 2050 – below the 1990 baseline	Climatic impact	The guidance in this document should be considered when developing relevant planning policies.
Climate Change: The UK Programme (March 2006)	<p>Sets out the Governments' commitments both at international and domestic levels to meet the challenges of climate change.</p> <ul style="list-style-type: none"> • Water supply, drainage and flooding issues need to be tackled. • Local Authorities should set high standards for energy efficiency and encourage renewable energy supply. • Adaptation is required for anticipated climate shifts. These should be anticipatory rather than reactive. 	To reduce domestic carbon emissions by 20% of 1990 levels by 2010 (and 60% by 2050).	Climatic impact; Air	The Local Plan should promote development in locations that minimise the need to travel.
Government Review of Waste Policy in England (2011)	Sets out the coalition government's commitment to reviewing current waste policy in England. The main areas set out for review are sustainable use of materials; waste prevention, re-use and recycling; regulation and enforcement; householders and local authorities working together; business waste collection; energy recovery.	None identified.	Water and soil	The Local Plan should contribute to the achievement of the objectives of this document.
Creating Growth, Cutting Carbon: Making Sustainable	Sets out the Government's vision for a sustainable local transport system. The Government's overall priority for local transport is to "Encourage sustainable local travel and economic growth by making	None identified.	Climatic impact;	The Local Plan should promote development in





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Local Transport Happen. Transport White Paper (2011)	<p><i>public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion</i>". It explains how the Government is placing localism at the heart of the transport agenda, taking measures to empower local authorities when it comes to tackling these issues in their areas.</p> <ul style="list-style-type: none"> Locally tailored transport solutions can meet the needs of local people and can create growth and improve quality of life. Transport planning and local land use planning need to work together to make active travel and public transport more attractive and to manage traffic to reduce carbon emissions and tackle congestion. There is a need to make car travel greener, particularly through electric vehicles and infrastructure. 		Population and human health	locations that minimise the need to travel. The Local Plan and transport policies should be closely co-ordinated to produce more sustainable patterns of development and travel.
Making the Connection: The plug-in vehicle infrastructure strategy (2011)	<p>Strategy setting out the framework for the development of recharging infrastructure to support plug-in vehicles in the UK. The shift to ultra-low emission vehicles presents unique environmental and economic opportunities for the UK. It offers the potential to decarbonise road transport while still enabling mobility and stimulating the kind of green jobs and investment that are required to help rebalance the economy.</p> <p>Planning policies should facilitate and support the installation of recharging infrastructure at home, in public places and at work.</p>	None identified.	Climatic factors	Policies in the Local Plan should seek to facilitate and support the installation of recharging infrastructure.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)	Sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect the environment.	<p>Contains a number of air quality targets and limit values for:</p> <ul style="list-style-type: none"> Particulate Matter (PM-PM10 and PM2.5) Oxides of nitrogen (NOX) Ozone (O3) Sulphur dioxide (SO2) Polycyclic aromatic hydrocarbons (PAHs) 	Air	The Local Plan should promote development in locations that minimise the need to travel and reduce other sources of air pollution.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
		<ul style="list-style-type: none"> ● Benzene ● 1,3-butadiene ● Carbon monoxide (CO) ● Lead (Pb) ● Ammonia 		
Countryside and Rights of Way Act (as amended) (2001)	The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public Rights of Way system, to strengthen nature conservation legislation, and to facilitate better management of Areas of Outstanding Natural Beauty.	None identified	Biodiversity, flora and fauna; Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
The Conservation of Habitats and Species Regulations 2010	These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive'). Part 6 - Assessment of plans and projects Regulations 60 to 67 require the effect on a European site to be considered before the granting of consents or authorisations of a kind specified in Regulations 68 to 101, including the grant of planning permission, consents under the Electricity Act 1989, authorisations under the Pipelines Act 1962, orders under the Transport and Works Act 1992, environmental permits, abstraction licences and marine works. Regulation 61 provides that a competent authority may not authorise a plan or project that may adversely affect the integrity of a European site, subject to the exceptions set out in Regulation 62 (considerations of overriding public interests). Chapter 8 of Regulation 102 to 105 sets out similar requirements in relation to land-use plans and National Policy Statements.	None identified	Biodiversity, flora and fauna; Cultural heritage and landscape	The Local Plan must comply with the relevant requirements of this legislation.
Biodiversity duty: public authority duty to have regard to conserving biodiversity (2015)	A public authority has a duty to have regard to conserving biodiversity as part of policy or decision making. Conserving biodiversity can include restoring or enhancing a population or habitat.	None identified	Biodiversity, flora and fauna; Economic development	Local Plan policies should have seek to conserve biodiversity.
The Natural Choice: Securing the Value of Nature, White Paper (2011)	A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing.	None identified	Biodiversity, flora and fauna	Local Plan policies should have regard to biodiversity.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<p>Economic growth and the natural environment are mutually compatible. Sustainable economic growth relies on services provided by the natural environment, often referred to as 'ecosystem services'. Some of these are provided directly, such as food, timber and energy. Others are indirect, such as climate regulation, water purification and the productivity of soil.</p> <p>High-quality natural environments foster healthy neighbourhoods; green spaces encourage social activity and reduce crime. The natural environment can help children's learning.</p> <p>Nature in England is highly fragmented and unable to respond effectively to new pressures such as climate and demographic change. Past action has often taken place on too small a scale.</p> <p>The Government wants to promote an ambitious, integrated approach, creating a resilient ecological network across England, moving from a net biodiversity loss to a net gain.</p>			
Climate Change and Biodiversity Adaptation: the Role of the Spatial Planning System (2009)	Helps identify the role the planning system could play in assisting biodiversity adaptation to climate change.	None identified	Biodiversity; flora and fauna; Cultural heritage and landscape; Climatic impact	The guidance in this document should be considered when developing relevant planning policies.
By All Reasonable Means: Inclusive Access to the Outdoors by Disabled People (2005)	Designed to help improve the accessibility of sites, routes and facilities.	None identified	Cultural heritage and landscape; Population and human health	Local Plan policies should consider the advice provided in this document in order to make sure that open space and the outdoors are accessible to all.
Future Water (2008)	Outlines how the Government want the water sector to look by 2030, along with the steps needed to achieve this. The vision includes:	None identified.	Water and soil	The Local Plan will need to include the objectives of this document. Water sustainability

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<ul style="list-style-type: none"> Environmental and recreational improvements to rivers, canals, lakes and seas Excellent quality drinking water Protection and respect shown to water resources Water charges are fair, affordable and cost-reflective Flood risk is addressed with markedly greater understanding and use of good surface water management <p>Water industries have reduced their greenhouse gas emissions. The sector will be resilient to climate change, with its likelihood of more frequent droughts as well as floods, and to population growth, with forward planning fully in tune with these adaptation challenges.</p>			should be integrated into the document.
Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England (2011)	<p>The risk of flooding and coastal erosion in England is predicted to increase due to climate change and development in areas at risk. It is not possible to prevent all flooding or coastal erosion, but there are actions that can be taken to manage these risks and reduce the impacts on communities.</p> <p>The strategy sets out a national framework for managing the risk of flooding and coastal erosion. It will help risk management authorities and communities understand their different roles and responsibilities and will be particularly relevant to Lead Local Flood Authorities, which have new responsibilities under the Flood and Water Management Act (2010).</p> <p>It is essential that spatial planning makes sure that new developments take flood and coastal erosion risk fully into account, and are safe from, do not increase, and where possible reduce risk over their lifetimes.</p>	None identified.	Climatic impact; Water and soil	Flood risk assessment will become a more important part of planning policies. There will be increased emphasis on integrated systems and multi objective schemes. The Environment Agency will become a more significant consultee.
Healthy Lives, Healthy People. Health White Paper (2010)	<p>Outlines the ambition for health and wellbeing through life, with power shifted to local communities for them to focus on the needs of the local population. Healthy places to grow up and grow older in will be created by giving local government control of public health resources, with new partnerships created in important areas, such as housing, planning, schools and transport.</p>	None identified.	Climate change and energy; Cultural heritage and landscape;	The Local Plan should seek to included health and well-being in its policies.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<p>Sets out that there are community responses that can help address the long term challenge of climate change, which itself is currently one the biggest public health threats, whilst also having a positive impact in the short term. These include:</p> <ul style="list-style-type: none"> • Active travel – delivering low-cost health improvements and reducing emissions • Green spaces – improving mental health and the quality of community life, offering some protection from the expected increase in heatwaves and flooding • Spatial Planning – Promoting local ownership and occupation of public spaces • Behaviour change – Embedding new ways of sustainable living and working • Community projects to harness renewable energy – Mitigating the effects of climate change 		Population and human health	
Opening Doors/Breaking Barriers – A Strategy for Social Mobility (2011)	<p>Sets out that a well functioning housing market can promote social mobility and increase fairness in the distribution of wealth. Social mobility is defined as the degree to which the patterns of advantage and disadvantage in one generation are passed on to the next. The strategies priorities are focused around improving intergenerational social mobility – the extent to which peoples success in life is determined by who their parents are; and relative social mobility – the comparative chances of people with different backgrounds ending up in certain social or income groups</p> <p>The Government intends to provide more housing and improve choice by increasing the supply of suitable housing, stabilising the housing market and over the long term building confidence for buyers, sellers, house builders and lenders, and increasing housing affordability.</p>	<p>Provides lead indicators that support the Government's action plan for improving social mobility, in each life stage (Foundation years, school years, transition years and adulthood):</p> <ul style="list-style-type: none"> • Low birth weight • Child development • School attainment • Employment and participation in education of 18-24 year olds • Further education • Higher education • Social mobility in adulthood 	Social inclusiveness; Population and human health	The Local Plan should seek to provide a mix of housing, including affordable housing.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Planning (Listed Building and Conservation Areas) Act 1990	Sets out legislation behind the process of heritage protection.	None identified	Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
Ancient Monuments and Archaeological Areas Act 1979	Sets out legislation behind the process of heritage protection.	None identified	Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
Safeguarding our Soils: A Strategy for England, 2009	<p>Sets out a strategy to make sure that:</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them will be addressed; • soils will play a greater role in the fight against climate change and in helping us to manage its impacts; • soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and • pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 	None identified	Water and soil	The Plan should consider the vision and aims in developing policies and objectives.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	<p>New biodiversity strategy for England that builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea.</p> <p>The mission for this strategy for the next decade is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p>	The document contains a set of strategic goals and targets (the 'Aichi' targets) to drive action on biodiversity.	Biodiversity, flora and fauna,	The Local Plan should seek to protect and enhance existing biodiversity and considered ecosystem services.
Health and Social Care Act 2012	An Act to establish and make provision about a National Health Service Commissioning Board and Clinical Commissioning Groups and to make other provision about the National Health Service in England; to make provision about public health in the United Kingdom; to make provision about regulating health and adult social care services; to make provision about public involvement in health and social care matters, scrutiny of health matters by Local Authorities and co-operation between Local Authorities and	None identified	Population and human health	The Local Plan must comply with the relevant requirements of this legislation.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	commissioners of health care services; to make provision about regulating health and social care workers; to establish and make provision about a National Institute for Health and Care Excellence; to establish and make provision about a Health and Social Care Information Centre and to make other provision about information relating to health or social care matters; to abolish certain public bodies involved in health or social care; to make other provision about health care; and for connected purposes.			
Waste Management Plan for England 2013	Analyses waste management situation in England and evaluates how it will support implementation of the objectives and provisions of the revised Waste Framework Directive 2008/98/EC	None identified	Waste	The Local Plan should identify sites and areas suitable for new or enhanced facilities for the waste management needs of their area.

Table A.2 Related Plans, Policies and Programmes: Regional/Sub-Regional

Document	Overview	Target/indicator	SA Topic	Implications for the Local Plan
Cheshire and Warrington Matters: A Strategic and Economic Plan for Cheshire and Warrington (Cheshire and Warrington Enterprise Partnership) (2014)	Ten year strategic economic plan to support growth and economic development. It sets out intervention priorities and investment proposals.	An outcome for Cheshire East is to improve connectivity between Crewe, the M6 and mid-Cheshire towns to unlock development in Crewe High Growth City.	Economic development	The Local Plan will need to consider the contents of this document.
Unleashing the Potential of Cheshire and Warrington - Draft Sub-Regional Strategy (2010)	Sets out how the sub-region's economic performance is already significantly higher than that of other North West sub-regions, and how it is ready to significantly accelerate growth in population, jobs and productivity in order to boost its position in a changed post-recession economy.	<ul style="list-style-type: none"> ● Increase GVA by 2030 to at least £30 billion per annum. ● Increase population by 100,000 or more. ● Increase employment by no less than 22,000 ● Exploit appropriate housing and employment land in order to support the planned growth strategy. ● Promote sustainability by ensuring that all new development is high standards in terms of materials and energy consumption. ● Address deprivation issues in urban and rural areas. 	Economic development	The Local Plan should reflect the objectives of this document and take advantage of the opportunities presented in it.
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2014)	Local evidence study to assess the access to accommodation for Gypsy, Traveller and Travelling Showpeople.	The Borough needs 69 extra pitches and 13 extra plots provided between 2013 and 2028.	Social inclusiveness	The Local Plan should seek to provide for Gypsy, Traveller and Travelling Showperson's need.
North West River Basin District River Basin Management Plan (2015)	Provides a framework for protecting and enhancing the benefits provided by the water environment. To achieve this, and because water and land resources are closely linked, it also informs decisions on land-use planning.	<ul style="list-style-type: none"> ● Weaver Goway River Catchment priority issues: pollution from rural areas, waste water, physical modifications ● Upper Mersey River Catchment priority issues: diffuse pollution (urban and 	Water and soil	The Local Plan will need to consider the objectives of this strategy.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Countdown - The Cheshire Region Biodiversity Action Plan	Cheshire Biodiversity Action Plan (BAP) works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. BAP Priority Habitat Action Plans detail descriptions for 45 habitats falling within the Broad Habitat classification and detailed actions and targets for conserving these habitats.	None identified	Biodiversity, flora and fauna	Cheshire Biodiversity Action Plan (BAP) provides baseline information on biodiversity, protected sites and protected species, which will inform the evidence base for the Local Plan.
The North West Regional Forestry Framework (2005)	<p>A framework to shape the woodland and forestry sector for the next 20 years. It provides six action areas to develop woodlands and forestry in the future, highlighting where planning can help to achieve an action. The action areas include:</p> <ul style="list-style-type: none"> Regional image - including using woodlands as a tool in the regeneration and reclamation of derelict land, and the integration of trees and woodland into development schemes. Biodiversity and landscape. Health, well-being and quality of life - including developing accessible woodlands, and linking woodlands and health. Climate change and energy - including urban trees, uplands and flood plains. 	None identified	Cultural heritage and landscape	The Local Plan should seek to consider and reflect information in this document.
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)	Sets out a vision of how a healthy natural environment can help sustain economic growth and self-supporting communities. It provides a guide for Green Infrastructure planning, investment and delivery. It highlights where the existing Green Infrastructure assets are, locates the weaker areas and guides priorities for future investment. It has been produced to assist with, and guide actions for, the delivery of Green Infrastructure across North East Wales, Cheshire and Wirral as part of its long term sustainable development.	Suggests a detailed range of actions to deliver green infrastructure objectives for the area.	Cultural heritage and landscape	The Local Plan will need to consider and reflect the information in this document.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire Regional Local Geodiversity Action Plan (2004)	Sets out an integrated, target led plan to contribute to the maintenance and improvement of the well-being of the Cheshire region by safeguarding the geology, geomorphology, soils and landscapes of the area.	Promote existing activities available in the region linked to geodiversity.	Biodiversity, flora and fauna	The Local Plan should seek to take account of this Plan.
Cheshire Landscape Character Assessment (2009)	Provides an overview of the landscape of Cheshire East and is used to inform responsible land use and decision making, as well as complying with planning policy guidance.	<p>The study has the following objectives:</p> <ul style="list-style-type: none"> • To encourage a greater awareness of landscape character • To help recognise contemporary pressures • To stimulate debate about the future <p>The study includes the following aims:</p> <ul style="list-style-type: none"> • To inform new planning policies on landscape • To guide and inform the development control process 	Cultural heritage and landscape	The Local Plan will need to consider and reflect the information in this document.
Cheshire Historic Landscape Characterisation Project (2007)	Provides guidance for the sustainable management of historic landscapes in Cheshire.	None identified	Cultural heritage and landscape	The Local Plan must take account of historic landscape and buildings in the Borough and potentially neighbouring authorities.
Cheshire Historic Towns Survey (2003)	Survey of 37 historic towns in Cheshire to produce a detailed synthesis of their historical and archaeological background. The survey assists in identifying the unique character of each town to ensure the sustainable management of each area's archaeological urban heritage. It proposes areas of archaeological potential and archaeological character zones, where possible, for each town.	None identified	Cultural heritage and landscape	The Local Plan must take account of historic landscape (including areas of archaeological potential) and buildings in the Borough and potentially neighbouring authorities.
Nationally, Regionally and Sub Regionally Significant	A study undertaken by Griffin Hill Ltd working jointly with Urban Mines Ltd to develop an understanding of the pattern for nationally, regionally and sub-regionally		Water and soil	The Local Plan will need to consider the findings of this report.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Waste Management Facilities	significant waste management facilities in the North West.			
Low Carbon and Environmental Goods and Services Sector Strategy for England's Northwest (2010)	The document seeks to identify the most significant opportunities for low carbon growth, and where and how real value can be added, by promoting innovation and addressing market failure.	Several key measures are incorporated to monitor progress.	Climatic change	The guidance contained in this document should be considered when developing relevant planning policies and objectives.
Sport Sector Strategy for England's Northwest 2010 to 2020	This strategy provides a framework for the sustainable development of the sport business sector over the next ten years.	The document contains an action plan and several key performance indicators to monitor progress.	Population and human health	The objectives and guidance contained in this document should be considered when developing relevant planning policies and objectives.
Local Plans of adjacent Authorities	These documents contain the Development Plan for the relevant area. They will specify a vision, objectives and policies.	None identified	All	These documents contain the social, environmental and economic policies and objectives for each of the adjacent Local Authorities. The Local Plan will need to consider the content of neighbouring Authorities' policies.
Local Transport Plans (full and implementation plans) of adjacent Authorities	Contain an outline of the current baseline with regard to transport, accessibility and pollution; set out challenging but achievable objectives; set out the programme for achieving these objectives; and outline 'bids' for funding from the DfT.	None identified	All	The Local Plan will need to consider the content of neighbouring Authorities Transport Plans.
Joint Municipal Waste Management Strategy 2007 to 2020	Provides the basis upon which the Cheshire Waste Partnership progresses its waste management activities. These include investments in waste minimisation initiatives, recycling infrastructure and a project to procure new waste treatment capacity for Cheshire.		Water and soil	The Local Plan should reflect the principles in the Strategy.
Cheshire Sub-Regional Housing Strategy 2009-2012 (2009)	The Council has adopted this document. The Strategy is intended to: <ul style="list-style-type: none"> Provide a framework for the future housing of Cheshire and identify sub-regional priorities. 	None identified	Social inclusiveness	The content of this document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	<ul style="list-style-type: none"> Show the crucial roles played by partnerships in delivering and improving housing and housing services in the sub-region. Illustrate the links between this strategy and other key national and regional policies and strategies. 			

Table A.3 Related Plans, Policies and Programmes: Local

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Ambition for All - The Cheshire East Sustainable Community Strategy 2010	The purpose of the strategy is to set out how, over the next 15 years, the Partnership for Action for Cheshire East will seek to make sure that Cheshire East continues to prosper. The activities outlined in the strategy are intended to improve the quality of life of all the people of Cheshire East and to contribute to the achievement of sustainable development through action to improve economic, social and environmental well-being across the area.	<p>Seven priorities for action:</p> <ul style="list-style-type: none"> Nurturing strong communities; Creating conditions for business growth; Unlocking the potential of our towns; Supporting our children and young people; Ensuring a sustainable future; Preparing for an increasingly older population; and Driving out the causes of poor health. 	All	The Local Plan will deliver the place shaping aspects and objectives of the Sustainable Community Strategy. Therefore it should consider and reflect the objectives of this document.
Corporate Plan 2016 to 2020 - Cheshire East Council (2016)	The Council regularly reviews how local services can best meet the needs of residents in Cheshire East. Through its Corporate Plan the Council aims to help local people to be healthy and enjoy living in Cheshire East. The Council will work to create wealth from its approach to education, employment, housing and transport. The approach will lead to mental wellbeing, safe communities and overall economic prosperity.	<p>Sets out six outcomes:</p> <ol style="list-style-type: none"> Local communities are strong and supportive A strong and resilient economy People have the life skills and education they need to thrive A green and sustainable place People live well and for longer A responsible, effective and efficient organisation 	All	The Local Plan should help to achieve these outcomes and be flexible so that changing priorities can be addressed.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire East Local Transport Plan (2011)	A strategic plan for the development of transport over the period 2011 to 2026, outlining how transport will contribute to and support the longer-term aspirations of the Borough.	Contains objectives for congestion, accessibility, maintenance, community, health, environment, and safety. It also contains policies.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Local Transport Plan: Implementation Plan (2011)	Sets out the plan for implementation of the Local Transport Plan.	Contains policies and proposed indicators.	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Rights of Way Improvement Plan (2011)	Developed to assess: <ul style="list-style-type: none"> the extent to which the local Rights of Way network meets the present and future needs of the public; the opportunities provided by the local Rights of Way network for exercise and other forms of open-air recreation and the enjoyment of the Local Authority's area; and the accessibility of local Rights of Way for blind or partially sighted persons and others with mobility problems. 	It contains a statement of the actions that the authority propose to take for the management of local Rights of Way, and for securing an improved network of local rights of way.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Rights of Way Improvement Plan Implementation Plan 2015	Rolling 4-year implementation plans detailing projects through which the policies and initiatives stated in the Rights of Way Improvement Plan will be delivered.	Former national Best Value Performance Indicator 178: the percentage of paths deemed 'easy to use'.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Economic Development Strategy for Cheshire East (2011)	Sets out the Borough's understanding of the current state of the economy of Cheshire East, and identifies in particular its strengths, weaknesses, opportunities and threats; sets out objectives and priorities for the next 15 years; and the partners for the achievement of the strategy.	None identified	Economic development	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Local Economic Assessment (2011)	Provides up to date and relevant information on the Cheshire East area, particularly focusing on its economy. It also attempts to understand the local economy in context i.e. that economies stretch over administrative boundaries, and it gives an indication of	None identified	Economic development	The Local Plan will need to consider and reflect the wider objectives of this document.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	how the area is performing compared to the national picture and neighbouring authorities.			
Cheshire East Housing Strategy: Moving Forward 2011 to 2016 (2011)	Sets out the long term housing vision for the Borough. The housing vision of the document is that housing supports the creation of balanced and sustainable communities, where all residents can achieve independent living in good quality, affordable homes that are appropriate to their needs.	Five key objectives: 1. Delivering market and affordable housing; 2. Making the best use of our existing stock; 3. Meeting the needs of our most vulnerable residents; 4. Meeting the needs of an ageing population; and 5. Investing in our neighbourhoods.	Social inclusiveness	The content of this document, including its vision, objectives and baseline information should be considered when developing relevant planning policies and objectives.
Cheshire East Council Homelessness Strategy 2014 to 2017 (2014)	Sets out strategic priorities for homelessness in Cheshire East: <ul style="list-style-type: none"> ● Providing effective early intervention ● Complex needs and crisis management ● Support ● Accommodation and affordability ● Communication 	Contains several targets for the action plan.	Social inclusiveness	The Local Plan will need to make sure that the appropriate levels and types and tenures of housing are available to meet the needs of the local population and to try to reduce homelessness in the Borough.
Local Air Quality Action Plan (2011)	Outlines measures to make sure that air quality work undertaken in the Borough is coordinated at a strategic level. It addresses poor air quality in the Air Quality Management Areas, and focuses on the impact of nitrogen dioxide from transportation sources.	None identified	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Local Air Quality Strategy for Cheshire East Council (2011)	Outlines high level, broad commitments across the Council aimed at improving air quality.	The document contains several objectives.	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Draft Cheshire East Cycling Strategy (2015)	The Strategy arises from the need to: <ul style="list-style-type: none"> ● Accelerate the development of cycling in the county while ensuring a structured and co-ordinated approach. 	<ul style="list-style-type: none"> ● Cycle Activity – To be consistent with the draft DfT Cycle Delivery Plan (October 2014), double the number of cycling stages made each 	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	<ul style="list-style-type: none"> Set out priorities and actions for the development of cycling facilities to guide the Highways and Transportation Local Joint Committee in the development of cycling Action Plans. Provide a link into other Council programmes, such as Local Agenda 21, Cheshire's Sustainable Transport Strategy, TravelWise and the Cheshire Sustainable Tourism Strategy, which recognise cycling as making an important contribution to the overall aims. 	<p>year in Cheshire East by 2025 from a 2013 baseline.</p> <ul style="list-style-type: none"> Public Perception – Improve public perception of cycling in the district by ensuring that annually measured NHT satisfaction scores are improving over time on an upward trajectory. Leisure Cycling – Increase the proportion of residents who cycle for leisure once a week to national levels and increase those travelling 3 and 5 times by 10% by 2026. 		
Cheshire East Visitor Economy Strategy (2011)	Sets the context in which Cheshire East Council will support the Visitor Economy to 2015 and beyond. It sets out the strategic framework in which the Council intends to operate, whether in its own activity, in partnership or in the context of regional/sub-regional priorities.	<ul style="list-style-type: none"> Develop a Visitor Economy with a value of £818m by 2015. Increase jobs directly related to the Visitor Economy by around 1,271 over the same period Increase visitor numbers to Tatton to 1 million by 2015 Increase the number of businesses achieving quality accreditation. 	Economic development; Cultural heritage and landscape	The content of this document should be considered when developing relevant planning policies and objectives.
Macclesfield Economic Masterplan (2010)	<p>The purpose of the project was to provide two focused action plans, the first addressing the project to be implemented in the town centre and the second the project to be implemented in the South Macclesfield Development Area. The overall purpose of the study is:</p> <ul style="list-style-type: none"> A review of the planning context and opportunities to provide an evidence base to inform the emerging Local Plan. To provide Cheshire East Council with Action Plans guiding implementation of opportunities to be brought forward in Macclesfield town centre. 	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
All Change for Crewe (2010)	<p>An ambitious strategy to support Crewe's economic development over the next 20 years. The strategy intends that by 2030, Crewe will be:</p> <ul style="list-style-type: none"> • A nationally significant economic centre with a total population in excess of 100,000 people - currently it has about 83,000. • One of the leading centres for advanced, engineering and manufacturing in England; and • Recognised as a sought-after place in the South Cheshire Belt for people to live, work, put down roots, and develop their talents. 	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Crewe Civic and Cultural Quarter (2013)	Intended to contribute to the evidence base supporting the regeneration and future development of Crewe Civic and Cultural Quarter.	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Macclesfield Town Centre Vision (2014)	Seeks to promote the opportunities that exist in Macclesfield.	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Parish Plans produced in Cheshire East	A critical and in depth survey of a community carried out by the community itself. This survey then informs an Action Plan that identifies how the community sees itself developing over the next 5 to 10 years.	None identified	All	The content of these documents should be considered when developing the Local Plan.
Village Design Statements produced in Cheshire East	A practical tool to help influence decisions on design and development in a town or village.	None identified	All	The content of these documents should be considered when developing the Local Plan.
Neighbourhood Plans made in Cheshire East	Provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.	Contains policies on the development and use of land.	All	These documents form part of the Development Plan.
Local Area Partnerships	In 2009, Cheshire East Council established seven Local Area Partnerships (LAPs), which bring local partners together to improve services, influence decision making	None identified	All	The Local Plan should reflect the priorities identified in the LAPs.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	and empower communities, focusing on what really matters to local people. The LAPs produce Area Plans, which inform their work plans. The Area Plans focus on local issues that cannot be tackled by one organisation on its own, bringing together all those with an ability to make a difference. Priorities are identified by community led planning, partner agencies and local data.			
All change for Crewe: High Growth City (2013)	Government plans for a HS2 route through Crewe, including connectivity with existing rail networks, including the West Coast Mainline, have given added impetus for economic growth in Crewe, the rest of the sub-region and beyond. High Growth City is the programme that will deliver the ambitions of All Change for Crewe up to 2030. But, with the prospect still remaining of a HS2 Hub station at Crewe with a direct interchange, the prospects for super-charged growth beyond 2030 will take the town forward from this point with even higher levels of growth. This could be focused around a new Central Business District at the HS2 Hub Station at Crewe.	None identified	Economic development	The Local Plan should consider the potential implications of HS2 and develop policies in line with the programme.
Macclesfield Heritage and Culture Strategy (2014)	Seeks to promote the opportunities that exist in Macclesfield in terms of heritage and culture.	None identified	Economic development	The content of the document should be considered when developing relevant policies and objectives.
Macclesfield Brownfield Land Initiative - Delivery Strategy	<p>The aims of the initiative are:</p> <ul style="list-style-type: none"> To increase housing development in the urban area of Macclesfield; To prioritise the development of previously developed land; To maximise such development in the early years of the new Local Plan period; and To attract further investment in housing across Macclesfield. 	None identified	Economic development; Social inclusiveness; Water and soil	The content of the document should be considered when developing relevant policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire East Local Plan Evidence Base documents	Several documents have been produced to form the evidence base for the Local Plan.	Contains information to be taken into account in the Local Plan process.	All	The contents of the documents should be considered when developing relevant policies and objectives.
Crewe Town Centre Regeneration Delivery Framework For Growth (2015)	Sets out a vision for Crewe town centre and identifies how key sites could be brought forward for redevelopment. The Framework outlines how the town centre can be transformed alongside new investments in the town centre, including the new Lifestyle Centre and the University Technical College.	<p>This Vision will be supported by the following objectives:</p> <ul style="list-style-type: none"> • To stimulate new investment in the town centre including retail, leisure, residential and business by bringing vacant sites back into use, intensifying the use of underperforming sites and utilising Cheshire East Council's assets. • To increase the number of town centre users, their dwell time and spend. • To diversify the housing stock in and around Crewe town centre and to increase the catchment of the town centre. • To make it easier to get into and around the town centre by foot, bicycle, bus and car. • To improve the quality and amount of the public space (including green space) and public realm (including green infrastructure) that links key spaces, buildings and the town's heritage and cultural offer in the town centre and to the Railway Station/proposed HS2 North West Gateway Hub. • To transform perceptions of Crewe town centre. • To provide sustainable development and design and support the Council's renewable energy agenda. 	Economic development	The content of the document should be considered when developing relevant policies and objectives.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Waste Management Needs Assessment for Cheshire East Council (2014)	Provides an understanding of the waste that requires management up to 2030 and assesses existing facilities available and considers the need for additional facilities to manage forecast.	None identified	Waste	The Local Plan will need to consider the findings of this report.
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)	Sets out key aims and objectives for future management of municipal waste within Cheshire East	Contains information to be taken into account in the Local Plan process	Waste	The Local Plan should consider and reflect the objectives of this document.
Minerals Sites and Areas Assessments (2015)	Appraises site areas, addresses demand and supply and identifies sites and areas for potential future supply	Contains information to be taken into account in the Local Plan process	Mineral Reserves	The content of this report should be considered when developing relevant policies and objectives.



B Issues and Objectives

Table B.1 Sustainability Issues and Objectives

Sustainability Issues		Sustainability Objectives	
Social			
1	Ageing population	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
2	Social deprivation	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
3	Equality and social inclusion	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Healthy and active lifestyles	4	Create an environment that promotes healthy and active lifestyles.
5	Quantity and quality of housing	1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
6	Vibrant rural communities	5	Maintain and/or create vibrant rural communities.
7	Sustainable forms of transport	2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
8	Access to jobs, services and facilities	2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
9	Crime and the fear of crime	6	Create a safe environment to live in and reduce fear of crime.
10	Infrastructure, services and facilities	7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
Environmental			
11	Causes and effects of climate change	8	To adapt to and mitigate the impacts of climate change.
12	Water quality, quantity and flood risk	9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
13	Air quality	10	Manage the impacts of development and associated activities to positively address all forms of pollution.
14	Biodiversity and geodiversity	11	Protect and enhance biodiversity, habitats, geodiversity and important geological features; particularly those that are designated.
15	Agricultural land	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.



Sustainability Issues		Sustainability Objectives	
16	Heritage	12	Protect and enhance the quality, integrity and distinctiveness of the area's heritage, landscapes and townscapes; particularly those that are designated.
17	Energy efficiency and renewable energy	13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
18	Waste management	14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
19	Minerals provision	15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
20	Previously developed land and infrastructure	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
21	Land and natural resources	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
22	Green Infrastructure and open space	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
Economic			
23	Sustainable, competitive and low-carbon economy	17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
24	Innovation and diversity of businesses	17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
25	Access to education and training	20	Improve access to education and training, and the links between these resources and employment opportunities.
26	Employment opportunities	20	Improve access to education and training, and the links between these resources and employment opportunities.
27	Rural economy	19	Positively manage the Borough's diverse rural economy.
28	Vitality and viability of the town and village centres	18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
29	Balanced provision of retail, leisure, visitor and cultural facilities	18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.



C Regulatory Requirements

As this SA will also be fulfilling the requirements of the Strategic Environmental Assessment Directive Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; it is therefore important to make sure that all of the requirements have been met and fully integrated into the SA process. This will be done using a Checklist (Table C.1) to signpost where the regulatory requirements are met in this Report.

Table C.1 Checklist of where in this Report the regulatory requirements have been met

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided in the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	The purpose of the Local Plan is set out in Section 1, Paras 1.10 to 1.14 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of this Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A summary of the baseline information is provided in Section 4 of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the Local Plan or 'future baseline' is also set out in Section 4.
c) The environmental characteristics of areas likely to be significantly affected;	The environmental characteristics of the areas likely to be affected are set out in Section 4 of this Report.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The summary of the baseline information provided in Section 4 of this Report identifies a number of existing environmental problems that are relevant to the Local Plan. This includes identifying sites designated pursuant to Birds and Habitats Directives. Key sustainability issues are identified in Section 5 of this Report.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	A comprehensive range of plans and programmes have been reviewed and the implications for the Local Plan and SA are clearly set out in Appendix A. A list of regional/sub-regional and local plans are included in Section 3.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	-
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	-



Regulatory requirement	Discussion of how requirement is met
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	-
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	-
j) a non-technical summary of the information provided under the above headings	-
The SA Report must be published alongside the draft plan, in-line with the following regulations	
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	-
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	-



D Glossary of Terms

Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Adverse Impact	Where a development/policy would result in harmful effects.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Agricultural Land Classification	Provides a method for assessing the quality of farmland to enable informed choices to be made about its future use in the planning system. Land is classified into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by the National Planning Policy Framework .
Air Quality Management Area	Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadline.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously Developed Land'.
Capacity (in retailing terms)	Potential spending by the public in the catchment area, with which to support existing and additional retail floorspace.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.



Community Strategy

A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.

Composting

The process that converts biodegradable material such as garden or kitchen waste, in the presence of oxygen (aerobic) into a stable material that can be used as a soil improver. Composting can be done at different scales, from home composting to a large centralised facility.

Conservation Area

Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.

Consultation Body

Authorities which, because of their environmental responsibilities, are likely to be concerned by effects of implementing plans and programmes and must be consulted at specific stages of the Strategic Environmental Assessment (SEA). The Consultation Bodies designated in the SEA regulations are Historic England, Natural England, and the Environment Agency.

Contaminated Land

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Crushed rock

Hard types of rock that have been quarried, fragmented and graded for use as aggregate.

Cumulative Impact

A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

Development

Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' Most forms of development require planning permission.

Development Plan

This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Economic Development

Development, including those in the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Energy from Waste

The conversion of waste into a useable form of energy, often heat or electricity.



Environment Agency	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Fauna	All the animal life of a given place or time.
Flood plain	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
Flora	Plant life occurring in a particular region or time.
Fossil Fuels (non-renewable)	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and assist urban regeneration, by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Green Gap	A local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into one another.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Greenhouse Gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion in motor vehicles and some power stations.
Habitat	An area of nature conservation interest.
Historic England	Government advisors with responsibility for all aspects of protecting and promoting the historic environment.
Historic Landscape Character	A picture of the entire landscape, including that which is most recent, presenting a comprehensive view of the sequence of changes that have contributed to the character of the landscape.



Historic Parks and Gardens	A park or garden of special historic interest, graded I (highest quality), II* or II, and designated by Historic England.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach, and Wilmslow.
Landfill (including land raising)	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
Landscape Character Assessment	A method of assessing appearance and essential characteristics of a landscape.
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures in its curtilage.
Local Nature Reserve	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Site).
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National Parks and the Broads Authority are also considered to be Local Planning Authorities.
Local Plan Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.



Local Service Centres (LSC)	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington, and Wrenbury.
Local Wildlife Sites (LWS)	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Mineral	Rock or other material that has a commercial value when extracted.
Mineral Resource	A potential mineral deposit where the quality and quantity of material present has not been tested.
Mitigation Measures	Measures designed and intended to reduce adverse environmental effects that cannot be avoided.
National Nature Reserve	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All National Nature Reserves are Sites of Special Scientific Interest.
National Park	The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.
Natural England	Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes, with involvement in planning policy and a range of environmental land management projects.
Previously Developed Land (PDL)	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Public Right of Way	A highway over which the public have a right of access along the route.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Recovery	Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Restoration (in terms of minerals operations)	Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.
Scheduled Monument	Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and alternatives that need to be considered, the assessment methods to be used, and the structure and contents of the Sustainability Appraisal Report.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Secondary (indirect) Effects	Effects that are not a direct result of the plan, often produced away from or as a result of a complex pathway
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Social Inclusion	Positive action taken to include all sectors of society in planning and other decision-making.
Special Area Of Conservation (SAC)	Areas given special protection under the European Union's Habitat's Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.



Special Protection Areas (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found in European Union countries. They are European designated sites, classified under the Birds Directive.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes that are likely to have significant effects on the environment.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Communities	Places where people want to live and work, now and in the future.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims to be achieved simultaneously are:</p> <ul style="list-style-type: none"> • Social progress that recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources • Maintenance of high and stable levels of economic growth and employment
Sustainable Drainage System (SuDS)	An approach to managing rainfall in development that replicates natural drainage, managing it close to where it falls, maximising infiltration and minimising surface run-off.
Sustainable transport	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.
Townscape	The general appearance of a built-up area, for example a street, town or city.
Viability	In terms of retailing, a centre that is capable of commercial success.



Vitality

In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

Waste

Any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Waste Hierarchy

A framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.

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