

Strategic Planning Board

Agenda

Date:	Wednesday, 22nd March, 2017
Time:	10.30 am
Venue:	The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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 Meeting (Pages 5 - 16)

To approve the minutes as a correct record.

4. Public Speaking

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

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. **16/1824M-Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure, Land to the North of the existing Radnor, Land at Back Lane, Cheshire for John Brooks, Ainscough Strategic Land (Pages 17 - 54)**

To consider the above application.

6. **16/4318N-Outline planning permission for up to 100 residential dwellings to include access. All other matters reserved for future consideration, Land off Park Road, Willaston for Mr Brown, Stretton Willaston Ltd (Pages 55 - 80)**

To consider the above application.

7. **16/5678M-Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park and provision of new access from Earl Road, together with landscaping and associated works. (Resubmission 15/0400M), Land at Junction of Earl Road and Epsom Avenue, Handforth for Orbit Investments (Properties) Ltd (Pages 81 - 104)**

To consider the above application.

8. **17/0223N-Full application for a proposed new warehouse unit with ancillary office/ welfare, associated landscaping, parking, service yard and access. External works to existing 'Crewe 2' unit to south of site, Land South of, Weston Road, Crewe for Mr Paul Cook (Pages 105 - 116)**

To consider the above application.

9. **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 117 - 214)

To consider the above report.

10. **Minerals & Waste Development Plan Document - Issues Paper** (Pages 215 - 266)

To consider the above report.

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 22nd February, 2017 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

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

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

OFFICERS IN ATTENDANCE

Mr D Evans (Principal Planning Officer), Mr J Felton (Planning Lawyer), Mr P Griffiths (Infrastructure Delivery Manager), Mr S G Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)), Ms S Orrell (Principal Planning Officer) and Mr P Reeves (Flood Risk Manager)

88 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Pochin. In addition Councillor D Hough gave his apologies for the morning session.

89 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of applications 16/2373N, 16/1922C, 16/5156C and 16/2583C, Councillor J Hammond declared that he was a Director of ANSA Environmental Services Ltd who were a consultee on the application, however he had not made any comments.

In the interest of openness in respect of application 16/1921C, Councillor J Hammond declared that he was a member of the RSPB who were joint applicants, however he had not made any comments. In addition he along with other Members had received correspondence from Marchfield Management Services in respect of application 16/2373N and Emery Planning in respect of application 16/4436M which had not been commented on. In addition he and others Members had received a succession of emails in respect of application 15/4865M which had all been passed onto Officers.

In the interest of openness in respect of application 16/1921C, Councillor L Smetham declared that she was a member of the RSPB who were joint applicants, however she had not made any comments.

In the interest of openness in respect of applications 16/2373N, 16/1922C, 16/5156C and 16/2583C, Councillor S Hogben declared that he was a

Director of ANSA Environmental Services Ltd who were a consultee on the application, however he had not made any comments.

In the interest of openness in respect of application 16/1922C, Councillor L Smetham declared that she was an acquaintance of someone who lived on Chelford Road.

90 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes be approved as a correct record and signed by the Chairman.

91 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

92 16/2373N-OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 400 DWELLINGS WITH GARAGING; 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

Consideration was given to the above application.

(Councillor D Bebbington, the Ward Councillor attended the meeting and spoke in respect of the application).

RESOLVED

That for the reasons set out in the report, the application be delegated to the Head of Planning (Regulation), in consultation with the Chairman to approve subject to updated ecology reports and comments from the National Grid, and subject to the completion of a Section 106 securing 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.
9. Provision of public open space and maintenance.

And subject to 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. No construction traffic to access the site from Moss Lane. The Plan to also include wheel wash, details for access and unloading restrictions
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. The access off Moss Lane shall only be used by emergency vehicles, and prior to the commencement of development, full details of the proposed vehicle control measures to prevent unauthorised access shall be submitted to and approved in writing by the Local Planning Authority. The access shall only be installed in accordance with these approved details and to be maintained as such in perpetuity.
21. 2-way bus service provision
22. Air pollution damage cost calculation
23. Renewable energy
24. Provision of Broadband
25. Cycle parking

- 26. Bin storage
- 27. Bus shelters at Flowers Lane

Informatives: National grid pylons and that a new school should be provided in accordance with the Local Plan.

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 their 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 a short break).

93 16/1922C-RESIDENTIAL DEVELOPMENT, SITE ACCESS POINTS, PUBLIC OPEN SPACE, GREEN INFRASTRUCTURE AND ASSOCIATED WORKS; TOGETHER WITH THE REALIGNMENT OF THE WESTERN END OF BACK LANE, LAND TO THE EAST OF BLACK FIRS LANE AND TO THE SOUTH OF BACK LANE, BACK LANE, SOMERFORD FOR THE RICHBOROUGH ESTATES PARTNERSHIP LLP

Consideration was given to the above application.

(Jean Parry, an objector and Haydn Jones, representing 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 written update to the Board, the application be approved subject to a 21 day notification period to the University of Manchester (Jodrell Bank) of the intention to grant planning permission and subject to the completion of a S106 Agreement to secure the following:-

1. Detailed residential management agreement for the on going maintained of the Open Space/Children's play space be submitted and approved.
2. Detailed habitat management plan for on going management
3. Affordable Housing comprising 17.5% of all housing on site (all intermediate tenure at 80% open market value)
4. £4,000 for the making of any Traffic Regulation Orders on Chelford Road or Black Firs Lane in support of potential Speed Limit Reductions.
5. £5000 towards the provision of 'SID' interactive speed limit signage (or similar).
6. Highways contribution of £507,427.50 to the Back Lane improvement works - to be paid prior to the occupation of the 80th dwelling. As an alternative, these works may be undertaken

through a S38 agreement; this option will fall away should the Council enter into a contract to construct the Congleton link road by the time this development commences on site.

7. A S106 contribution £12,000 per dwelling to the Congleton Link Road. This includes a minimum contribution of £1.8m which will be provided irrespective of minimum dwelling numbers approved at reserved matters. The maximum contribution will be linked to the number of houses approved at reserved matters on a pro rata basis at £12,000 per dwelling.
8. PROW improvement works of £89,000.00
9. Education contribution of:
£401,313 (£2007 per dwelling) for Primary education
£473,938 (£2370 per dwelling) for Secondary education
£91,000 (£455 per dwelling) for SEN education provision
Total education contribution £966,251 (£4832 per dwelling)

And subject to the following conditions:-

1. Standard Outline
2. Submission of reserved matters- landscaping to include replacement hedgerow planting
3. Plans
4. Updated badger report
5. Each phase to incorporate a mix of units of -
1 bed and/or 2 bed dwellings between 5% and 15% of the number of dwellings
3 bed dwellings between 20% and 50% of the number of dwellings
4 bed and/or 5 bed dwellings between 25% and 65% of the number of dwellings, thereafter the housing on each phase of development shall accord with the housing mix details provided.
6. Design Coding to form part of reserved matters
7. Fabric first approach to energy efficiency
8. Reserved matters to include Arboricultural Impact Assessment
9. Construction and Environmental Management Plan, inc wheel washing prior submission/approval; piling, dust control
10. Amenity Green space of minimum of 2000m2 inc a LEAP with 6 pieces of equipment for all ages.
11. Public Rights of Way scheme of management shall be submitted to and approved
12. Bat mitigation strategy to be submitted as part of any reserved matters application
13. Hedgehog Gaps
14. Breeding birds and roosting bat features – Prior submission/approval
15. Contaminated Land Phase I, unexpected contamination, importation of soil
16. Residential travel plan inc residents information pack
17. Car charging for each dwelling/communal for flats
18. Tree and hedgerow Protection scheme – Prior submission/approval

19. Scheme for the incorporation of electromagnetic screening measures (protection of Jodrell Bank telescope)
20. Delivery of Local Traffic Management Scheme along the principles as out on drawing 21089_08_020_12b – by occupation of 80th dwelling on site
21. Programme of archaeological work
22. Development to comply with submitted Flood Risk Assessment
23. detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage to be submitted
24. Reserved matters to include noise mitigation scheme based on outline acoustic report
25. Noise mitigation scheme based on the final layout masterplan. The scheme shall take account of the Congleton Link Road if built before the development. Each reserved matters stage to submit a detailed noise mitigation
26. Detailed ecologic mitigation scheme to form part of reserved matters
27. Phasing of development to form part of 1st reserved matters
28. Levels
29. Superfast broadband provision
30. Details of bin storage
31. Details of cycle storage

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 their 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 the application be subject to an appeal approval is given to enter into a S106 Agreement to secure the Heads of Terms as detailed above.

(During consideration of the application, Councillor D Hough arrived to the meeting, however he did not take part in the debate or vote on the application).

94 16/1921C CHANGE OF USE FROM AGRICULTURAL LAND TO COMMUNITY NATURE PARK, LAND EAST OF BLACK FIRS LANE & WEST OF LONGDOWN ROAD, SOMERFORD, CONGLETON, CHESHIRE FOR SOMERFORD PARISH COUNCIL AND RSPB

Consideration was given to the above application.

(Jean Perry, an objector attended the meeting and spoke in respect of the application).

RESOLVED

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

1. Standard time
2. Plans
3. Levels
4. Landscaping (hard/soft) to be submitted and approved prior to commencement
5. Long term nature reserve / woodland management plan to be submitted and approved, including outline method statements for the creation of the proposed habitats/ scheme of information boards
6. Submission of 10 year habitat management plan
7. Boundary treatments/lighting details to be submitted

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 their 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 from 1.10pm until 1.55pm for lunch).

95 16/5156C-RESIDENTIAL DEVELOPMENT FOR 170 HOUSES & ASSOCIATED WORKS, LAND OFF BLACK FIRS LANE, SOMERFORD, CONGLETON FOR MR TAYLOR, BARRATT & DAVID WILSON HOMES NORTH WEST

Consideration was given to the above application.

(Glyn Wakefield, an objector and Andrew Taylor, the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be delegated to the Head of Planning (Regulation) for approval subject to further discussions with the Chairman and Ward Member to amend the plot adjacent to No 12 Chelford Road and any associated implications, subject to a 21 day notification period to the University of Manchester (Jodrell Bank) of the intention to grant planning permission and subject to the completion of a Section 106 agreement securing the following:-

- 30% of the dwellings to be affordable.
- The tenure split of the affordable housing required is 25% social or affordable rent, 75% intermediate tenure.
- Affordable Homes should be pepper-potted (in clusters is acceptable)
25% of the affordable dwellings to be built to meet Lifetime Homes standards, and these properties should be bungalows, maisonettes

or adaptable houses. The affordable dwellings should be built to meet Code for Sustainable Homes Level 3.

- The affordable homes to be provided no later than occupation of 50% of the market dwellings unless the development is phased, in which case 80% of the market dwellings can be occupied.
- Provision of a LEAP with 5 pieces of equipment specification to be submitted and agreed and in accordance with that set out in the Greenspaces Officer consultation response.
Management plan for all open space in perpetuity (including, inter alia, the LEAP, allotments if provided, woodland, general amenity openspace, village green, nature conservation area, drainage areas, ponds and any other areas of incidental open space not within private gardens or the adopted highway).
- Commuted sum of £55,610.00 to be used to deliver off-site habitat creation/enhancement as per the report.
- Commuted sum of £272,748 in lieu of Primary, Secondary and SEN education.
- Contribution of £850,000 towards capacity improvements of the A34 Rood Hill Traffic Signals or the A34 West Street roundabout OR alternative measures that offer congestion relief benefits to the A34 corridor through Congleton.
- Contribution of £50,000 towards the improvement and accessibility of Local Bus Stop Infrastructure.

And subject to the following conditions:-

1. Standard 3 year consent
2. Approved Plans
3. Materials
4. Landscaping
5. Implementation of landscaping
6. Tree/Hedgerow Protection Measures
7. The hours of construction of the development (and associated deliveries to the site) shall be restricted to: Monday – Friday 08:00 to 18:00 hrs Saturday 09:00 to 14:00 hrs Sundays and Public Holidays Nil
8. Noise insulation measures
9. Individual Travel plans
10. Travel Information packs to be provided for residents
11. Electric Vehicle Infrastructure
12. Submission of a Contaminated Land Phase II investigation.
13. Control over imported soils
14. Requirement to inform LPA if unexpected contamination found
15. Submission of Construction and Environmental Management Plan
13. Bin storage.
14. 10% renewable provision
15. Submission of detailed design for wildlife corridors together with proposals for the fencing off of the wildlife corridors during the construction phase.

16. Implementation of Great Crested Newt Reasonable Avoidance Measures
17. Updated badger survey to be undertaken and submitted to the LPA prior to the commencement of development.
18. Hedgehog access.
19. Submission of details for the incorporation of wildlife kerbs, bat and bird boxes (as per section submitted ecological mitigation strategy).
20. Safeguarding of nesting birds
21. Submission of 10 year habitat management plan
22. Creation of wildlife hibernacula as specified in section 4.65 of the submitted ecological mitigation strategy.
23. Bat lighting condition
24. Detailed design of ponds to be submitted with reserved matter application
25. Archaeological programme of works
26. Scheme of appropriate surface water drainage
27. Detailed design of surface water drainage
28. Provision and implementation of Travel Plan
29. Sewer easement as detailed in United Utilities response
30. All the affordable dwellings should be provided no later than occupation of 80% of the open market dwellings
31. Finished floor levels
32. Emergency access only
33. Cycle storage

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning (Regulation), in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.

96 **16/2583C-OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT TO INCLUDE DETAILS OF ACCESS, LAND WEST OF, BRADWALL ROAD, SANDBACH FOR SITE PLAN UK LLP**

Consideration was given to the above application.

(Councillor B Moran, the Ward Councillor, Town Councillor Carolyn Lowe, representing Sandbach Town Council, Steve Buckley, an objector and Robert Walker, representing the applicant attended the meeting and spoke in respect of the application).

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 PC3 and H1 of

the Sandbach Neighbourhood Plan, PS8 (Open Countryside) and H6 (Housing in Open Countryside) of the Congleton Borough Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy Submission Version - 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 would be contrary to the spatial strategy for the future development of the Borough due to the scale of the proposed development having regard to Policies PG2 and PG6 in the emerging Cheshire East Local Plan Strategy – Consultation Draft July 2016 and guidance within the NPPF.

3. Loss of BMV Agricultural Land and adverse impact on the landscape character of the area.

In order to give proper effect to the Board's/Committee'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 £441,253

4. SEN education contribution of £91,000

5. PROW Contribution of £26,128

(Prior to consideration of the following application, Councillors B Burkill and J Macrae left the meeting and did not return).

- 97 **15/4865M-FULL PLANNING PERMISSION FOR ERECTION OF LOGISTICS WAREHOUSE (6728SQM USE CLASS B8) AND ANCILLARY TRADE SALES, WITH ASSOCIATED ACCESS, PARKING, ECOLOGICAL WILDLIFE CORRIDOR, LANDSCAPING AND EXTERNAL WORKS, LAND AT ADLINGTON BUSINESS PARK, ADLINGTON FOR EUROSCAPE SECURITIES& ARIGHI BIANCHI LTD, C/O EUROSCAPE DEVELOPMENTS LTD**

Consideration was given to the above application.

(Hannah Baker, representing a number of objectors and Colin Williams, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

The application be delegated to the Head of Planning (Regulation) in discussion with the Chairman and Ward Member to approve subject to the resolution of a number of outstanding matters.

(This decision as contrary to the Officer's recommendation of refusal).

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning Regulation has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

- 98 **WITHDRAWN BY OFFICERS-16/4436M - PROPOSED POYNTON RELIEF ROAD, CHESTER ROAD, POYNTON**

This application was withdrawn by Officers prior to the meeting.

The meeting commenced at 10.30 am and concluded at 4.30 pm

Councillor H Davenport (Chairman)

This page is intentionally left blank

Application No: 16/1824M

Location: Land to the north of the existing Radnor, Land at Back Lane, Cheshire

Proposal: Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.

Applicant: John Brooks, Ainscough Strategic Land

Expiry Date: 08-Aug-2016

SUMMARY:

The proposal is contrary to the 'saved' policies PS8 (Open Countryside) of the Congleton Local 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 750 dwellings within the Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016 as site CS 44 Back Lane / Radnor Park, Congleton (Former SL 6). The Inspector in his views on Further Modifications needed to the Local Plan (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 some 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.

The importance of these proposals to the delivery of the Congleton Link Road are important considerations in this case, and the reason why there is a proposed reduction in the amount of affordable housing.

The development is considered to meet the emerging Local Plan policy requirements, and no objections have been raised on matters of highway impact, landscape impact, ecology, trees, POS and public rights of way, subject to mitigation works as set out in the report.

The proposals are considered to satisfy the Local Plan policy requirements.

Recommendation: Approve subject to 21 day consultation with Jodrell Bank, a Section 106 Agreement and conditions.

1. SITE DESCRIPTION

This application relates to a 24-hectare site on the northern side of Congleton. The site currently consists of three large agricultural fields, used for crop growing. The site extends northwest from the northern edge of the Radnor Park Industrial Estate, essentially following the top of the slope of the River Dane, which is at a significantly lower level than the site. The slope down to the Dane is largely wooded – some of it Ancient Woodland, and very steep in places. With the exception of the industrial estate, the site adjoins farm land or woodland to all boundaries, and it currently has access to Back Lane adjacent to the industrial estate, and further to the northwest close to the western end of the Back Lane playing fields. Back Lane is currently a narrow country lane with no pedestrian footways.

In the future however the area will change significantly with the building of the Congleton Link Road (CLR) which will split the site in two, with a sizable area of the site being required for the road and associated infrastructure, embankments, mitigation planting etc. The site area would include a roundabout giving access onto Back Lane, and a cutting leading to the River Dane bridge crossing. Back Lane would be upgraded as part of the CLR works.

2. DETAILS OF PROPOSAL

This application seeks outline planning permission for:

“Demolition of the existing building and an outline planning application with all matters reserved except for means of access for a mixed use development comprising residential dwellings (use class C3) and employment development (use classes B1, B2 and B8) incorporating an element of leisure uses (use classes A3 and A4), together with associated woodland buffer, ecological mitigation and enhancements, open spaces and infrastructure.”

The application is accompanied by a number of plans including a parameters plan showing land use and building heights. This effectively breaks the site down into six elements:

- i. Employment uses to the north of Radnor Park Industrial Estate.
- ii. Residential area to the south of the Link Road, to the north of the recently approved Russell Home development off Back Lane.
- iii. A small area of employment uses including retail class A3/A4 Uses in the “island site” created between the Link Road, it’s roundabout and Back Lane.

- iv. Land required for the Link Road what already has the benefit of planning permission but forms part of this site.
- v. Residential area to the north of the Link Road.
- vi. An ecological mitigation area to the north-western end of the site.

3. RELEVANT PLANNING HISTORY

15/4480C - The proposed Congleton Link Road - a 5.7 km single carriageway link road between the A534 Sandbach Road and the A536 Macclesfield Road. APPROVED July 2016

Immediately adjacent to the south of the site:

16/0514C – Outline application for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, access and associated infrastructure - Land at, Back Lane, Congleton. MINDED TO APPROVE subject to a Section 106 Agreement

4. PLANNING POLICIES

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 Congleton Local Plan is applicable for this site.

Policies in the Local Plan

PS3	Settlement Hierarchy
PS6	Settlements in Open Countryside
PS8	Open Countryside
GR1	New Development
GR2	Design
GR3	Residential Developments of More than 10 Dwellings
GR4	Landscaping
GR6&7	Amenity & Health
GR9	Accessibility, servicing and parking provision
GR10	Managing Travel Needs
GR18	Traffic Generation
GR19	Infrastructure
GR20	Public Utilities
GR21	Flood Prevention
GR22	Open Space Provision
GR23	Provision of Services and Facilities
H1 & H2	Provision of New Housing Development
H6	Residential Development in the Open Countryside
H14	Affordable Housing in Rural Parishes
NR1	Trees & Woodland
NR4	Nature Conservation (Non Statutory Sites)

NR5 Maximising opportunities to enhance nature conservation

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

The North Congleton Masterplan

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

Site CS 44 Back Lane / Radnor Park, Congleton (Former SL 6)

The latest wording reads as follows:

“Site CS 44 Back Lane / Radnor Park, Congleton (Former SL 6)

The development of Back Lane / Radnor Park over the Local Plan Strategy period will be achieved through:

1. The delivery of, or a contribution towards, the Congleton Link Road;
2. The delivery of 750 new homes (at approximately 30 dwellings per hectare) as set out in Figure 15.26 of the LPS;

3. The delivery of up to 7 hectares of employment land adjacent to Radnor Park Trading Estate as set out in Figure 15.26 of the LPS;
4. The delivery of up to 1 hectare of employment or commercial development adjacent to the Congleton Link Road Junction as identified in Figure 15.26 of the LPS;
5. The retention and enhancement of Back Lane Playing Fields which has Village Green status;
6. The delivery of improved recreational facilities linked to Back Lane playing fields and the proposed primary school site;
7. The provision of appropriate retail space to meet local needs;
8. The provision of pedestrian and cycle links set in Green Infrastructure to new and existing employment, residential areas, shops, schools, health facilities and the town centre;
9. The provision of public open space, as a new country park adjacent to Back Lane Playing Fields; as set out in Figure 15.26 of the LPS
10. The provision of children's play facilities
11. The provision of a new primary school with linked community use as set out in Figure 15.26 of the LPS;
12. Contributions to new health infrastructure.
13. The provision of land required in connection with the Congleton Link Road as set out in Figure 15.26 of the LPS

Site Specific Principles of Development

- a. Contributions towards the Congleton Link Road / complimentary highway measures on the existing highway network.
- b. The provision of a network of open spaces for nature conservation and recreation, including access to and enhancement of the River Dane Valley Corridor as shown in Figure 15.26 of the LPS. Development should retain and enhance areas of landscape quality / sensitivity.
- c. The timely provision of physical and social infrastructure to support development at this location.
- d. The achievement of high quality design reflecting the prominent landscape location of the site and creating a vibrant destination and attractive public realm.
- e. The site should be developed comprehensively consistent with the allocation of uses set out in Figure 15.26 and the principles of the North Congleton Masterplan. Development should integrate with the adjacent uses, particularly through sustainable transport, pedestrian and cycle links.
- f. The delivery of appropriate public transport links to connect with employment, housing and retail / leisure uses in the town.
- g. The provision of pedestrian and cycle routes to provide clear and safe links to surrounding communities.
- h. A desk based archaeological assessment will be required for any future application on this site.
- i. The site will provide affordable housing in line with the policy requirements set out in Policy SC5 (Affordable Homes).
- j. Future development should have reference to the River Dane Local Wildlife Site and Ancient Woodland.
- k. Future development should also have consideration to Policy SE14 (Jodrell Bank).
- l. In order to ensure a sustainable, mixed use scheme is delivered on the site, the Council will require all housing proposals to demonstrate, through the execution of an s106 Agreement or appropriate alternative, how the delivery of employment land as an extension to the Radnor Park Trading Estate will be positively supported.

- m. The Visual, Noise and Pollution assessment of development should be undertaken with the assumption that the Link road is in situ and suitable screening / mitigation provided accordingly. Noise and visual mitigation measures should be provided between future and existing employment / residential areas. This could include separation distances, acoustic fencing, earth mounding, tree planting and building orientation.
- n. Any replacement and/or new sports provision should be in accordance with an adopted up to date and robust Playing Pitch Strategy and Indoor Sports Strategy and with Policy SC2 'Indoor and Outdoor Sports Facilities'
- o. Future development should provide an appropriate buffer with the Ancient Woodland along the River Dane Corridor
- p. Future development should provide an east to west Greenway with pedestrian and cycle links across the site linking together proposed and existing leisure uses, local retail and other community facilities at this site with other sites to the north of Congleton. This should include a footbridge over the River Dane for pedestrian / cycle use.
- q. The Congleton Link Road will form the boundary for development; except for a single area shown in Figure 15.26
- r. A minimum of a Phase 1 Preliminary Risk Assessment for contaminated land should be carried out to demonstrate that the site is, or could be made, suitable for use should it be found to be contaminated. Further work, including a site investigation, may be required at a pre-planning stage, depending on the nature of the site.
- s. The proposed route of the Congleton Link Road is as shown in Figure 15.26. Development should be undertaken with the assumption that the link road is in situ. The land required for the construction and delivery of the Congleton Link Road will be safeguarded from development."

The site subject of this application makes up the eastern third of the site, including two of the residential parcels, and both employment areas but still only part of the overall site allocation which includes other residential sites (most of which now have some form of planning approval, outline or full), public open space, land for the link road and the Dane Valley. The wording of the policy has been amended during the Local Plan process and the site has been changed from a strategic location to a specific site.

Somerford Neighbourhood Plan

The plan is currently at Regulation 7 Stage – Neighbourhood Area Designation, and as such the plan cannot at this point in time be given much weight in the planning process as it has not reached the Regulation 14 - Pre-submission Consultation stage. It is also important to point out that the Neighbourhood has to be in general conformity with the strategic policies of the Local Plan.

CONSULTATIONS:

United Utilities: No objections subject to conditions relating to foul and surface water being drained on separate systems, and submission of a surface water drainage scheme based on a hierarchy of drainage options.

Jodrell Bank: Oppose the development and whilst they note that the impact from the additional potential contribution to the existing level of interference coming from that direction will be relatively minor, this is a general direction in which there is already significant development close to the telescope. They ask that Cheshire East take this into consideration in reaching its

decision, noting that the cumulative impact of this and other developments is more significant than each development individually.

Environmental Health: They note that whilst an Environmental Statement accompanies the application, as the application is only in outline and as such the full details of the proposal are not known at this stage, they giving a range of comments and suggested conditions with regards to the construction and demolition phase, lighting, air quality and contaminated land. They however reserve the right to consider in further detail the need for conditions to protect amenity which may not be suggested here at the reserved matters stage.

Education: The development is expected to generate 51 primary children, 40 secondary children and 3 SEN children, and that owing to the shortfall in the provision in all three areas a contribution of £1,343,369 is required. If this is not secured then Children's Services raise an objection to this application.

Housing: Raise no objections to the application on the basis that 30% of the dwellings are affordable (83 if all 275 units are built) on a ratio of 65/35 between social rented and intermediate housing.

Flood Risk Officer: The site is flood zone 1, although they note that the River Dane to the north of the site is within zone 2. They feel the risk of flooding from this source will need to be appropriately mitigated before development can commence on site and shown in the appropriate documents submitted. A number of conditions are therefore recommended.

Strategic Highways Manager: Detailed comments have been given on the proposals, in relation to the relationship with the CLR, more localised impact, accessibility and what they feel should be covered by conditions/106 contributions. These matters are explored in depth below.

Public Rights of Way: Again detailed comments have been given on the proposals as there are important linkages that need to be retained and provided across the land, and in particular made to provide for access onto the CLR and into the Dane Valley. These matters are again examined in more detail below.

ANSA (Public Open Space): There are areas of wildlife habitat, woodland and natural open space however these are completely different typologies to Children and Young Person Provision (CYPP) and Amenity Green Space (AGS) required by policy.

Based on Interim Policy Note in the absence of a housing schedule an average dwelling is 2.4 persons per dwelling with 10sqm per person of AGS.

275 dwellings X 2.4 persons = 6,600 sq. m of AGS this figure however could change if the housing mix changes. In addition to the AGS 1,000sq m needs to be available for a NEAP sized play area.

Archaeology: The proposed archaeological mitigation, a programme of archaeological work prior to construction commencing, as outlined in section 9.67 of Chapter 9: Archaeology and Cultural Heritage of the Environmental Statement is considered an appropriate means of dealing with the archaeological potential of the proposals. Cheshire Archaeology Planning Advisory Service would therefore recommend that, should planning permission be granted to this, or any

similar scheme, such a programme of archaeological work is secured by means of a planning condition.

VIEWS OF THE PARISH / TOWN COUNCIL

Somerford Parish Council – Object to the application on the basis that the strategic site has been increased (SL6/CS44) to accommodate development north of the link road is unacceptable. This will lead to further development into the open countryside.

In addition they feel this application is premature as it is dependent on the Congleton Link Road. It is disappointing that the employment land has been dropped from 10 hectares to 6.3 hectares (SL6/ CS44 = 10 hectares of employment). They feel this is vital to retain the original figure submitted and not reduce it for financial gain. The land use has been changed to B1, B2 and B8 – this again they feel is wrong as Congleton needs manufacturing employment not storage / offices and light industrial . The Local Plan paragraph 11.6 stated there was a desire for manufacturing and engineering employment to increase prosperity. This is a contradiction. It should be a robust employment site for core employment use. It is the wrong type of industry.

It should be noted that the 50m buffer zone on the SBI has not been adhered to as guided by the Cheshire Wildlife Trust.

Looking at further submitted details they comment:

Footpath to the Dane

The proposal to form a footpath through the wooded area, down the steep embankment, to the Dane is a good idea – although the PC is unsure about the fact that the path ends at the river with an arrow pointing across to the other side with a note “Links to wider residential development”. This would suggest that a bridge of some sort is to be built across the river – assuming that stepping-stones are impractical at that point. We need to understand who is going to build and finance it and thereafter maintain it? We need some clarity on that – is it from s.106 monies?

Further concern regarding this footpath is brought about by our experience with Loachbrook 2 which also had a proposal (by the promoter) for a footpath/cycleway to link the development with Loachbrook 1 by a crossing over Loachbrook. That has now seemingly been abandoned by the developer/builder who clearly see little advantage in spending money on such a project and the CEBC seem disinterested in pursuing the issue. It is abundantly clear that a crossing of the Dane at this point will not happen and very likely the footpath will be forgotten unless safeguards are put in place and enforced.

The Parish Council request for a commitment that:

1. The construction of the footpath to the River Dane be made a condition of any planning grant, to be provided and usable at an appropriate point in the development but in any event prior to completion;
2. That an enforceable provision be made for a suitable “all-users” crossing of the River Dane between CS44 and CS45 to be constructed and maintained at the expense of the promoters/developers/builders at an appropriate point in the development but in any event prior to completion;

Back Lane

It is clear that the argument against the use of Back Lane as the principle route for traffic to and from the Radnor Park Industrial Estate was lost when the Link Road planning application received approval. However, the issue regarding New Back Lane, the link from the roundabout opposite the school to Chelford Road/Blackfirs Lane is still an alive issue. The Parish Council wish that this length of Back Lane is closed to HGV's. The Parish Council request a condition of a weight restriction of at least 7.5 tonnes is applied to this stretch of road.

Land North of the Link Road

The amendment does, of course, still provide for development north of the Link Road, on the understandable basis that the proposed Local Plan has been specifically amended to allow just that. The Parish Council argue against this strategy and hope it is rejected at examination."

Note that these comments were received in advance of the Local Plan examination.

Congleton Town Council – Recommend refusal as insufficient employment land is proposed, and land north of the link road is not included in the Local Plan.

REPRESENTATIONS

A number of objections have been received from neighbours, including some local business:

- The development is premature in advance of the Link Road being constructed
- The application is premature in advance of the Local Plan and the Congleton Masterplan being adopted
- This application seeks to minimise the amount of land allocated for employment which goes against the NPPF and the key reasons for the need of a link road
- There should be no development north of the link road as it will set a unwelcome precedent
- Concerns about impact on the SBI and ancient woodland
- Concern about the vehicular access to the industrial estate from the CLR and being shared with residential traffic
- Loss of open countryside and change in character of the area
- Flooding/drainage concerns
- Pressure on local services including schools
- Impact on Jodrell Bank
- Highway safety concerns, lack of footways for pedestrians
- Concerns about impact during the construction phase

It is important to note that the majority of the comments were received before the Local Plan hearings were held in October 2016 and the Inspectors note in December 2016 so issues of prematurity for example have to a large extent been overtaken by events.

Full details of resident's objections can be viewed on the Council's website.

APPLICANTS SUBMISSION:

The application is supported by an Environmental Statement (ES) (Volumes 1-3) and in addition the following documents have been submitted:

- Supporting Planning Statement
- Statement of Community Involvement
- Illustrative Framework Masterplan
- Parameters Plan – Land Uses and heights
- Landscape Strategy Plan
- Proposed Radnor Park Roundabout
- Proposed Back Lane/Employment Leisure Area Priority Junction
- Proposed Back Lane Link/Residential Access
- Proposed Access to Residential North of CLR
- Proposed Extension to 3rd Avenue

These reports can be viewed on the application file, but it is important to highlight that many of these have been amended during the lifetime of the application.

APPRAISAL:

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.

SUSTAINABILITY

The National Planning Policy Framework definition of sustainable development is:

"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"

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.

ENVIRONMENTAL SUSTAINABILITY

COUNTRYSIDE AND LANDSCAPE IMPACT

One of the Core Planning Principles of the NPPF is to "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".

The site is on the western edge of Congleton, north of Back Lane and divided into two unequal parts by the line of the proposed Congleton Link Road (CLR). The smaller northern part is entirely residential development, while the much larger part south of the CLR consists of C3, B1, B2, B8, A3 and A4 uses. Currently the application area (within the red line) consists of several large arable fields on gently rolling land to the south of the edge of the Dane Valley. Land ownership extends into the Dane Valley and on the eastern side of the site the ownership boundary is the river. Most of the steep valley side is occupied by woodland much of which is Ancient Semi Natural woodland (ASNW) and all is a Local Wildlife Site (LWS). A large part of the site is within the current boundary of the ASCV, but the area has been allocated for development within the emerging Local Plan Strategy and is truncated by the CLR. The flatter farmland is within the Lower Farms and Woods LFW2: Brereton Heath character area while the river valley is within the Dane River Valley Character area of the Cheshire Landscape Character Assessment adopted in 2009.

A Landscape and Visual Impact assessment was prepared for the application area. Viewpoints were agreed with the applicant prior to undertaking the assessment. There was broad agreement with the conclusions of the assessment, but in two areas there were concerns that the impact of the proposed development had been underestimated. These have been addressed by landscape mitigation in 3 areas (see woodland planting/ ecological mitigation and woodland buffer on the Parameter Plan A-01-002) and a restriction on employment building heights and number of residential storeys, also shown on the parameter plan. This mitigation combined with other changes to the original layout together with the landscaping for the CLR have reduced impact on the landscape of the Dane valley (to the north and east) to an acceptable level. To the west of the site further development has been granted planning permission and south of the site is the existing Radnor Park employment site.

There are concerns about the quantity of play space and public open space that can be achieved within the housing development areas. Minimum standards for play space have been set out by ANSA and they note that the ecological mitigation areas, ASNW and land associated with the footpath link to the Dane contribute to the green infrastructure provision of the development. The recent comments from Public Rights of Way suggest an amendment to the footpath/cycleway which runs through the woodland buffer area adjacent to the Dane Valley. This will provide a route which connects the existing cycleway on the CLR to the proposed Dane (pedestrian/cycleway) crossing and connects to routes through the housing/employment areas. Bridge landing rights will be required on the bank of the river Dane, although a bridge is not part of the proposed scheme.

The emerging local plan policy for site CS44 Back Lane/Radnor Park Congleton states:

- “8. Provision of pedestrian and cycle links set in green infrastructure
- 9. Provision of a new country park as set out in figure 15.26.”

The country park area as shown in figure 15.26 covers the entire area shown as “Existing woodland outside the application area” (within the blue line) and “Area for footpath link to River Dane” as shown on the submitted parameter plan. This policy could be fulfilled if the land is dedicated for appropriate public access (consistent with the areas status as ASNW and LWS) in perpetuity, together with an appropriate management mechanism (such as a management company or transfer to the local authority or an appropriate not for profit organisation) and an

agreed management plan. It is considered this matter can be addressed by a condition requiring a management plan for these areas of the site.

HIGHWAY SAFETY & TRAFFIC GENERATION

Policy GR9 states that proposals for development requiring access, servicing or parking facilities will only be permitted where a number of criteria are satisfied. These include adequate and safe provision for suitable access and egress by vehicles, pedestrians and other road users to a public highway.

Paragraph 32 of the National Planning Policy framework states that:-

'All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and that any plans or decisions should take into account the following;

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Access Arrangements

The access to the employment area that is an extension to Radnor Park is taken from a new roundabout to be formed on Back Lane, this access will also be the main access to the residential development. A small amount of residential development is also proposed to be accessed from a new priority junction formed on the eastern side of the Back Lane Link.

A highway link into the existing Radnor Park estate is also proposed for the whole (referred to as full in the TA) application.

Additional residential development (c100 homes) is proposed on the north side of the Congleton Link Road (CLR), access is taken from the northern arm of the Radnor Park Junction roundabout.

The Phase 1 scheme (residential development of up to 175 houses south of the Link Road) proposes access of a new roundabout on Back Lane as its sole access point.

The design of the access arrangements are acceptable; essentially they take access from junctions proposed for the CLR which was subject to a full safety audit and which has the benefit of an extant planning approval.

Traffic Analysis

In capacity terms it is accepted that the access at Back Lane will work effectively at the design year.

However, there are frequent capacity problems at the 'Waggon and Horses' gyratory. A simple modelling approach to this junction is not agreed. Junctions on the A34 corridor suffer from 'through queuing' where delays at one junction impact on the operation of the next. Static traffic assessments as undertaken by the applicant do not accurately reflect this and in this urban, heavy congested situation have a tendency to under represent delays.

The Applicant has proposed no mitigation measures to address this impact and the findings or modelling approach of the phase 1 traffic assessment are not accepted.

The assessment of the full development has also been undertaken at the same junction locations with the CLR in place and utilising the same assessment tools. The results indicate that in 2027 the junctions at Back Lane and the A34 operate within capacity.

Though utilising the same tools, this approach is accepted in this scenario – the introduction of the CLR removes significant levels of traffic from the A34 corridor. These modelling tools are much more effective where complex interactions (delays) between junctions are not likely to occur.

The results show that the key junctions work effectively with the full development in place and the provision of the CLR.

Assessments of the new roundabout junctions associated with the CLR and site access have also been undertaken by the applicant and these have been shown to operate within capacity levels with the development in place.

Accessibility

In regards to the accessibility of the site, there is no footway on Back Lane that links the site to the existing footway at Radnor Park although it is planned that a link is provided to the footway network to the south of the site on 3rd Avenue via the access link to the existing industrial estate. The site will incorporate a number of internal footways and cycle-ways linking with the new facilities on the CLR and the improved Back Lane. The nearest bus services are located on Chestnut Drive, these are some distance from the site and the services are mainly hourly in frequency, the railway in Congleton is also some distance away from the site and not within a reasonable walking distance.

A pedestrian link to the adjacent Russel Homes site is proposed

No safe links to the Back Lane playing fields are proposed as part of the Phase 1 scheme nor any linkage to the existing Radnor Park employment park. It is not sufficient to rely on the access through a 3rd party site (with unknown delivery timescales) to provide safe and suitable access to the Back Lane planning fields.

In summary, it is unclear how safe pedestrian access to the site is available at the Phase 1 stage of the site.

The application acknowledges the benefits it providing a 'Greenway' link across the site to connect the whole of the 'North Congleton' development area. The applicant has worked with the

highway authority to investigate the prospects of a new footbridge crossing of the river Dane. The applicant has agreed to provide the necessary land and deliver improvements to the location of the proposed bridge crossing.

Work has demonstrated that it is not practicable to deliver a fully accessible path to the location of the proposed footbridge. This is due to severe gradients and the required engineering works causing significant harm to the existing ecology and woodland.

To accommodate a safe and accessible means of crossing the river Dane and providing the required linkages a scheme for the linking of the site to the proposed CLR highway crossing of the CLR will be required.

The applicant will be required to provide a 'recreational' standard access path of the bridge crossing along the lines of the existing access track. A sketch of the access solution is proposed. A condition will be required for the final details to be agreed.

Design and deliverability Considerations

The 'Phase 1' access strategy proposes delivering the roundabout as approved for the CLR.

However, no evidence has been provided to demonstrate that it is both feasible and safe to deliver the roundabout in isolation as a 'stand-alone' product without the complimentary upgrade of the improvements to Back Lane that are also proposed as part of the Congleton Link Road Scheme.

The strategy as proposed would lead to a large roundabout accessed of a narrow country lane with inadequate entry path curvature and deflection. The applicant does not control the land required to deliver the improvements to Back Lane.

The application has proposed no strategy as to how such a roundabout would 'tie in' to the existing road network in the absence of the wider improvements to Back Lane. The red line boundary does not cover any works required to Back Lane.

The access arrangements for the full development and also phase 1 require delivery of highway improvements on 3rd party land which is not adopted public highway. It is unclear how these improvements could be practically delivered in the absence of the delivery of the CLR. It is not possible for the Highway Authority to enter into a S278 agreement to construct highway improvements if the applicant cannot demonstrate control of the land.

As planning permission should only be granted if there is a reasonable prospect of the development coming forward it is unclear that in the absence of the delivery of the CLR this certainty can be provided.

Indeed, the applicant does not have control of the land in question to deliver this roundabout and therefore it would not be possible for the Highway Authority to enter into a S278 agreement to deliver this improvement

Congleton Link Road

Policy 5.235a of the Council submitted Local Plan states: “The Council’s stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road

The CLR includes the delivery of the entire improvement of Back Lane, which includes the provision of a shared-use cycle. The approved Russel Homes application on Back Lane proposes the widening of Back Lane as per the proposals for the CLR. However, though there is a resolution to grant permission for this application, the S106 agreement has not yet been signed. A planning permission is not yet therefore formally in place – and even if there was there is no guarantee on the pace (or indeed even if) this application would come forward and deliver the Back Lane improvement. Only the CLR can be relied upon as a trigger for these works to be delivered as the basis for a grant of planning permission.

The CLR will also provide a ‘spur’ from the existing industrial estate (3rd Avenue), helping address the pedestrian connectivity issue previously highlighted.

The CLR is fundamental to deliver this scheme in both practical terms and planning policy terms. Even the applicant acknowledges this for the full site delivery.

The proximity and access issues to the CLR and the issues of cumulative traffic impact present the opportunity for this development to make an additional contribution towards the delivery of the CLR.

The Local Plan States: para: 15.226 “The focus for Congleton over the Local Plan Strategy period will be that of high quality employment led growth to accommodate the expansion of existing businesses and attract new investment into the town. New housing is seen as important as part of a balanced and integrated portfolio of development to support the town centre, ensure balanced and sustainable communities and deliver the Congleton Link Road.”

The First principle of the Site Specific Policy for Site CS 44 (Back Lane / Radnor Park, Congleton) is “The delivery of, or a contribution towards, the Congleton Link Road”

Policy 5.235a of the Council submitted Local Plan states: “The Council’s stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road and, as such, the Council will seek to ensure appropriate contributions to the Congleton Link Road. The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider alternative affordable housing provision where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of the site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes).”

In June 2016, at its Cabinet Meeting, the Council agreed to underwrite the funding of the Congleton Link Road. The level of any funding shortfall depends on the scale of contributions achieved from developments in the North Congleton Area.

Independent assessment of the viability of the sites in the North Congleton Area to deliver the requested contributions has been undertaken as part of the Delivery Strategy for the CLR. Negotiations with the developer have agreed that a contribution of £15,000 per dwelling will be made available (Index linked) subject to a reduction in the provision of Affordable Housing to 17.5%. This level of contribution is considered acceptable and is in line with the recommendations of the independent viability work and previous resolutions of the planning committee. This site would form the second of the large developments earmarked to make a significant financial contribution to the link road.

A contribution of £4.125m would be realised on the basis of the 275 dwellings tested through the Transport Assessment.

It has been agreed with the applicant that a minimum contribution of £3,090,000 will be provided irrespective of the number of dwellings approved at the reserved matters stage.

Summary and Conclusion

The transport assessment in support of this application has considered the development impact with the CLR in place and without. Subsequent to the submission of this application, planning approval has been given to the CLR.

- Phase 1 (Up to 175 properties south of the CLR)

Although, the applicant's assessment results indicate that a Phase 1 development can be accommodated without the CLR, this is not accepted and this along with other committed developments would have a significant impact on the A34 corridor through Congleton. The Council does not accept the findings of the Transport Assessment that the Waggon and Horses roundabout is not congested. This assessment runs counter to both the Council's own assessment and other recently submitted transport assessments in the locality.

No highway mitigation measures have been identified for this phase.

In the absence of the wider improvements and re-alignment of Back Lane which only the CLR can guarantee to deliver it has not been demonstrated that the proposed 'phase 1' 'stand-alone' roundabout is safe or could comply with relevant technical standards utilising land available in the existing adopted highway.

The pedestrian linkages from phase 1 are proposed via a link to 3rd Avenue – yet this link is also not included as part of the delivery strategy for phase 1; again it is to be delivered by the CLR.

The strategy for the delivery of the CLR access road to the Radnor Park employment land is not consistent with the proposal of the application Masterplan. The phase 1 access road has a different geometry where it joins the Back Lane roundabout than the CLR proposals.

Delivery of road of the alignment proposed by this application would therefore prevent the delivery of the CLR proposals to connect the new Back Lane into the industrial estate. The highway authority is comfortable that an alternative alignment is possible – however to ensure that the full connection can be made if these proposals are approved it will be necessary for the

developer to make the connection to Radnor Park prior to commencement and a condition is therefore recommended.

Wider pedestrian connections from the site are dependent on the CLR; for example, in the Phase 1 situation as proposed there would be no footpath access to the Playing Fields at Back lane without the improvement of the whole length of Back Lane; without the delivery of the CLR (of which the Back Lane improvements form part) the site is not considered to be fully accessible to local facilities.

Finally, it is not clear how the delivery of the roundabout access itself could practically be delivered in the absence of the CLR. The land edged red does not include the land required to widen or re-align Back Lane and the Transport Assessment does not acknowledge this is required.

The applicant does not have control of the land in question to deliver this roundabout and therefore it would not be possible for the Highway Authority to enter into a S278 agreement to deliver this improvement. Once the CLR is under construction the land will vest with the Highway Authority.

The Highway Authority cannot support the delivery of Phase 1 of this application without the commencement of delivery of the CLR and the practical completion of the length of Back Lane that provides safe and secure access to the recreational facilities of Back Lane.

- Full Application (the remaining elements of the development)

The full application is considered to be acceptable if the CLR is delivered. With the CLR in place, pedestrian connections are in place and there are no concerns about the traffic impact of the development. The CLR also unlocks direct access to the site.

The application proposes a funding strategy for the link road which is in line with the Councils planning policy has been viability tested and is consistent with other planning approvals.

There is local concern about the impact of Heavy Good vehicles utilising the Back Lane link to Chelford Road. The CLR provides a direct access to Radnor Park and existing traffic from this site would be encouraged to use the new CLR. It is essential that prior to the delivery of any of the employment uses this link is fully delivered. Provision of a weight limit and traffic calming on this section of road would be beneficial in limiting such use.

A number of conditions/106 requirements are recommended:

1. Commencement of phase 1 to be restricted until the Council has entered into a construction contract for the full construction of the Congleton Link Road
2. Commencement of Phase 1 to be restricted until the sectional completion of the length of the Back Lane improvements highlighted in Blue on plan Ref SCP/15116/F02 has been completed and adopted as public highway
3. Prior to the commencement of Phase 1 the roundabout as approved in the Congleton Link Road Planning Application will be delivered via a S278 agreement, unless already delivered by the CLR scheme.

4. Prior to commencement of phase 1 a scheme for the provision of a suitable highway link between the existing Radnor Park estate and new Back lane roundabout be approved by the highway authority and implemented prior to first occupation.
5. Commencement of the full application to be restricted until the CLR is completed and adopted as public highway.
6. Delivery of footpath linkage to the adjacent Russel Homes site prior to completion of the 20th dwelling
7. Construction Management Plan to be submitted prior to commencement.
8. Travel Plan to be submitted prior to occupation of the first dwelling.
9. Delivery of Local Traffic Management Scheme along the section of Back Lane between the CLR roundabout and Chelford Road prior to the bringing into use of any of the employment uses.
10. S106 contribution of £5,000 for the making of any Traffic Regulation Orders on Chelford Road or Black Firs Lane in support of a 7.5t weight limit on the section of Back Lane between the CLR roundabout and Chelford Road.
11. A S106 contribution £15,000 per dwelling to the Congleton Link Road in lieu of the full Affordable housing provision (To be provided at 17.5%) as provided for in the submitted Local Plan Strategy (in accordance with Policy 5.235a). The maximum contribution will be linked to the number of houses approved at reserved matters. A minimum or 'floor' condition of £3,090,000 has been agreed with the applicant irrespective of the minimum number of houses delivered.
12. A scheme for the provision of a footway/cycleway access to the proposed CLR bridge crossing of the River Dane shall be submitted and approved by the Strategic Highway manager. This access link should be provided prior to first occupation.
13. A scheme for the improvement of the existing access track shall be submitted and approved by the Strategic Highways Manager. The land required to deliver this track and the delivery of the access improvements will be required prior to first occupation.

DRAINAGE AND FLOODING

As highlighted above under the comments from the Flood Risk Officer the site in question is in Flood Zone 1, at low risk of flooding, although it is noted the Dane Valley below the site is within Zone 2/3 so care will be needed during any construction phase to avoid impacts on the river and in particular impacts of pollution. Drainage is more of an issue and is fully considered as part of the supporting Environmental Statement. No detailed proposals have been put forward, but it is proposed to address possible issues with sustainable drainage measures to reduce run off to acceptable levels and prevent possible impacts on the adjacent woodland and river beyond. The Flood Risk Officer agrees these matters can be addressed at the Reserved Matters stage of the application.

FORESTRY

The application is supported by a Tree Quality Survey and Development Implications Report (Tyler Grange Report 2272_R04a_LP_MR dated 7th January 2016 which is included as Appendix 7.7 of the Environmental Statement.

The report generally accords with the requirements of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

The survey has identified 11 individual trees, 11 groups of trees and 4 hedges within and immediately adjacent to the application site. One identified group (G4) located along the northern boundary is Radnor Wood which is scheduled as W20 within the Congleton Rural District Council (Valley of Dane) Tree Preservation Order 1954. The protected woodland is included in the River Dane (Radnor Bridge to Congleton) and Forge Wood Local Wildlife Sites and identified as an area of Ancient and Semi Natural Woodland.

A second group (G2) is identified as a defunct boundary hedgerow within the Management section of the report.

Access is proposed from Back Lane and the Congleton Link Road (now approved on 28/7/2016) the latter requiring the loss of four groups of trees (G1, G4, G5 and G6) and three hedgerows (H1, H2 and H3), some of which are of moderate category to facilitate improvements to Back Lane (Group G6) and access into the site (Group G5)

The proposed spur road linking Back Lane and Third Avenue will also impact on two moderate category groups of mainly Oak and Sycamore (G1 and G3) which will potentially resulting in some tree loss and will require quantifying at reserved matters.

The relationship/social proximity of proposed residential use to the woodland buffer and position of employment use buildings to the woodland will be required to respect the design recommendations and guidelines required under Section 5 of BS5837:2012. Accordingly any future reserved matters application shall be supported by an Arboricultural Impact Assessment in accordance with Section 5 of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations which shall include a Tree Protection Scheme and where technical design requires an Arboricultural Method Statement submitted to demonstrate that operations can be undertaken with minimal adverse impact on retained trees.

ECOLOGY

Congleton Wildlife Corridor

The southern extent of the red line of the application is located in close proximity to the Wildlife Corridor as shown in the Congleton Local Plan, but the red line of this application is outside the wildlife corridor.

Ancient Woodland

The proposed development is located adjacent to the River Dane (Radnor Bridge to Congleton) and Forge Wood Local Wildlife Sites. Both of these Local Wildlife Sites support ancient Woodland Habitats.

Ancient Woodlands receive specific protection under paragraph 118 of the NPPF. Ancient woodlands are sensitive to a number of impacts resulting from adjacent development, including, tipping of garden waste, loss of woodland edge habitats, changes in hydrology/water quality, light pollution and pollution by garden chemicals etc.

In order to mitigate the potential impacts of the proposed development upon the ancient woodland and local wildlife sites the ES recommends that a minimum 15m buffer be provided along the sites north and eastern boundary. It is advised that this is in accordance with current best practise. Please note however that these buffers are beyond the red line of the application

but do fall into the blue lien submitted by the application. This buffer should be unlit and free from any development including levels changes. If planning consent is granted it is recommended that the provision of this buffer be made a condition.

The drainage scheme for the proposed development has the potential to have an adverse impact upon the hydrology of the adjacent ancient woodland. The ES submitted in support of the application proposes that discharge from the site be at greenfield rates and two stages of treatment are proposed to improve the quality of discharged water.

It appears likely that the drainage scheme developed for the site would discharge into the River Dane. No indicative locations have been provided for the outfalls and I advise that the installation of outfalls into the river has the potential to have an adverse impact upon the ancient woodland habitats and Local Wildlife site associated with the river. This is an impact that does not appear to be have been considered as part of the EIA process.

It is recommended that the applicant provides indicative locations for the drainage outfalls and advise that these must be sited to minimise their ecological impacts.

This application provides an opportunity to secure the long term management of the woodland/LWS. This could be made a condition of any outline consent granted.

Badgers

An updated badger survey has been undertaken and submitted as part of the addendum ES. A number of setts have been recorded, but a number of these are discussed. The submitted surveys was constrained by the difficult terrain within the woodlands and the dense nature of the vegetation. However based on the available information the setts are all located within the woodland bordering the site and so would not be directly affected by the proposed development.

As the status of badgers on a site can change within a short time scale it is recommended that if planning consent is granted a condition should be attached requiring any future reserved matters application to be supported by an updated badger survey. It must be ensured at the detailed design stage that the proposed development does not resulting the isolation of any of the identified setts

Bats

Based upon the submitted bat activity surveys the woodland edge habitats appear to be the most important features present for bats. The proposed woodland buffers and the avoidance of lighting in these areas would assist with mitigating the potential impacts of the development upon bats.

Roosting bats are not likely to be affected by the proposed development of this site.

Great Crested Newts

A small population of great crested newts has been recorded at two ponds in close proximity to the proposed development. In the absence of mitigation, the proposed development would have an adverse impact upon this species due to the loss of terrestrial habitat and the risk of animals being killed or injured during the construction process.

An outline mitigation strategy has been submitted which includes the provision of 2.7ha of replacement terrestrial habitat, the provision of two new ponds and the translocation and exclusion of great crested newts from the footprint of the proposed development.

The proposed outline mitigation and compensation is sufficient to maintain the favourable conservation status of great crested newts.

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.

Common Toad

This priority species may also potentially be present on site. The proposed great crested newt mitigation and compensation is also likely to address any impacts upon this species.

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. The submitted ES values hedgehogs as being of site value (if present). As a priority species, this is possible an under evaluation of this species. The retention of the woodland buffers would however mitigate the impacts of the development on this species and if planning consent is granted it is recommended that a condition be attached providing for gaps for hedgerows in gardens.

Brown Hare

The proposed development would result in the loss of a significant area of farm land which is potentially utilised by this species. The submitted ES states that, if this species was present, this impact would be a permanent minor adverse. The retention of the woodlands and the incorporation of the suggested buffer zone would reduce this impact, but the loss of open farm land is difficult to fully compensate for.

Polecat

This priority species may be present on site. The retention of the woodland habitats within the required buffers would reduce the potential impacts of the proposed development upon this species.

Proposed on site wildlife corridor

A wildlife corridor is proposed along the sites northern boundary. This would help to maintain connectivity for a number of species including, bats, badgers, common toad, polecat etc. Whilst this ideally should be increased in width, this would have impact on the amount of housing/employment that could be provided on site, and it is accepted that the overall provision is acceptable.

Hedgerows

Hedgerows are a priority habitat and hence a material consideration. Apart from minor loss of a short section of a defunct hedge H6 (for the realigned access to Third Avenue) there will be no loss of hedgerows as a result of the proposed development as these will occur as a result of the CLR development and would be mitigated accordingly as part of that scheme. This is clarified in the ES Addendum.

Unimproved grassland and ponds

Two areas of unimproved grassland and a number of ponds were recorded during the submitted habitat survey. These have been valued by the ES as being of 'Site' value. It is advised that this

is likely to be an under evaluation of these habitats. Further more detailed surveys of these habitats would be required to establish their nature conservation value. However these habitats lie outside the red line of the application and so are not directly affected by the proposed development.

Integration with proposed Congleton Link Road Mitigation/compensation

An area of proposed housing shown on the submitted illustrative masterplan encroaches into an area proposed for compensatory habitat for the loss of ancient woodland associated with the Link Road Scheme. This area is located to the north of the spur of woodland projecting from Radnor Wood at grid reference: SJ84286435.”

At the request of Officers, and to demonstrate consistency within this application submission, the revised plans have been updated to align with the approved CLR plans. The revised plans show CLR mitigation in line with the CLR planning permission, meaning that there are now no discrepancies between the CLR plans and these proposals.

URBAN DESIGN/MASTERPLAN

This matter has been the subject of extensive discussions with the applicant's agents as, although the application is in outline with all matters reserved – save access, there was a need to ensure that the parameters set out in the application addressed the various issues on the site, and that the applicant's had demonstrated that the uses could be accommodated on the site successfully.

The application is supported by a design and access statement which states the housing areas amount to some 7.9 hectares net (9.78 gross), amounting to a housing density of 34.8 dwelling per hectare based on 275 units. Residential units would be from 2-3 storeys high, with a requirement for lower units to the site boundaries with the open countryside. No more than 2.5 storeys would be accommodated in the development north of the link road. The requirements for public access, SUDS and POS are discussed elsewhere in this report and the commercial uses are discussed below.

Overall it is considered that the range of uses can be accommodated on the site as set out in the parameters plan but it needs to be noted these are the maximum amounts. The detail will of course be addressed at the reserved matters stage.

AMENITY

There are very few properties in the vicinity of the proposed site, and these are well separated from the proposed development. As such there are unlikely to be any amenity concerns for existing residences, but in any event would need to be looked at in more detail at the reserved matters stage.

Other amenity issues associated with the construction stage of the development and impact more generally in the area is addressed below.

DEMOLITION AND CONSTRUCTION PHASE

A condition is recommended by Environmental Protection to require the submission of an Environmental Management Plan

CONTAMINATED LAND

Environmental Protection recommend a series of contaminated land conditions to ensure there are no issues related to the site, despite its former agricultural use, including testing soils etc. brought onto site, and outlining measures that will be undertaken if contamination is found on site.

AIR QUALITY

This is a concern in Congleton, which has Air Quality Management Areas which were declared as a result of breaches of the European Standard for nitrogen dioxide (No₂). The submitted ES indicates that there will be impacts on air quality ranging from negligible to major adverse, but that a range of mitigation measures can be used to address these impacts. As such Environmental Protection recommend conditions relating to calculating the air pollution damage costs and agreeing appropriate mitigation measures together with requiring a low emission strategy to be submitted; requiring electric vehicle charging for each dwelling; submission of details of a residents travel information pack; measures to protect residents from the impacts from the CLR and finally dust control measures during demolition and construction phases.

LIGHTING

Details of any lighting proposed should be agreed by condition to prevent unnecessary light spillage and pollution as part of the development.

Environmental Role - Conclusion

The site is a greenfield site and therefore not the first priority for development. However, it is acknowledged that the Council's Strategic Housing Land Availability Assessment (SHLAA) recognises that the land is capable of development for housing, and as noted above, the site is within the policy which is also a preferred site for housing/commercial development (site CS44 (Formerly SL6) Back Lane/Radnor Park) within the Local Plan Strategy.

The site is reasonably accessible to a range of facilities, existing and proposed, and means that occupiers of the development will not be totally reliant on the private car, although it is acknowledged that in terms of its location, and accessibility the development is not the most sustainably located site. However, previous Inspectors have determined that accessibility is but one element of sustainable development and it is not synonymous with it.

Paragraph 38 of the Framework states that for larger scale residential developments, policies should promote a mix of uses in order to provide opportunities to undertake day to day activities including work on site, thereby minimising the need to travel.

Highways have raised no objections to the proposed development, and the report sets out the importance of the development to the delivery of the Link Road.

Issues associated with Ecology, Landscape impact and Environmental factors are capable of being addressed, largely at the reserved matters stage and through the use of conditions.

ECONOMIC SUSTAINABILITY

LOSS OF AGRICULTURAL LAND

This matter is considered in the applicants Environmental Statement which concluded that:

- The agricultural land on the site comprises a mixture of Grade 2, 3a and 3b land.
- Whilst the agricultural land on this site does comprise a proportion of grade 2 & 3a and is “best and most versatile” land as defined in the NPPF, the loss such land on this site and the importance to be attached to it should be viewed within the context that the lack of the 5 year housing land supply is given weight in the planning balance by Inspectors.

Previous Inspectors have taken a similar approach to this issue at Appeal and determined that the need for housing land supply outweighs the loss of agricultural land. This was accepted at the time of the outline approval and it is not considered the situation has changed, and indeed was not an issue raised by the Inspector in the Local Plan Hearings at the end of last year.

JODRELL BANK

Jodrell Bank have objected to the application, on the grounds of a minor impact on the observatory’s operations. This however needs to be considered against the fact the site is proposed to be allocated alongside others in North Congleton to help meet the Council’s identified housing need and will have been a factor considered as part of the Local Plan allocation process, in the planning balance. If approved the application would be subject to the referral back to Jodrell Bank.

COMMERCIAL DEVELOPMENT

On the employment land the application proposes 6.3 hectares of B1 (Light Industrial), B2 (General Industrial) and B8 (storages uses), estimated to deliver c29,079 sq. m of employment development. This also includes the proposed leisure uses of c1,160 sq. m. To clarify a point raised by local residents and businesses, this does include general industrial uses.

The emerging local plan CS44 allocates up to 7 hectares of employment land adjacent to Radnor Park Trading Estate and up to 1 hectare of employment or commercial development adjacent to the CLR. The plan in addition states:

“The site should be developed comprehensively consistent with the allocation of uses set out in Figure 15.26”.

Looking at the plan in Fig. 15.26 and comparing it to the submitted plan it is clear the site area is very similar and as such although there is a shortfall in the area of land proposed for employment uses, 6.3 hectares as opposed to 7+1 hectares, the plan is consistent with the LPS plan. It is unclear why there is this inconsistency but it is assumed both calculations looked differently about the amount of area given over to roads and landscaping. The applicant has been asked to clarify this point and their comments will be reported in the Update Report to Members.

Economic Role - Conclusion

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 need to be balanced against the impact upon the open countryside and the loss of agricultural land.

In addition, the proposed development will help to maintain 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. The proposal will also deliver economic benefit in the form of the New Homes Bonus, which is a material consideration.

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.”

Whilst the commercial development is less than that set out in the plan, it is important to highlight the policy wording is “up to ...hectares” and that the development parameters plan area accords with that in the LPS.

SOCIAL SUSTAINABILITY

AFFORDABLE HOUSING

This site is predominantly located within Somerford Parish, with only the access to the site being located in Congleton and so the approach for settlements with a population of less than 3,000 has been applied. The Council's Interim Planning Statement: Affordable Housing (IPS) states that in settlements with a population of 3,000 or less 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 3 dwellings or more or larger than 0.2 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. 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 up to 275 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 83 dwellings to be provided as affordable dwellings. 54 units should be provided as Affordable rent and 29 unit as Intermediate tenure.

In the SHMA the Congleton Rural sub-area shows a need for 11 new affordable homes per year between 2013/14 and 2017/18 (1 x 1 bed, 1 x 2 bed, 4 x 3 bed, 2 x 4+ bed and 2 x 2+ bed older persons accommodation). For the same time period Congleton sub-area shows a net need of 58 new affordable per year (27 x 1 bed, 10 x 3 bed, 46 x 4+ bed and 37 x 1 bed older persons accommodation).

There are currently 6 applicants on Cheshire Homechoice who require social or affordable rented housing and have selected Somerford as their first choice, these applicants require 2 x 1 bed, 3 x 2 bed and 1 x 3 bed. In addition there are 567 applicants on the waiting list for areas within Congleton, who require 257 x 1 bed, 195 x 2bed, 100 x 3 bed and 17 x 1 bed dwellings.

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 issue of viability and the need to fund the Congleton Link Road in accordance with emerging policy CS 44, resulting in a reduction in affordable housing provision on this site, is set out in the conclusion section of the report.

EDUCATION

The Local Plan is expected to deliver 36,000 houses in Cheshire East; which is expected to create an additional 6,840 primary aged children and 5,400 secondary aged children. 422 children within this forecast are expected to have a special educational need.

The development of 275 dwellings is expected to generate:

52 primary children (275×0.19) – 1 SEN so 51

41 secondary children (275×0.15) – 1 SEN so 40

3 SEN children ($275 \times 0.51 \times 0.023\%$)

The development is expected to impact on both primary school and secondary places in the immediate locality. Contributions which have been negotiated on other developments are factored into the forecasts both in terms of the increased pupil numbers and the increased capacity at schools in the area as a result of agreed financial contributions. The analysis undertaken has identified that a shortfall of primary school places and a partial shortfall of secondary school places remains.

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 3 children expected from application will exacerbate the shortfall. The 2 SEN children who are thought to be of mainstream education age have been removed from the calculations above to avoid double counting. The remaining 1 SEN child is expected to be 1 EYFS child. The Service does not claim for EYFS or Sixth Form at present therefore this child cannot be removed from the calculation above.

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

$51 \times £11,919 \times 0.91 = £553,161$ (primary)

$40 \times £17,959 \times 0.91 = £653,708$ (secondary)

$3 \times £50,000 \times 0.91 = £136,500$ (SEN)

Total education contribution: £1,343,369

Without a secured contribution of £1,343,369, 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, 51 primary children, 40 secondary children and 3 SEN children would not have a school place in Congleton. The objection would be withdrawn if the financial mitigation measure is agreed.

OPEN SPACE

Based on Interim Policy Note in the absence of a housing schedule an average dwelling is 2.4 persons per dwelling with 10sqm per person of Amenity Green Space (AGS).

$275 \text{ dwellings} \times 2.4 \text{ persons} = 6,600 \text{ sq. m of AGS}$

When the final housing mix (i.e. when reserved matters are submitted) this figure is likely to rise as there will be many 3 and 4 bed/person properties. In addition to the AGS 1,000sq m needs to be available for a NEAP sized play area.

It is understood that the habitat mitigation and woodland (Dane Valley) are very important but for this size of development ANSA are not willing to forgo all AGS and Children and Young Persons Play (CYPP).

That said there could be some negotiations that could be done. Back Lane playing fields is close to this site and in desperate need of attention with regards to drainage. Former Congleton Borough Council policy does not have a formula for calculating this but the Macclesfield BC formula could be applied.

The emerging Cheshire East Local Plan, 2014 and SE6 'Green Infrastructure' 'Cheshire East aims to deliver a good quality and accessible network of green spaces for people to enjoy, providing healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. This will be done by:

2. Safeguarding Green Infrastructure assets to make sure that:

ii) Developer contributions are secured wherever appropriate in order to improve their quality, use and multi functionality

Policy requires 6,600sqm Amenity Green Space split into two sites either side of the CLR and a NEAP(1000sqm) standard play facility with supporting AGS of 2,300sq to kick a ball about. which allows for an additional 1000sqm a total of 8,600 based on the minimum bedrooms.

The NEAP on each site and AGS must be together centrally located to allow easy access for all. Incidental pieces of AGS such as verges will not count towards these figures.

Back Lane playing fields provides for formal organised sport, but is not available for much of the time as it is used for matches and as such cannot be counted towards overall provision locally.

The required provision needs to be submitted as part of the submission at the reserved matters stage and needs to be included in the Section 106 Agreement both in terms of provision and future maintenance.

COUNTRYSIDE ACCESS

The development, if granted consent, would affect a Public Right of Way, namely Public Footpath No. 2 in the Parish of Somerford, as recorded on the Definitive Map and Statement, the legal record of Public Rights of Way.

The proposed development would have a direct and significant effect on the Public Right of Way, which constitutes "a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered" (Defra Rights of Way Circular (1/09), Guidance for Local Authorities, Version 2, October 2009, para 7.2).

National Planning Policy Framework

The National Planning Policy Framework states that “planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails” (para 75). NPPF continues to state (para. 35) that “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians”.

Public Footpath No. 2, Somerford

The application documents appear to depict the Public Right of Way running along the estate roads. It should be noted that “any alternative alignment [of a Public Right of Way] should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic” (Defra Rights of Way Circular (1/09), Guidance for Local Authorities, Version 2, October 2009, para 7.8).

The Design and Access Statement states: “Pedestrian and cycle access will follow the main access points using defined safe routes. These will be augmented by additional links as required to improve connections and permeability through the site. In addition, 2 no. footpaths are proposed which will link the development with the surrounding area.”...“There is potential to provide access across the river to connect the network of Public Rights of Way (PROW).”

The Opportunities and Constraints an analysis states: “Maintain/ divert existing Public Right of Way(PROW) through the site - a truly permeable development. Provide links to other proposed footpaths in the area, and create new public footpaths through and beyond the site. Create opportunities for future links to surrounding development plot.”

However, the application documents do not specify whether the existing Public Right of Way would be maintained on its current alignment or diverted, and no further details regarding any proposed routes. Certainly the Illustrative Framework Masterplan suggests that the Public Right of Way is not to be retained on its current Definitive alignment or is proposed to follow an estate road: in either case a legal order process would be required. The developer would be encouraged to contact the Public Rights of Way team directly as soon as possible to discuss the implications, proposals, risks and timescales relating to any proposed change to the Public Right of Way network.

North Congleton Master-planning: East – West Greenway

The provision of connectivity for non-motorised users to and from this site needs to take in account the draft North Congleton Masterplan which proposes an East-West Greenway. Diversion of Somerford Public Footpath No. 2

It is now clear that the developer intends to apply for a diversion of Somerford Public Footpath No. 2. The developer would be encouraged to contact the Public Rights of Way team directly as soon as possible to discuss the implications, proposals, risks, timescales and costs relating to the proposed diversion order application.

Congleton North Masterplan East-West Greenway

The revised application documents present information on the proposals within the site for the East-West Greenway and other proposed routes for non-motorised users, as outlined in the Congleton North Masterplan. These proposals would increase the permeability of the site to non-motorised users. Though referred to in the application documents as 'Footpaths', such routes would be sought to be used by cyclists in addition to pedestrians. As such, the routes should be designed and constructed to best practice in terms of pedestrian/cyclist shared use or segregated infrastructure, accessibility and natural surveillance, set within a green infrastructure corridor to create a sense of Quality of Place. The 'Feasibility Study for the Footpath Link' document assumes a 2m width; in reality a route of at least 3m usable, surfaced width would be required, plus verges. The routes should be available prior to first occupation.

In order to fully connect the proposed development with the local area and other proposed developments, these routes need to connect to the Seddon Homes application (16/3840C Land North Of Chestnut Drive And West Of, BACK LANE, CONGLETON) and the Russell Homes application (16/0514C Land At, BACK LANE, CONGLETON). At present, it is not clear that this connectivity would be secured. The latter applicant has recently submitted revised plans indicating a proposed pedestrian/cyclist link to this application. The developer would be required to ensure that the East-West Greenway is created to the same point on the boundary of these applications.

- The developer would need to provide a greenway through the site, suitable for use by pedestrians and cyclists and set within a green infrastructure corridor, to link the following, as indicated on the attached plan:
 - the adjacent Russell Homes site 16/0514C
 - the footpath using the existing agricultural track down to the Dane Valley spit of land and the proposed Dane crossing location
 - the greenway alongside the Ancient Woodland running from the above footpath to the DDA compliant ramp to the Congleton Link Road
- A provision through which the Dane Valley spit of land will be managed for the purposes of public access and nature conservation, including the option for bridge landing rights, shall be required.

All these links are now shown on the revised movements plan and should be covered by condition, with the details and future maintenance being dealt with through details at the reserved matters stage and via the 106 Agreement

Social Role - Conclusion

The final dimension to sustainable development is its social role. In this regard, the proposal will provide up to 275 new family homes, including an amount of affordable homes, on site public open space, improvements to countryside access and financial contributions towards education provision.

In summary there are many other components of sustainability other than accessibility. These include, meeting general and affordable housing need, reducing energy consumption through sustainable design, and assisting economic growth and development, which this proposal will help to do.

Overall, the proposal is considered to be a sustainable form of development, for which there is a presumption in favour within the Framework. Whilst policies PS8 of the Local Plan restrict new development within the Open Countryside, the site is a designated site in the Local Plan Strategy which can now be given far greater weight in the planning balance than at the time of the outline, and this clearly represents an opportunity for planned development and growth. The development of the site is therefore considered to be acceptable in principle.

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 will need to be subject to a Section 106. 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 PS8 (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 some 750 dwellings within the Cheshire East Local Plan Strategy Proposed Changes Final Version July 2016 as site CS 44 Back Lane / Radnor Park, Congleton (Former SL 6). 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.

It is considered that the proposed development is in general accordance with the emerging LPS which should now be accorded weight in the planning balance.

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 consider whether the

proposal constitutes sustainable development and 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 some affordable housing to meet an acknowledged shortfall. The proposal would also have some economic benefits, providing employment uses, and 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. The significance of the contributions towards the delivery of the Congleton Link Road is also an important benefit of the application.

Whilst the detail would be dealt with at the reserved matters stage, the site is capable of providing the required provision of POS and the linkages to the open countryside adjacent to the site are important factors in this case.

Because of the requirement to contribute significant monies to the Congleton Link Road, as set out in the emerging Local Plan Strategy:

“The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider affordable housing provision, on a case by case basis, where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of a site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes))”

The applicant has submitted a viability appraisal which states that if the contribution of £15,000 per house to the CLR is to be sustained by the development, a reduction of the affordable housing to 17.5% on a discounted market sale basis (80% to open market) is required to make a viable scheme. This is in line with policy CS 44 and is the approach taken with other recent applications in the area.

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

The proposal is considered to be capable of being acceptable in terms of its impact upon residential amenity and drainage/flooding. Conditions could be imposed to ensure this.

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/conditions can be secured towards improving the sustainability of the site, especially with regards to pedestrian/cycle links.

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 some 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 engaged.

RECOMMENDATION

APPROVE subject referral to Jodrell Bank, to a Section 106 Legal Agreement to Secure:

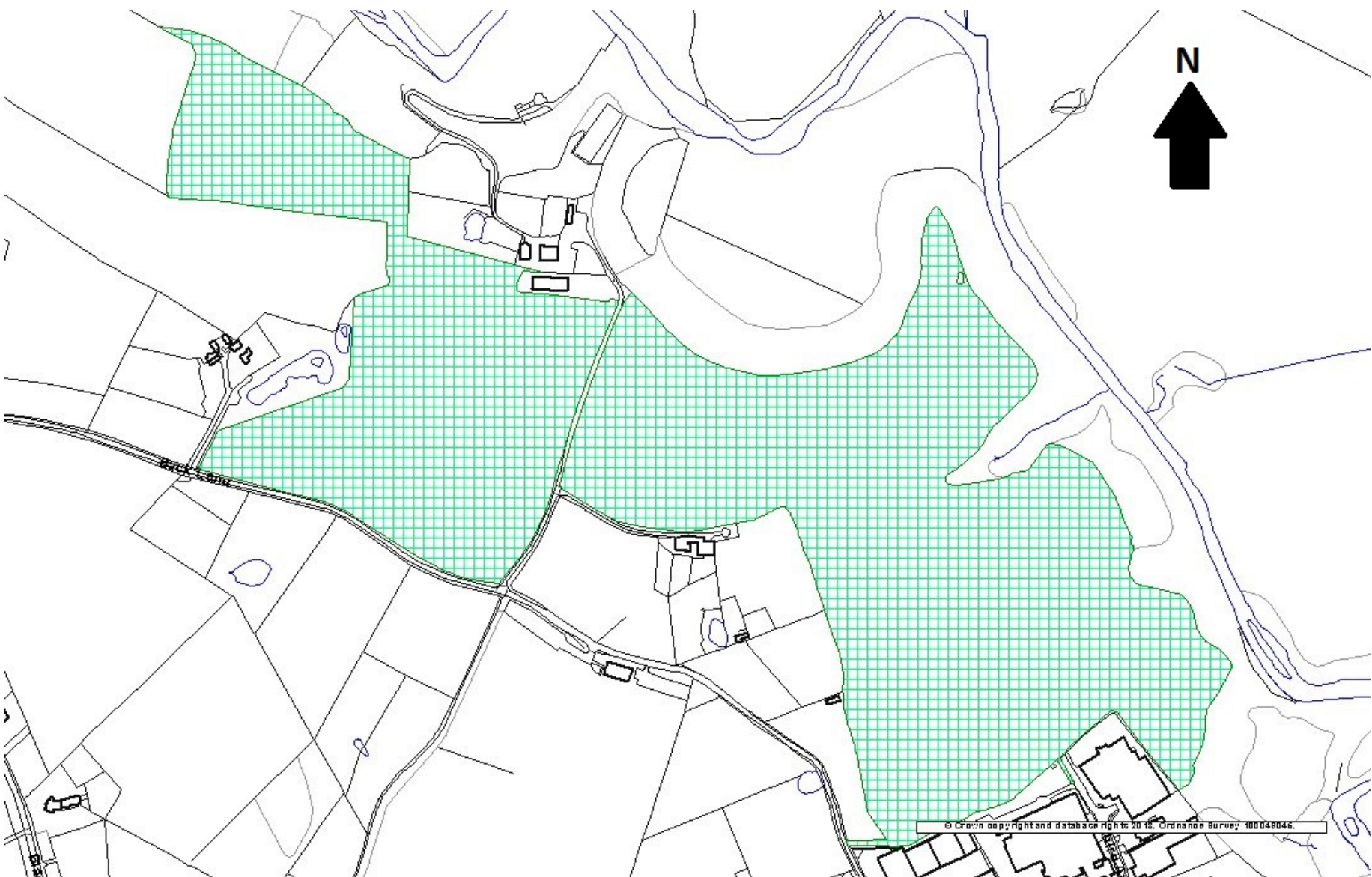
- 17.5% of the dwellings to be affordable at 80% discounted market sale.
- Affordable Homes should be pepper-potted (in clusters is acceptable)
- Provision of POS consisting of 6,600sqm Amenity Green Space split into two sites either side of the CLR and a NEAP (1000sqm) standard play facility on each site.
- A commuted sum of £1,343,369 in lieu of Primary, Secondary and SEN education.
- £5,000 for the making of any Traffic Regulation Orders on Chelford Road or Black Firs Lane in support of a 7.5t weight limit on the section of Back Lane between the CLR roundabout and Chelford Road.
- A contribution of £15,000 per dwelling towards the Congleton Link Road in lieu of the full Affordable housing provision (To be provided at 17.5%) as provided for in the submitted Local Plan Strategy (in accordance with Policy 5.235a). The maximum contribution will be linked to the number of houses approved at reserved matters. A minimum or 'floor' condition of £3,090,000 has been agreed with the applicant irrespective of the minimum number of houses delivered.

And the following conditions

1. Commencement of development (3 years) or 2 from date of approval of reserved matters
2. Reserved matters to be approved
3. Approved Plans
4. Materials
5. Landscaping
6. Implementation of landscaping
7. Tree/Hedgerow Protection Measures
8. Prior to the commencement of Phase 1 the roundabout as approved in the Congleton Link Road Planning Application will be delivered via a S278 agreement, unless already delivered by the CLR scheme.
9. Prior to commencement of phase 1 a scheme for the provision of a suitable highway link between the existing Radnor Park estate and new Back lane roundabout be approved by the highway authority and implemented prior to first occupation.
10. Commencement of the full application to be restricted until the CLR is completed and adopted as public highway.
11. Delivery of footpath linkage to the adjacent Russel Homes site prior to completion of the 20th dwelling

12. Construction and Environmental Management Plan to be submitted prior to commencement, to include dust control measures.
13. Travel Plan to be submitted prior to occupation of the first dwelling.
14. Delivery of Local Traffic Management Scheme along the section of Back Lane between the CLR roundabout and Chelford Road prior to the bringing into use of any of the employment uses.
15. A scheme for the provision of a footway/cycleway access to the proposed CLR bridge crossing of the River Dane shall be submitted and approved by the Strategic Highway manager. This access link should be provided prior to first occupation.
16. A scheme for the improvement of the existing access track shall be submitted and approved by the Strategic Highways Manager. The land required to deliver this track and the delivery of the access improvements will be required prior to first occupation.
17. Arboricultural Impact Assessment in accordance with Section 5 of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations which shall include a Tree Protection Scheme
18. Submission of a management plan for the Woodland (including the Ancient Woodland) and Local Wildlife Site.
19. Submission of an updated Badger Survey as part of and reserved matters application.
20. Hedgehog gaps in fencing.
21. Updated GCN mitigation strategy as part of and reserved matters application.
22. Approval of lighting associated with the leisure and commercial uses.
23. Air pollution damage cost calculation and associated mitigation works.
24. Submission of a low emission strategy and timetable for implementation.
25. Electric Vehicle Charging points.
26. Submission of a Residents Travel Information Pack.
27. Measures to minimise impacts from the CLR.
28. Submission of a post demolition Phase II ground contamination and risk assessment together with a remediation report.
29. Control of soils brought onto site.
30. Measures to address contamination should it be expectantly be found during works.
31. Jodrell Bank mitigation measures.
32. Programme of archaeological work as outlined in section 9.67 of Chapter 9: Archaeology and Cultural Heritage of the Environmental Statement.
33. Approval of levels.
34. Submission of a Flood Risk Assessment.
35. Drainage strategy/design in accordance with the appropriate method of surface water drainage chosen.
36. Foul and surface water drained on separate systems.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or addition conditions / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Head of Planning (Regulation), in consultation with the Chairman of the Strategic Planning Board is delegated the authority to do so, provided that he does not exceed the substantive nature of the Board's decision.



© Crown copyright and database rights 2015. Ordnance Survey 100049046.

This page is intentionally left blank

Application No: 16/4318N

Location: Land off PARK ROAD, WILLASTON

Proposal: Outline planning permission for up to 100 residential dwellings to include access. All other matters reserved for future consideration.

Applicant: Mr Brown, Stretton Willaston Ltd

Expiry Date: 07-Dec-2016

SUMMARY:

The proposed development would be contrary to Policies NE.2, RES.5 and NE.4. The development would result in a loss of open countryside and the erosion of the Wistaston-Nantwich Green Gap.

However as the Council cannot currently demonstrate a 5 year supply of deliverable housing sites then the presumption in favour of sustainable development applies at paragraph 14. 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.

The development would have a neutral impact upon education, protected species/ecology, drainage, trees residential amenity/noise/air quality/contaminated land and landscaping could be secured at the reserved matters stage. The impact from traffic congestion can be mitigated through the improvement scheme to the Peacock Roundabout

The adverse impacts of the development would be:

- Significant erosion and perceived narrowing of the green gap. Effects that would be all the more marked in the locality given the conclusions of the Landscape Officer
- The loss of open countryside
- The loss of BMV agricultural land

A solution to the housing supply is in hand through the forthcoming adoption of the Local Plan. As a consequence of the Inspectors most recent comments in December increased weight can now be afforded to existing local plan policies, and greater weight can now be given to emerging policies.

Therefore taking a balance of the overall benefits, the current policy position and the scale of harm it is considered that the presumption in favour is outweighed in this case, and the proposal represents unsustainable development contrary to the development plan. Accordingly the application is recommended for refusal.

Recommendation: MINDED TO REFUSE

PROPOSAL

The application seek outline permission for up to 100 units with only access to be determined at this point, with all other matters are reserved for later consideration.

An indicative layout has been submitted with the application including access, associated infrastructure and green space. Reference is also made to the potential provision of a new community use within the scheme such as a scout hut with associated parking.

Although all matters other than access are reserved for later consideration, the applicants have stated that the accommodation would of be two to five bedroom properties including provision of 30% affordable housing which equates to 30 affordable homes.

A previous outline application (14/5824N) for up to 175 dwellings, albeit on a slightly larger site, was refused and dismissed on appeal (APP/R0660/W/15/3011872) in March 2016.

SITE DESCRIPTION

The application site lies in the Parish of Willaston and adjoins existing residential areas to the north and east. Park Road forms the northern boundary, with existing residential development to the east, a railway line to the south and the Nantwich by-pass forming the western boundary. The application site extends to an area of 6.21 hectares.

The site is as being within the Open Countryside and the Wistaston - Nantwich Green Gap.

RELEVANT HISTORY

14/5824N Outline planning permission for up to 175 residential dwellings to include access. All other matters reserved for future consideration. Land to the south of Park Road, Willaston - Appeal dismissed 26 March 2016

NATIONAL & LOCAL POLICY

National Policy:

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

Of particular relevance are paragraphs 14 and 47.

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as being within the within Open Countryside.

The relevant Saved Policies are: -

BE.1 – Amenity
BE.2 – Design Standards
BE.3 – Access and Parking
BE.4 – Drainage, Utilities and Resources
BE.5 – Infrastructure
BE.6 – Development on Potentially Contaminated Land
NE.2 – Open Countryside
NE.4 – Green Gaps
NE.5 – Nature Conservation and Habitats
NE.9 – Protected Species
NE.12 – Agricultural land Quality
NE.17 – Pollution Control
NE.20 – Flood Prevention
RES.7 – Affordable Housing
RES.3 – Housing Densities
RT.3 – Provision of Recreational Open Space and Children’s Playspace in New Housing Developments

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:

SD 1 Sustainable Development in Cheshire East
SD 2 Sustainable Development Principles
SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and Woodland
SE 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
PG 1 Overall Development Strategy
PG 2 Settlement Hierarchy
PG 4a Strategic Green Gaps
PG 5 Open Countryside
EG 1 Economic Prosperity

Other Considerations:

North West Sustainability Checklist
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

CONSULTATIONS:

Highways: No objection subject to conditions requiring the improvements to the Peacock Roundabout as shown on Drawing SCP/14147/F02A to be completed prior to occupation of the 50th dwelling, the footway/cycleway on Park Road being constructed prior to first occupation of the development and a final Travel Plan to be submitted and agreed.

Environmental Protection: Recommend conditions/informatives relating to noise mitigation, construction management plan, dust, air quality and contaminated land.

Public Rights of Way: No objection subject to;

- Careful consideration of pedestrian / cycle access routes particularly on the new/improved junctions.
- Properties should have adequate and best practice cycle storage facilities and all highway designs should incorporate accessibility for cyclists.
- The developer should be tasked to provide new residents with information about local walking and cycling routes for both leisure and travel purposes, with key routes signposted.
- Recommend inclusion of standard informative relating to the protection of the right of way and its users during the construction process.
- Details of footway/cycle way links to footpath 10 from new estate. Also Recommended that footpath be integrated into a circular route walking run running through area of public open space.

Education: Require a contribution of £290,640 towards provision of Secondary School and SEN places

Network Rail: No objection. Subject to conditions requiring a risk assessment and method statement, provision of boundary fencing, details of acoustic mitigation, details of foul and surface water drainage, details of levels, earthworks and excavations within 10m of the railway boundary. Also Informatives are recommended regarding construction work and development adjacent to the railway.

United Utilities: No objection subject to conditions relating to foul and surface water drainage.

Flood Risk Manager: No objection subject to conditions relating to drainage of the site.

ANSA: No objection

- Layout will provide very good surveillance over the proposed open space
- The footpath route alongside the main road is welcomed, although this does need to be hard surfaced
- A combined LAP and LEAP will be required on site in a suitable location
- The design and layout of the play facilities should meet the Fields in Trust Guidance on play provision
- Support comments from PROW on extending a hard surfaced footpath around the open space to facilitate community use throughout the year and for a range of mobilities
- On site management and maintenance of open space should be via a management company and secured via 106 agreement

Archaeology : No objection. Comments on previous application 14/5824N;

- This application is supported by an archaeological desk-based assessment, which has been prepared by Nexus Heritage on behalf of the applicants and is based on the results of a consultation of the Cheshire Historic Environment Record, historic mapping, aerial photographs, and readily-available secondary sources. The report concludes that the site has a low potential for the presence of archaeological remains and, on this basis, it is advised that no further archaeological mitigation would be justified in this instance.

- One feature that may cause comment is the site of Willaston moat (CHER 197/1/1-5), which was partially investigated during the construction of the A500 in the 1990s. This feature, however, lies c 250m to the west of the western boundary of the main development area and will, therefore, not be affected by construction works. The application area boundary does extent along Park Road but, again, there will be no impact on the moat.

Willaston Parish Council: Objects on the following grounds;

- The site is outside the settlement boundary of Willaston and is currently designated as being part of the open countryside. Policy NE2 – ‘Open Countryside’, states that within open countryside only development which is essential for specific purposes will be permitted. This proposed development does not meet any of the specified purposes.

- The proposed development is located within the Green Gap (policy PG4a) as established by the Replacement Local Plan Policy NE.4 and would result in the erosion of the physical gaps between built up areas and would adversely affect the visual character of the landscape contrary to para 17 of the NPPF.

- The retention of the Green Gaps between settlements is important for the following reasons:
- It plays an important role in defining the settlement character of the area and separating settlements at risk of coalescence
- It retains the existing settlement pattern by maintaining the openness of land
- Offers protection from further erosion of productive farmland and the fragmentation of existing land holdings
- The environmental role of sustainable development as set out in Paragraph 7 of the NPPF includes the protection of the natural and built environment
- The physical and dimensional erosion of the Green Gap is important as is the perceived erosion of the Green Gap

- The Green Gap policy is consistent with para 17 of the NPPF as it seeks to take account of the different roles and character of different areas and the social role of sustainability which includes supporting strong, vibrant and health communities.

- The proposed development will have a serious impact on the rural character and visual amenity of the site by urbanising it with a residential development.
- A previous application for the development of this site was refused at appeal with the Inspector stating that "The physical and dimensional erosion of the Green Gap are important considerations but the perceived erosion of the Green Gap must also be considered. In this regard the Green Gap is not primarily, for residents and visitors, seen from the air but when travelling along roads and walking footpaths in the area." Whilst the latest application is for a reduced number of units from 175 to 100, the proposed incursion to the Green Gap is little different and the above principle still applies.
- The applicant has failed to demonstrate that there is a need for the development, which could not be accommodated elsewhere. The use of the best and most versatile agricultural land is unsustainable and contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the provisions of the National Planning Policy Framework.
- The proposed development is considered likely to give rise to severe traffic impacts, which is already operating up to and beyond capacity contrary to paragraph 32 of the NPPF. The principal concern is the impact this development will have on Park Road which is already a very busy road linking the village to the junctions of the A51 Nantwich bypass and A534 Crewe Road at the very busy Peacock roundabout.
- The cumulative effect of this proposal, along with already recently approved development, will result in a substantial increase in the demands on the local infrastructure which has already reached capacity and will be incapable of meeting the demands of further development without incurring huge expense and compromising the ability of future generations to meet their own needs.

REPRESENTATIONS:

Edward Timpson MP – Letter received in response to previous planning application (14/5824N).

There are a number of significant reasons that this application should be refused. Firstly, this is the second application within a fortnight for a total of three hundred houses in this area and in recent months applications for two hundred houses have already been approved.

The site is within the Green Gap as defined in Policy NE4 of the Crewe and Nantwich Replacement Local Plan 2011 and the draft Cheshire East local Plan. Accordingly this application infringes those policies.

My constituents believe that the local infrastructure will not sustain further development on this scale. I refer you to the Secretary of State for Communities and Local Government recent comments when refusing planning permission for Application 13/2874N and I note his view is that a decision to allow development could reasonably be seen to pre-empt or prejudice the outcome of the Local Plan examination.

It is clear that this application is neither wanted nor does it meet any acceptable planning criteria and should therefore be refused.

Local Residents: Representations received from the occupants of 51 properties have raised the following objections:

- Objections still stand to the original scheme which was dismissed on appeal.
- This application is contrary to the Local Plan, the Willaston Neighbourhood Plan and emerging policies of the Local Plan Strategy.
- Significant erosion and perceived narrowing of the green gap between Wistaston and Nantwich
- The green gaps should be preserved as defined in policy NE.4.
- Loss of open countryside
- Loss of high grade agricultural land.
- There are alternative sites available within Cheshire East for housing supply.
- Adverse impact on visual character of the landscape and visual amenity from urbanising of this site
- Development out of keeping with the character of the area
- Fears that there will be a loss of village identity and Willaston will become part of Crewe
- Do not want to lose the village distinction.
- More development is not needed in Willaston as too much already approved
- Cumulative impact with other developments will substantially increase demands on local infrastructure which has already reached capacity
- The site fails to meet at least 10 of the criteria on the North West sustainability
- The local primary school and Doctors are already over-subscribed.
- Willaston services, such as the primary school are already struggling to cope with the demand of current houses.
- Lack of public transport
- Willaston has grown over recent years from a small village to a small township of currently circa 1400 dwellings without any improvement to the infrastructure but a significant imposition to its residents
- Willaston would be far too densely populated.
- reduce quality of life and community well being
- Loss of amenity green space. A public footpath crosses this land and fields used for dog walking, running and leisure.
- Already significant traffic issues with Willaston roads used as rat-runs and become gridlocked, especially at peak times
- There is currently insufficient parking facilities
- Park Road is too narrow and only a country lane which would not cope with any extra traffic or heavy goods vehicles.
- The increased traffic would be a hazard to pedestrians
- The increased number of cars on the local roads will lead to an increased number of traffic incidents.
- Access close to blind bend with limited visibility
- Severe traffic congestion on Park Road, the A534 at the extremely busy Peacock roundabout junction and the A51 Nantwich by-pass.
- Increased noise and air pollution.
- Loss of wildlife habitat and biodiversity
- Adverse impact on trees and hedgerows
- Loss of outlook and privacy
- disruption during the construction phase will be unacceptable

- Exacerbate existing drainage problems and flooding
- Impact on development from noise and vibration from the railway
- Archaeological impact
- Inaccurate technical reports
- Loss of property value

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site lies in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011, where Policies NE.2 and RES.5 state 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 site is also subject to Policy NE.4 (Green Gaps) and this policy states that approval will not be granted for the construction of new buildings which result in the erosion of the physical gaps between the built up areas or adversely affect the visual character of the landscape.

The proposed development does not fall within any of these exceptions. 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 this proposal represents sustainable development and 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 Inspector Stephen Pratt 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 stands 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. In addition given the progression of emerging policies towards adoption greater weight can now be given to those emerging policies. The scale of the development may also be a factor that should be weighed in the overall planning balance as to the degree of harm experienced.

In respect of appeal (3147420) which was dismissed on 10 February 2017 concerning residential development within the Green Gap at Land at 71 Main Road, Shavington, the Inspector importantly states;

“The emerging LPS is at an advanced stage in the adoption process. The December 2016 interim letter is of considerable importance because it includes the examining Inspector’s views on housing land supply and the Green Gap. It takes account of the public consultation on modifications relating to these matters and concludes that the means by which the council intends to meet its objectively assessed housing need, including over the next 5 years, is soundly based. The appeal site is not required for this purpose and for the present time is shown to remain within the Green Gap. The policy relating to that designation has also been supported by the LPS Inspector. Even though the LPS will be subject to a further round of public consultation and there are legal issues to resolve, it seems reasonable to surmise that the matters on which this appeal decision turns are unlikely to materially change before the plan is adopted. In the circumstances I consider that substantial weight should be afforded to the conflict with the emerging LPS and the relevant draft policies therein. “

This position is considered to equally apply to the application site. Therefore substantial weight can be given to the conflict with the emerging local plan strategy which clearly shows that this site will remain as open countryside within the Green Gap

Green Gap

In this case, the application site is within the Green Gap. Therefore, as well as being contrary to Policy NE2 (Open Countryside) it is also contrary to Policy NE.4 (Green Gaps) of the Local Plan which states that approval will not be given for the construction of new buildings or the change of use of existing buildings or land which would:

- result in erosion of the physical gaps between built up areas;
- adversely affect the visual character of the landscape.

A development of the scale proposed will clearly erode the physical gap between Wistaston and Nantwich. In dismissing the appeal for the previous application on this site the Inspector concluded that;

“The proposed development would, however, also result in a significant erosion of the Wistaston and Nantwich Green Gap and would contribute to a perceived narrowing of the gap, at nearly its narrowest point, between Willaston and Nantwich. The development thus conflicts with RLP policy NE.4, which is afforded significant weight. The harm that would be caused by the significant erosion of the Green Gap, collectively with the harm identified in the previous paragraph, significantly and demonstrably outweighs the contribution that the development would make to redressing the under supply of housing land in the Council area.” (35)

Policy NE.4 goes on to state that exceptions to this policy will only be considered where it can be demonstrated that no suitable alternative location is available. It is considered that there are many other sites within Cheshire East which, although designated as Open Countryside, are not subject to Green Gap policy and can be used to address the Council’s housing land supply shortfall and which would not contravene policy NE4.

Turning to the question of whether, in the light of the lack of a 5 year supply, Policy NE4 should be considered to be a housing land supply policy and / or out of date, Green Gap policy has a specific planning purpose – to avoid settlements merging. This is not a housing supply policy purpose. Whilst Open Countryside areas also have specific roles (including the protection of the Countryside for its own sake, in accordance with NPPF paragraph 17.(v)) open countryside policy does not have the special, additional function of ensuring that two settlements remain separate (that is the function of Green Gaps). Hence Green Gaps are not a function of Open Countryside policy; rather Green Gaps have their own specific function.

This approach was also accepted by the Appeal Inspector for the previous application on this site who stated that;

“The Appellant maintains that RLP policy NE.4 should also be considered, given the lack of a five year supply of housing land, to be out of date. But this policy seeks to prevent development in specific parts of the countryside; those that contribute to the separation of distinct settlements. It is not just, therefore, a policy that seeks to protect the countryside from development. Furthermore, it is worth noting the exception stated in the policy; that development will only be considered where it can be demonstrated that no suitable alternative location is available. Suitable alternative locations, for the purposes of redressing the under supply of housing land, could be those outside Green Gaps protected by RLP policy NE.4, but within countryside areas subject to RLP policies NE.2 and RES.5.

For these reasons, RLP policy NE.4 is not considered to be solely a housing supply policy and is afforded significant weight for the purposes of applying Section 38(6) of the 2004 Act. This conclusion is generally consistent with recent appeal decisions and the planning judgement made in this regard accords with the recent appeal court judgement in Richborough Estates Partnership LLP v Cheshire East Borough Council and Secretary of State for Communities and Local Government [2016] EWCA Civ 168.”

It is therefore concluded that contravening the Green Gap policy renders the proposed development unsustainable and consequently, it does not benefit from the presumption in favour under Paragraph 14 of the NPPF.

SUSTAINABILITY

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

Locational Sustainability

Accessibility is a key factor of sustainability that can be measured. A methodology for the assessment of walking distance is that of the North West Sustainability Checklist, backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The checklist has been specifically designed for this region and relates to current planning policies set out in the North West Regional Spatial Strategy for the North West (2008).

The checklist can be used to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

The criteria contained within the North West Sustainability Checklist are also being used during the Sustainability Appraisal of the Cheshire East Local Plan. With respect to accessibility, the toolkit advises on the desired distances to local facilities which developments should aspire to achieve. The performance against these measures is used as a “Rule of Thumb” as to whether the development is addressing sustainability issues pertinent to a particular type of site and issue. It is NOT expected that this will be interrogated in order to provide the answer to all questions.

The toolkit sets maximum distances between the development and local amenities.

These comprise of:

- post box (500m),
- local shop (500m),
- playground / amenity area (500m),

- post office (1000m), bank / cash point (1000m),
- pharmacy (1000m),
- primary school (1000m),
- medical centre (1000m),
- leisure facilities (1000m),
- local meeting place / community centre (1000m),
- public house (1000m),
- public park / village green (1000m),
- child care facility (1000m),
- bus stop (500m)
- railway station (2000m).
- secondary school (2000m)
- Public Right of Way (500m)
- Children's playground (500m)

The applicant has submitted an assessment as follows:

• Post box	90m
• Local shop	800m
• Playground / amenity area	on site
• Post office	2250m
• Pharmacy	2090m
• Primary school	600m
• Medical centre	2090m
• Leisure facilities	2415m
• Local meeting place/community centre	600m
• Public house	600m
• Public park	645m
• Child care facility	600m
• Bus stop	645m
• Railway station	2735m
• Secondary school	2250m
• Public right of way	Immediately adjacent
• Children's playground	on site

In summary, whilst the site does not comply with all of the standards advised by the NWDA toolkit, as stated previously, these are just guidelines and are not part of the development plan.

Owing to its position on the edge of Nantwich, there are some amenities that are not within the ideal standards set within the toolkit 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 the vicinity of the application site. However, the majority of the services and amenities listed are accommodated within Nantwich and are accessible to the proposed development on foot or via a short bus journey. Accordingly, it is considered that this is a locationally sustainable site.

There are, however, 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.

ENVIRONMENTAL SUSTAINABILITY

The site is designated as being within open countryside and is not the first priority for development. It is however adjacent to existing residential development and is within walking distance of services and facilities in Shavington.

Landscape

This is an outline application for a residential development of up to 100 dwellings on land to the south of Park Road, Willaston. The application site is located on the south eastern edge of Willaston, and to the east of Nantwich. The northern boundary of the site is formed by Park Road, north of which is agricultural land, Willaston Hall and an area of residential development; the Nantwich bypass forms the western boundary, beyond which is the wider agricultural landscape; the southern boundary is formed by the railway line, beyond which is agricultural land; the eastern boundary is formed by the edge of Willaston.

As part of the application a Landscape and Visual Impact Assessment has been submitted, this indicates that it is based on the principles described in 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition. 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 Lower Farms and Woods, LFW7 Barthomley character area, as identified in the Cheshire Landscape Character Assessment 2008.

The application site extends over an area of approximately 6.21 hectares and is arable agricultural land, surrounded by hedgerows and a number of hedgerow trees. Footpath 10 Willaston follows the western boundary, crossing over the railway line via a footbridge. The topography of the site generally falls from approximately 54.3m AOD along the northern boundary to 50.1m AOD along

the southern boundary, with an elevated ridge along the central part of the site that rises to approximately 55.7m AOD.

As part of the submitted LVIA the landscape assessment indicates that the site value is low, that it has medium susceptibility and a low-medium sensitivity. The assessment identifies that the proposals would have a low-medium magnitude of change on the wider Barthomley LCA, resulting in a moderate adverse effect during construction and a minor adverse effect after 15 years. The visual assessment indicates that the worst visual effects, along Footpath 10 Willaston, adjoining the site, will be temporary high adverse during construction, reducing to moderate-minor adverse after 15 years. Private residents overlooking the site are considered to have temporary high adverse effects during construction, reducing to moderate adverse after 15 years, and for vehicular users effects are identified as temporary moderate adverse during construction, reducing to minor adverse after 15 years.

While an offset of 40m from FP10 is provided, it will still be apparent that development has taken place and still be an adverse effect. The landscape effect will remain as adverse previously indicated. As the Inspector stated in the previous appeal for this site (APP/R0660/W/15/3011872);

'The proposed development would have a profound effect on the character of the appeal site; its rural character would be replaced by a residential development of decidedly urban character' (15).

Given the landscape sensitivity of the site and the surrounding area, to this type of development, will be medium, that the magnitude of direct landscape impacts (for the site) will be high, that the magnitude of indirect landscape impacts from areas will vary with distance, but will generally be within the range of medium. The Council's Landscape Officer considers that the landscape impacts for the landscape will be of Moderate-adverse on both the site and immediate setting of the site. This assessment of landscape effects would apply to both the construction and completion phases of the proposed development and that these effects would also continue beyond a period of 15 years.

The proposed development would completely change the character and appearance of the landscape permanently. Visually the sensitivity of both the site and the surrounding Landscape Character Area with visual connectivity to the site, to this type of development will be high, The magnitude of visual impacts from areas with visibility of the site varies, but for the majority of receptors within close proximity of the site it will be major and that visual impacts will be of substantial-moderate for the majority of receptors in close proximity of the site and that even after 15 years, it would cause a noticeable difference to the visual character and quality of the landscape. As such the application is in conflict with policy NE4, specifically the second part, since it will 'adversely affect the visual character of the landscape', and as the Inspector stated;

'The part of FP10 that is within the site, given that it is passing through a relatively undisturbed open landscape, makes a positive contribution to the visual amenity of the area and to the enjoyment derived by users who walk along it. The view from FP10, where it passes over the footbridge over the railway line, is also important to the visual amenity of the area. The view from this vantage point to the west is contained by the elevated bypass but to the east it is of distant residential development beyond intervening farmland.

At this point on the footpath users are within the countryside and away from the nearby urban areas to the east and west' (17).

The proposed development will erode the Green Gap. As the inspector indicated;

'The physical and dimensional erosion of the Green Gap are important considerations but the perceived erosion of the Green Gap must also be considered. In this regard the green gap is not primarily, for residents and visitors, seen from the air but when travelling along roads and walking footpaths in the area. On the north side of Crewe Road between the urban area of Nantwich and the Peacock Roundabout are Crewe Road Nurseries, a hotel and a public house. There is also another substantial building in commercial use close to the roundabout. The distinct perception, passing along Crewe Road towards the roundabout, given the extent and continuity of development on its north side, is that the Green Gap starts at the roundabout. From the roundabout it is only a short drive of less than 400 metres, either along Crewe Road or Park Road, to the urban edge of Willaston' (23).

The Landscape Officer considers that these comments are still relevant, notwithstanding that this application relates to a smaller number of dwellings.

Trees and Hedgerows

The Arboricultural Report identifies a total of 14 individual trees and 7 tree groups within and adjacent to the application site. One tree, a mature Oak (identified as T14 in the survey) is protected by virtue of its inclusion within the Cheshire East Borough Council (Willaston - Land south of Park Road) Tree Preservation Order 2015.

Five trees have been assessed as High (A category) specimens and 3 trees assessed as Moderate (B) category. As the design of the proposed indicative layout allows for the retention of all A and B category trees within proposed public open space to the west of the residential element, The Council's Tree Officer has raised no objections to the application. This is subject to a condition requiring an Arboricultural Impact Assessment (AIA) and Tree Protection Plan to accompany a Reserved Matters application.

In order to facilitate access into the site, a short section of Hedgerow (H2) fronting Park Road will require removal. The hedgerow has been identified in the submitted Ecological Report as species poor comprising mainly of Hawthorn and is not considered to be ecologically important under the Hedgerow Regulations 1997. As Hedgerows are a habitat subject of a Biodiversity Action Plan any losses should be satisfactorily mitigated by replacement hedgerows within the site.

Ecology

The Council's Ecologist considers that the applications supported by an acceptable ecological assessment.

Hedgerows

Hedgerows are a local priority habitat and hence a material consideration. The proposed access point may result in the loss of a section of hedgerow. There however appears to be opportunities

to establish new hedgerows as compensation for this loss as part of the landscaping of the open space associated with the proposed development.

The Council's Ecologist advises that a condition should be attached to ensure that details of compensatory native species planting are submitted with any future reserved matters application.

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. A condition should be attached for measures to mitigate the impact on hedgehogs including the design of boundary fencing.

Badgers

Evidence of badgers in the broad locality of this site has previously been recorded, but there is no evidence of a sett being present on the application site. As the status of badgers on a site can change within a short time scale the Council's ecologist advises that if outline planning consent is granted a condition should be attached requiring the submission of an updated badger survey in support of any future reserved matters planning application.

Ecological Enhancement

The open space associated with this proposed development presents an opportunity to deliver ecological enhancement. The Council's ecologist recommends that if outline planning consent is granted a condition should be attached requiring an ecological enhancement strategy to be submitted in support of any future reserved matters application.

If planning consent is granted standard conditions will be required to safeguard breeding birds.

Heritage

The Heritage Assessment acknowledges change within the setting of Willaston Hall but comments the impact will be limited by the intervening landscape features. It should be noted that Willaston Hall historically was situated in an isolated position but this has been eroded by the relationship to the village as it has grown to meet the Hall from the east. The proposed site will increase the sense of this encroachment but not to a significant degree and therefore, with the benefit of landscaping on the western fringe, there will be some discernible change but visually it will not detract significantly from the Hall's setting.

The assessment also highlights changes within the setting of non-designated assets, again partly mitigated by intervening landscape. For those non – designated assets to the west, the open space on the western edge will further mitigate the impact on their setting.

In respect to the remnant post medieval field pattern, this will be lost as a consequence of the development. However, it has been severely eroded already by loss of hedges and modern farming practices. Its significance has therefore been eroded. This development would however lead to the loss of a non-designated heritage asset, which obviously causes harm in heritage terms. This needs to be weighed in the balance, in accordance with the advice at para 134.

In conclusion, and in full regard of statutory provisions within the Planning (Listed Buildings and Conservation Areas) Act 1990, although there will be some impact on both designated and non-designated assets in their settings, the extent of this is considered to be low.

Design & Layout

The application is outline with details of scale, layout, appearance and landscaping to be determined at a later date. In support of this planning application, a Design and Access Statement has been provided. In addition an **indicative** layout has been submitted.

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.”

Whilst the application is in outline form with access as the only matter to be agreed at this stage, detailed design and layout issues could be addressed at reserved matters stage.

Highways

A previous application for residential development on this land for 175 dwellings was considered at appeal and was dismissed. The Councils Highway Engineers considered that insufficient information was originally submitted regarding the impact of the development on the A51 Peacock roundabout. However, highway issues were satisfactorily addressed at the appeal, as the applicant submitted a standalone highway improvement scheme which mitigated the traffic impact arising from the development.

This application is again in outline but for a reduction in the number of units to 100 dwellings. The access to the site is in the form of a simple priority controlled junction and provided visibility splays of 2.4m x 56m, this access arrangement has been previously accepted and is considered suitable to serve the proposed dwellings.

As considered in the appeal application, there are extensive queues in the peak hours at the A51 Peacock Roundabout and this remains the situation in the assessment of this application. The applicant has submitted a Transport Assessment that has assessed the capacity of the A51 Peacock roundabout in 2025 in its current configuration with this development added and is forecast to operate over capacity with long queues on the A51. It is clear that this application does require the improvement scheme previously agreed to mitigate the traffic impact of the development and the capacity tests undertaken with the improvement in place indicates that the queues are substantially lower at the roundabout in the same year 2025.

The accessibility of the site was considered previously and was determined to be acceptable. A new footway/cycleway will be provided along the southern side of Park Road between Murrayfield Drive and the Peacock Roundabout. A travel plan will also be required to promote the use of sustainable travel modes by residents of the development.

In summary, this application has reduced the number of dwellings from the previous application, and as such the traffic impact is substantially less on the local road network. Although the amount of generated traffic is less, the existing congestion and queues at the principle junction at the A51 Peacock roundabout remains a concern and requires mitigation.

The applicant has submitted an improvement scheme at the A51 Peacock roundabout that would substantially reduce the queues at the junction, and mitigate the additional traffic generated by the development. This would be delivered via a S278 Agreement.

The Head of Strategic Infrastructure raises no objections to the application.

Flood Risk/Drainage

The site is located in flood zone 1 and Environment Agency surface water flood maps indicate very low risk of surface water flooding at the existing site. The Councils Flood Risk Management Team have reviewed the proposals and although the site is located in flood zone 1, have noted that there are some small areas of surface water flood risk present on the site. However no objections are raised in principle to the development subject to conditions requiring details of the proposed surface water drainage system, including a scheme for the management of overland flow, the use of sustainable drainage methods, and of proposed ground and slab levels.

United Utilities have also raised no objections to the application, subject to a condition being imposed requiring the proposed development to be implemented in accordance with the submitted drainage Strategy.

ECONOMIC SUSTAINABILITY

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 need to be balanced against the impact upon the open countryside.

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

Agricultural Land

An Agricultural Land Classification Assessment was submitted with the application. This gives the results of research and tests carried out on site. The conclusions were that the land is predominantly Grade 2 with a small area of excellent quality land (Grade 1) and good quality land (Subgrade 3a).

As the report has identified the land as being the 'Best and Most Versatile' agricultural land, Policy NE.12 needs to be given consideration. This policy states that development will not be permitted on agricultural land of Grades 1, 2 and 3a.

The loss of the agricultural land makes the scheme less sustainable and the proposal is therefore contrary to policy NE12 of the adopted Local Plan SE2 of the emerging local plan and the provisions of the NPPF in respect of loss of agricultural land. This weighs against the proposal in the overall planning balance.

SOCIAL SUSTAINABILITY

Residential Amenity

In terms of the surrounding residential properties, whilst there are a small number of dwellings adjoining the northern part of the site on Park Road it is considered that a layout could be achieved that could comply with the separation distances as outlined in the Borough of Crewe and Nantwich Supplementary Planning Guidance. Accordingly, there would be minimal impact upon residential amenity.

The Environmental Health Officer has raised no objection on the grounds of contaminated land and has requested conditions in relation to an environmental management plan, and hours of construction to safeguard residential amenity.

The site is located in an area affected by traffic and railway noise. The applicant has submitted an acoustic report in support of the outline scheme and the Environmental Health Officer concurs with its findings which demonstrate that with suitable mitigation the residential properties (and external amenity areas) will be capable of achieving satisfactory noise levels.

The air quality impact assessment submitted with the application requires updating as it accompanied the original scheme. It is acknowledged that the revised proposals are for a reduced scheme of 100 dwellings. Given that the air quality impact of 175 units was considered acceptable, the Environmental Health Officer has advised that in principle the reduced scheme of

100 units would also be acceptable. A condition is recommended for an updated air quality impact assessment to be submitted at the Reserved Matters stages, including the latest emission factors, following the latest guidance and accompanied with appropriate mitigation.

Housing

The Interim Planning Statement: Affordable Housing (IPS) and Policy SC5 in the emerging Local Plan states that in this location the Council will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing.

This site is located in the Willaston Parish, for the purposes of the Strategic Housing Market Assessment Update 2013 (SHMA) the Willaston Parish is included in the Crewe sub-area. In the SHMA the Crewe sub-area shows a net need for 217 new affordable homes per year between 2013/14 and 2017/18 (50 x 1 beds, 149 x 3 beds, 37 x 4+ beds and 12 x 1 bed & 20 x 2+ beds older persons accommodation).

In addition to the information taken from the SHMA Housing Officers have also checked the number of applicants on Cheshire Homechoice and there are currently 18 applicants on the housing register who have selected Willaston as their first choice area for rehousing. They require 4 x 1 bed, 5 x 2 bed, 7 x 3 bed and 2 x 4 bed dwellings. In addition to this there are 1669 applicants on Cheshire Homechoice who have selected an area of Crewe as their first choice for rehousing.

This is a proposed development of 100 dwellings and to meet the Council's Policy on Affordable Housing there is a requirement for 30 dwellings to be provided as affordable dwellings. 19 units should be provided as Affordable rent and 11 units as Intermediate tenure.

The accompanying planning statement outlines that 30% of the units will be provided as affordable with the tenure split outlined is 65% affordable rent and 35% intermediate tenure. This is in line with the requirements of the IPS and represents a benefit of this development.

Public Open Space

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. This equates to 1500sqm of shared recreational open space and 2000sqm of shared children's play space. The indicative layout shows approximately 17,000 sqm of open space exceeding the policy requirement.

The level of open space would exceed the requirements for a development of this size and would be maintained by a management company. The Greenspaces Officer requires the provision should provide an equipped children's play area.

This can be secured through the Section 106 Agreement

Education

A development of 100 dwellings would be expected to generate 18 primary aged pupils, 15 secondary pupils and 1 Special Education needs (SEN) place. Whilst the proposed development is not forecast to impact primary school places, there is however a shortage of secondary school and SEN places in the locality.

Contributions which have been negotiated on other developments are factored into the forecasts both in terms of the increased pupil numbers and the increased capacity at schools in the area as a result of agreed financial contributions. The analysis undertaken has identified that a shortfall of school places still remains.

To alleviate the forecast pressures, the following contributions would be required - £245,140 (secondary) and £45,500 (SEN)

Therefore the total education contribution would be £290,640

Health

There are 4 GP surgeries within 1.5 miles of the site. All are accepting patients and not therefore at capacity. No contributions will be required for health provision.

Response to Objections

The representations of the members of the public have been given careful consideration in the assessment of this application and the issues raised are addressed within the individual sections of the report. In particular loss of open countryside, highway safety, flooding, ecology and residential amenity, have been assessed by Officers and found to be acceptable.

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, a contribution of £290,640 towards school places for 15 secondary children and 1 SEN child is required. It is necessary to secure contribution. This contribution is directly related to the development and is fair and reasonable.

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 provision of 30% affordable housing is a planning policy requirement as set out in the main report.

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

CONCLUSION – THE PLANNING BALANCE

The proposed development would be contrary to Policies NE.2, RES.5 and NE.4. The development would result in a loss of open countryside and the erosion of the Wistaston-Nantwich green gap. However as Cheshire East cannot currently demonstrate a 5 year supply of deliverable housing sites then the presumption in favour of sustainable development applies at paragraph 14. 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 be on a site that is considered to be a sustainable location and 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 significant economic benefits through the provision of employment during the construction phase, new homes and benefits for local businesses.

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

- The impact from traffic congestion can be mitigate through the improvement scheme to the Peacock Roundabout
- The impact upon education infrastructure would be neutral as the impact would be mitigated through the provision of a contribution.
- 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 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.
- The impact upon residential amenity, noise/air quality and contaminated land could be mitigated through the imposition of planning conditions.

The adverse impacts of the development would be:

- Significant erosion and perceived narrowing of the green gap. Effects that would be all the more marked in the locality given the conclusions of the Landscape Officer
- The loss of open countryside
- The loss of BMV agricultural land

The development is contrary to open countryside policies, but they are considered out of date. So the presumption in favour applies. However, with reference to the *Richborough* Court of Appeal decision, weight can be given to those policies. There is now a solution to the housing supply in hand through the forthcoming adoption of the Local Plan. As a consequence of the Inspectors most recent comments in December increased weight can be afforded to these 'out of date' policies. In addition given the progression of emerging policies towards adoption it is considered that greater weight can now be given to those emerging policies.

A further factor that weighs against the scheme is the scale of the development which extends to some 6.21 hectares and the extent of the harm that would be caused by the nature of the scheme. The scale of harm is reflected in the overall concerns over the significant erosion of the green gap as reflected in the previous appeal decision and also the loss of BMV agricultural land which would not be so significant on a smaller scheme.

Therefore taking a balance of the overall benefits, the current policy position and the scale of harm it is considered that the presumption in favour is outweighed in this case and a recommendation of refusal is made.

The application is subject to an Appeal against non-determination. Accordingly it is recommended that Members resolve that they would have been minded to refuse the application and to contest the Appeal on the following grounds;

RECOMMENDATION

MINDED to REFUSE 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 Submission Version - 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. In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Willaston and Nantwich and would adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE4 (Green Gaps) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and guidance contained within the NPPF.

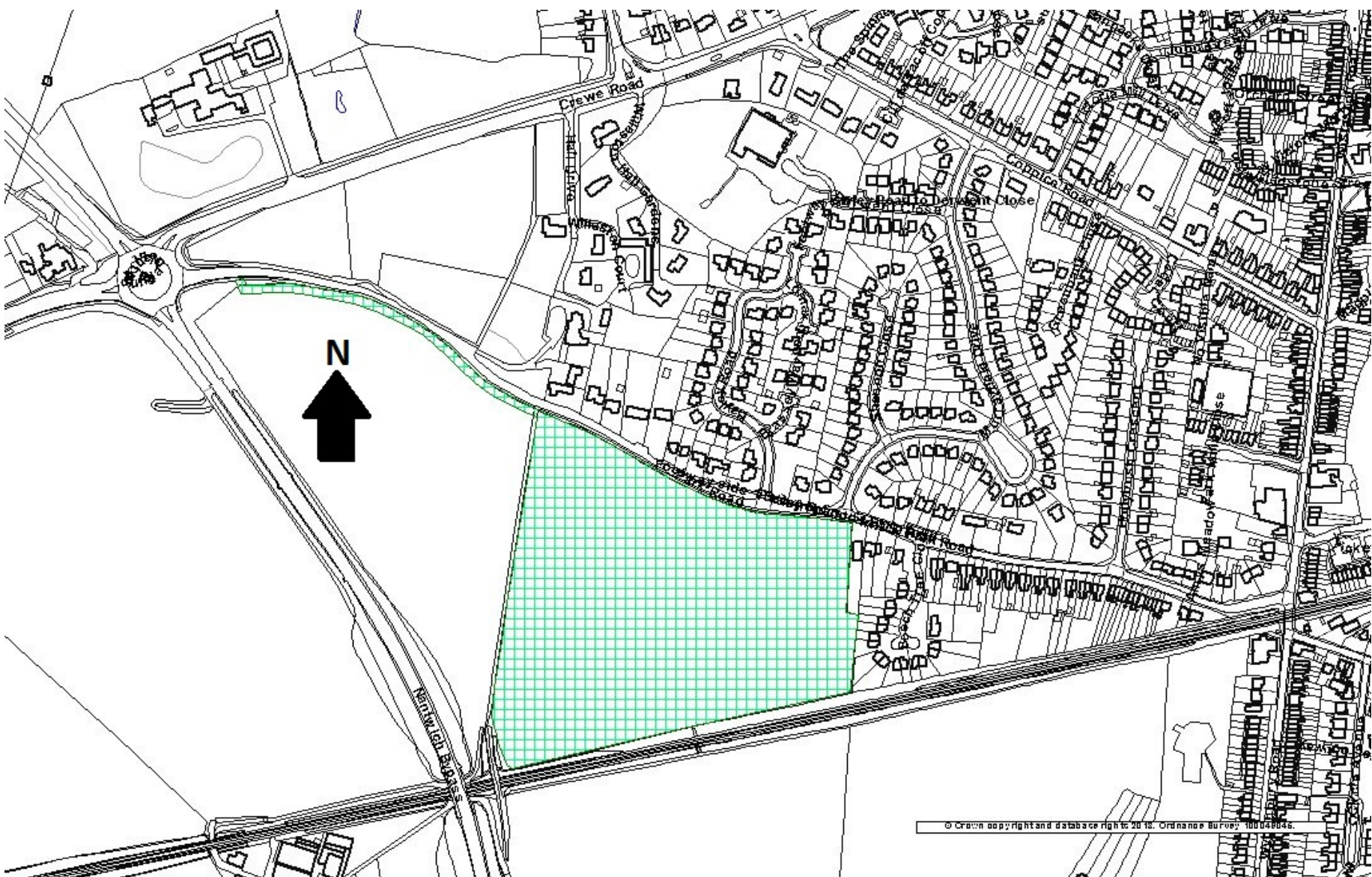
3. The proposal would result in loss of the best and most versatile agricultural land. The use of the best and most versatile agricultural land is inefficient and contrary to Policy NE12 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy SE2 of the emerging Cheshire East Local Plan Strategy - Submission Version and the provisions of the National Planning Policy Framework.

For the purposes of the appeal, RESOLVE to enter into a Section 106 to secure the following:

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 a contribution of £290,640 towards Secondary Education and a SENs school place
 3. Provision of POS and a LAP/LEAP and a scheme of management
 4. Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity

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 Chairman 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.



This page is intentionally left blank

Application No: 16/5678M

Location: Land At Junction Of Earl Road And, EPSOM AVENUE, HANDFORTH

Proposal: Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park and provision of new access from Earl Road, together with landscaping and associated works. (Resubmission 15/0400M).

Applicant: Orbit Investments (Properties) Ltd

Expiry Date: 17-Feb-2017

SUMMARY

The justification for policy E2 of the local plan explains that retailing is not permitted (on existing employment sites) because it would reduce the amount of employment land available and provision is made elsewhere for retailing. It is acknowledged that the proposal would generate a significant number of jobs; however it is not considered that the merits of the proposal should be judged by the numbers of jobs it creates. B8 uses are an employment use and do not typically generate the same number of jobs as a B1 or B2 use with a comparable floorspace. Employment allocations are important to provide land for substantial buildings (including warehouse buildings) that cannot be located elsewhere such as in town centres or countryside locations. The proposal will result in the loss of employment land at a time when the Council is actively allocating additional employment land as part of its emerging local plan. The need for sites is such that even Green Belt locations are currently being identified for future employment purposes in the north of the Borough. The loss of the application site would exacerbate this situation and place further pressure to locate sites within the Green Belt.

The proposal is therefore contrary to policies E1 and E2 of the Macclesfield Borough Local Plan, and the caveat within paragraph 22 of the Framework which seeks to avoid the long term protection of employment sites where there is not reasonable prospect of it being used for employment purposes does not apply. The existing warehouse building on the application site is occupied and therefore it cannot be concluded that there is no reasonable prospect of the site being used for employment purposes.

Whilst additional information has been submitted by the applicant relating to the warehouse and office market in south Manchester and the marketing that has taken place on a neighbouring office building since 2007, the existing building is currently in active use, which demonstrates that there is a need for it at this time. Therefore, the loss of employment land is considered to significantly and demonstrably outweigh the benefits of the proposal. Accordingly the application is recommended for refusal.

SUMMARY RECOMMENDATION

Refuse

PROPOSAL

The application seeks full planning permission for the demolition of existing warehouse building and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. It also includes the creation of car parking and provision of new access from Earl Road, together with landscaping and associated works. The existing office building in the north east corner of the site will be retained.

The application is a resubmission of application 15/0400M which was refused in March 2016 due to the loss of employment land and now the subject of an appeal in June this year.

SITE DESCRIPTION

The application site comprises existing warehouse and office buildings on the corner of Earl Road and Epsom Avenue. The site is located within an Existing Employment Area as identified in the Macclesfield Borough Local Plan.

RELEVANT HISTORY

15/0400M - Demolition of existing buildings and erection of five units to be used for Class A1 (Non-food retail) purposes and two units to be used for Use Class A1 (Non-food retail or sandwich shop) and/or Use Class A3 and/or Use Class A5. Creation of car park and provision of new access from Earl Road, together with landscaping and associated works – Refused 08.03.16

13/3041M – Extension to time limit of 03/2155P – Approved 08.06.2016

03/2155P - erection of 2no. Three/ four storey office blocks – Approved 04.08.2008

NATIONAL & LOCAL POLICY

National Policy

The National Planning Policy Framework (the Framework) establishes a presumption in favour of sustainable development. The Framework sets out that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.

Of particular relevance are paragraphs:

22 (long term protection of employment sites)

24, 26 and 27 (town centres)

Local Plan Policy

Macclesfield Borough Local Plan -

NE9 (River corridors)

NE11 (Nature conservation interests)

BE1 (Design principles for new developments)

E1 (Employment land)

E3 (Employment land – business)

E4 (Employment land – industry)

T3 (Improving conditions for pedestrians)

T5 (Provision for cyclists)

IMP1 (Provision for infrastructure)

IMP2 (Need for transport measures)

DC1 (High quality design for new build)

DC2 (Design quality for extensions and alterations)

DC3 (Protection of the amenities of nearby residential properties)

DC5 (Natural surveillance)

DC6 (Safe and convenient access for vehicles, special needs groups and pedestrians)

DC8 (Requirements to provide and maintain landscape schemes for new development)

DC9 (Tree protection)

Other Material Considerations

National Planning Practice Guidance

Cheshire East Local Plan Strategy – Proposed Changes Version (CELP)

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

SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles

EG3 Existing and Allocated Employment Sites

EG5 Promoting a Town Centre First Approach to Retail and Commerce

CONSULTATIONS

United Utilities – No objections subject to conditions relating to drainage

Environmental Health – No objections subject to conditions relating to pile driving, floor floating, dust control, travel planning, electric vehicle infrastructure and contaminated land.

Head of Strategic Infrastructure – No objections subject to financial contribution to improve accessibility of the site.

Flood Risk Manager – No objections subject to conditions

Public Rights of Way – No objection subject to advice note on developer's obligations regarding public right of way.

Stockport MBC – Comments awaited

Handforth Parish Council – No objection

REPRESENTATIONS

None received

APPLICANTS SUBMISSION

The following documents accompany the planning application and can be viewed in full on the application file:

- Planning & Retail Statement
- Design & Access Statement
- GCN Appraisal
- Bat Roost Potential Appraisal
- Energy Assessment
- Tree Survey and Arboricultural Implications Report
- Environmental Site Investigation Report
- Extended Phase 1 Habitat Survey
- Flood Risk Assessment
- Transport Assessment
- Ecological walkover assessment
- Employment land and economic benefits assessment
- Letter from occupant of building
- Letter from applicant's letting agent
- Handforth Dean Business Park Marketing Report
- South Manchester Market Analysis

APPRAISAL

The key issues in the determination of this application are:

- Loss of employment land
- Retail impact
- Highways safety and traffic generation

ECONOMIC SUSTAINABILITY

Loss of Employment Land

The application site is located within an area of Existing Employment Land as identified in the Macclesfield Borough Local Plan. The existing warehouse building, which is to be demolished, is occupied by Gradus Carpets, and the existing office building, which is to be retained, is occupied by Pets at Home and Hotchief.

Policy E1 of the local plan states that "Both existing and proposed employment areas will normally be retained for employment purposes" and policy E2 states that "On existing and proposed employment land, proposals for retail development will not be permitted". It is therefore clear that the proposal is contrary to policies in the adopted development plan.

Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The Framework is a significant material consideration and

includes a presumption in favour of sustainable development. This means that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly outweigh the benefits, when assessed against the policies in the Framework as a whole; or specific policies in the Framework indicate development should be restricted.

Policies E1 and E2 of the Macclesfield Borough Local Plan are considered to be consistent with the Framework to the extent that they seek to provide and retain a range of employment land in order to facilitate sustainable economic growth. However, paragraph 22 of the Framework states that, "Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose".

Policy EG3 of the emerging local plan also seeks to protect existing employment sites for employment use, unless there are environmental problems that cannot be mitigated or the site is no longer suitable or viable for employment use. For it to be no longer suitable or viable, there should be no potential for modernisation or alternate employment uses, and no other occupiers can be found.

With regard to the employment land issue, the applicant makes reference to the application which granted consent for the Next store on the opposite side of Earl Road. They maintain that similar to the Next site, the application site has experienced very low market demand for the approved office buildings since permission was granted in 2008, evidenced by the fact the units have never been constructed. Furthermore, another building owned by the applicants of 2407sqm on the opposite side of Epsom Avenue to the application site that was speculatively constructed following planning permission granted in October 2001 has never been occupied and remains vacant over 10 years after being built. The same permission also approved a second office building of the same size, which has not been constructed due to the absence of demand.

As part of the current application submission, the applicant has submitted additional information (compared to the previously refused application) seeking to address the loss of employment land reason for refusal. This range of documents outline the employment land situation in Cheshire East, the economic benefits of the proposal, details of the marketing of Epsom House (the office building constructed in 2007), a summary of the warehouse and office market in south Manchester, and a letter from the current occupant of the warehouse building (Gradus).

These documents include the following details:

Background information

- Gradus occupy warehouse employing 7 people.
- Occupied on a short term lease basis (4 month) – does not benefit from security of tenure as would be expected from an ordinary commercial lease.
- Level of rent is significantly below the standard market rate necessary for its long term viability
- Gradus has new owner and their requirements are changing

Employment land policy context

- Policy E1 of local plan out of date – inconsistent with NPPF
- Emerging plan makes provision for 380ha of employment land across the Borough to 2030.
- 22ha allocated for Handforth of which Handforth East will provide 12ha.
- Council's Employment Land Review (2012) (ELR) suggested need for between 1.74ha and 1.98ha of employment land between 2009 and 2030. Losses likely to come from small sites totally 0.81. Resultant gross requirement is 2.79ha.
- 3 sites identified in ELR as having potential to contribute to employment land portfolio in Handforth totalling 10.7ha including application site.
- Results in an oversupply of at least 7.91ha within the area.
- Approval granted for demolition of warehouse and erection of office blocks. Loss of warehouse considered acceptable by CEC and no justification for citing retention of warehouse as reason to refuse.
- Proposal is mixed use development because offices are being retained.
- Policy E2 is out of date and in conflict with NPPF
- Proposal complies with up to date MBLP policies
- Proposal complies with definition of economic development in glossary to NPPF
- MBLP out of date – limited weight should be afforded to policies E1, E2, E3 and E4
- Emerging local plan makes allowance for employment land losses of 144ha to 2030
- Land loss would amount to 1.03ha, less than 1% of total loss CEC has made provision for.
- Focus for employment land in local plan is very much on the larger towns of Macclesfield and Wilmslow

Over supply of Employment Land in Handforth

- ELR recommendation of up to 1.98ha of employment land in Handforth at odds with CEC allocation of 22ha of employment land for the same area.
- In quantitative terms loss of site is covered by availability of other sites in Handforth.

Conflicting approaches to employment land loss in Handforth

- Loss of employment land accepted at Next site opposite
- No clear prospect of current site being used for employment purposes when permission exists for two office blocks totalling 11,333sqm and Epsom House (on opposite side of Epsom Avenue) never been used since construction began in 2007.
- Trampoline Park granted elsewhere on same business park, where officers concluded that there was no reasonable prospect of B1 use class coming forward, and the proposal still provided employment.

Market attractiveness of the proposed development site

- Site suited to offices rather than B2/B8 uses
- Established office locations Wilmslow town centre, Stockport town centre, Cheadle Royal and Manchester Airport account for over 40% of total take up of office space in south Manchester in recent years
- Site has limited scope to attract occupiers
- Current demand for warehousing is along motorway corridors
- B8 uses can also be met at Airport City part of Manchester Enterprise Zone with associated financial incentives
- Far from ideal access to motorway network

- Area known as a retail destination
- Vacant units –
 - 4 Brooke Park vacant for 4 years before being let to leisure operator
 - Epsom House vacant since 2007
- Rents at Handforth Dean offered below market
- Units 1 and 4 Brooke Park are most recent lettings on business park and both went to leisure operators

Market demand for application site

- Sustained marketing for Epsom House and Ascot House since 2008
- Access does not meet expectations; surrounding environment is retail; no exposure to A34; location main reason for interest not being progressed.
- Since 2008, 600,000sq.ft of office space has been transacted – no interest in Epsom House or other approved buildings
- Existing warehouse buildings would not attract new occupiers because:
 - Internal layout with level change is unusual
 - Building is approximately 40 years old and unsuitable for modern occupiers
 - Poor motorway access
 - Internal layout poor
 - Eaves height too low
 - Building has 50% site coverage which is higher than ideal 35-40% to allow for turning, loading etc.
- Not commercially viable to bring building up to modern day standards

Economic benefits

- 10 FTE jobs in construction, assuming a 12 month build programme
- 15 FTE jobs could be supported over the 12 month programme through linkages with construction programme
- Supply chain expenditure
- Contribution to local economic output
- 283-291 FTE jobs when operational
- Business rate contributions
- S106 contributions offered towards employment generation and investment in people and skills development, apprenticeships and / or infrastructure works at employment sites in the Handforth area.

The applicant concludes that, having regard to all of the above information, demand does not exist for this type of floorspace in this location and there is therefore no reasonable prospect of the site being used for that purpose.

However, it should be noted that the employment land requirement in the emerging local plan, which was based upon the 2012 Employment Land Review (ELR) undertaken by Arup, has increased from the previously proposed 351ha within the submission version of the Local Plan Strategy to a gross requirement now of 378ha. This new higher figure is based on the latest (2014) Cheshire & Warrington Econometric Model (CWEM) employment projections, as opposed to the 2011 figures that the Council's 2012 ELR was based upon.

The employment evidence base collated by the Council to support the proposed quantum and distribution of land to meet employment requirements includes a report by Ekosgen called '*Alignment of Economic, Employment & Housing Strategy*'. This report (July 2015) assesses levels of potential employment growth over the Local Plan period in light of the publication of updated economic projections; and the associated implications for employment land requirements, including Cheshire East's ability to capture such growth, based on the area's historic performance and the availability of employment land and associated infrastructure.

This report notes that with regard to the distribution of the additional 27ha of employment land, it is noted that the north of the Borough will continue to be attractive to businesses keen to be based in locations with easy access to Manchester City Centre. As such there is a strong case to allocate a substantial proportion of any additional land to the north of the Borough.

The proposed distribution of employment land across the Northern settlements of Cheshire East has been accordingly increased in the Proposed Changes Version of the Local Plan Strategy.

The proposed level identified for Handforth is 22ha, which includes 12ha within the proposed North Cheshire Growth Village, plus an additional 10ha. The latest iteration of the Local Plan Strategy notes that on 31 March 2013 there was a supply of 9.72ha (which includes the application site), leaving 0.28ha to be found via the site allocations process to meet the 10ha requirement. However, it should be noted that the supply also appears to include the site of the new Next store, and as such the area to be identified through the site allocations may be higher (approximately 1.26ha higher).

Added to this, whilst the applicant's comments regarding the absence of any interest in their existing office developments / permissions are noted, the fact still remains that the buildings on the site are currently occupied for employment uses. It is therefore impossible to conclude that there is no "*reasonable prospect of a site being used for that purpose*". The land allocation is currently being reviewed as highlighted above through the local plan process and as noted there is a requirement for more employment land provision, particularly in the north of the Borough.

Consequently there is not considered to be any material planning considerations to justify the loss of the employment land. The proposal is therefore contrary to policies E1 and E2 of the Local Plan.

Retail Impact

Policy S2 of the Macclesfield Borough Local Plan deals with proposals for new retail development outside of existing centres. This policy includes that there should be a proven need for the proposal. However, the Framework supersedes this and does not require applicants to demonstrate the need for the development. The Framework does require that proposals demonstrate that they satisfy both the sequential test and the impact assessment tests. Paragraph 27 of the Framework is clear that where an application fails to satisfy the sequential test or is likely to have significant adverse impacts, it should be refused.

On this basis, the Council need to be satisfied that there are no more sequentially preferable sites available and that there would not be a significant adverse impact on investment in centres within the catchment of the proposal or on town centre vitality and viability.

THE SEQUENTIAL APPROACH

Paragraph 24 of the Framework requires:

“applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered... Applicants and planning authorities should demonstrate flexibility on issues such as format and scale.”

The site is allocated as an Existing Employment Area under policies E1, E2 and E3 of the MBLP. The site sits to the north of Handforth Dean Shopping Centre which is not a designated retail shopping area. The nearest centre is Wilmslow town centre which is approximately 2.5km to the south. Therefore, the site is located in an out of centre location. There are a number of site and application specific factors relevant to consideration of the site at Earl Road under the sequential test. These are summarised as follows:

- The proposed site is 1.87 ha;
- The proposed car park consists of 240 spaces (including 17 disabled spaces) 40 cycle parking spaces and 10 motorcycle spaces;
- There is a total floorspace of 6035sqm and a net sales area of 5,130sqm;
- The development is divided into seven units, five are for non-food retail and two are for non-food retail, cafe/restaurant or sandwich;

The Framework states that the application of the sequential test should be proportionate and appropriate for the given proposal. The test also requires a demonstration of flexibility for the proposed development. If no town centre sites are found, preference should be given to accessible sites in an edge of centre or out of centre location that are well connected to the town centre. Only if there are no suitable sequentially preferable locations, the sequential test is passed. The NPPG also mentions that robust justification must be provided to show if certain main town centre uses have particular market and locational requirements that may only be accommodated in specific locations.

The applicant's retail submission in terms of the sequential assessment relies mainly on the details submitted as part of the previously refused application. The applicant has re-visited the same sites considered previously in and on the edge of Handforth District Centre, Macclesfield Town Centre, Stockport Town Centre and Wilmslow Town Centre.

Handforth district centre

Handforth accommodates local shopping requirements on a limited scale. Some of the smaller units would be able to accommodate the A3/A5 units proposed by the application. However, in relation to the sequential approach to development, it should be assessed whether the whole scheme (with a degree of flexibility) could realistically be moved to another location. Any potential sites in Handforth are too small to accommodate the whole scheme and therefore there are no known sequential sites that could be considered available or suitable for the proposed development in Handforth district centre

Macclesfield town centre

“Silk Street”, Macclesfield (Duke Street Car Park, Exchange Street Car Park and Churchill Way)

It is acknowledged that it is the Council’s aspiration to provide a leisure-led development and that bids have been put forward by developers on that basis. However, this does not detract away from the fact that elements of retail to improve the overall town centre offer could still form part of the wider masterplan for the sites. However, in light of the clear aspirations of the Council to deliver a leisure-led scheme, it is considered that the site could not accommodate the proposed development and quantum of retail floorspace proposed even when allowing for a sufficient degree of flexibility. Therefore the site at Silk Street does not represent a sequential alternative to the application site.

Former TJ Hughes, Roe Street

The site is too small for the proposed development and it has recently been let so it is no longer considered to be available as it is now occupied by B&M since September 2014.

Macclesfield Train Station

The site is currently used as town’s train station and therefore the site is unsuitable for the proposed development. There is no information suggesting that it is available in short term and therefore can be discounted as a sequentially preferable site.

Craven House, Churchill Way

The site extends to 0.05ha which is too small for the proposed development and therefore can be discounted as a sequentially preferable site.

Former Cheshire Building Society

The site located in the Primary Shopping Area extends to 0.4ha which is too small for the proposed development. Therefore it is not suitable for the proposed development.

Macclesfield Town Centre Vacant Units

None large enough to accommodate the proposed development.

Black Lane, Macclesfield

This site is considered to be in a more sustainable location than the application site, particularly with the inclusion of a bridge across the River Bollin as part of the outline application proposals (15/5676M). However, this application for retail development on this site was refused in September 2016 due to its impact upon Macclesfield Town Centre. However, as noted during the consideration of application 15/0400M, it is considered that the Black Lane site and the proposed site will provide two retail parks which will serve different catchments, both in size but also nature. As recent appeal decisions have indicated, what is required to be proven is that development at a sequentially preferable site should not be delayed, stalled or otherwise impaired by development permitted at a less central location. There is no evidence to suggest that the development at Earl Road would prejudice or stall the development at Barracks Mill due to the different catchments these proposals will serve. As such, on sequential grounds both developments could progress, as they would trade within related but different catchments. Whilst it is considered that the site at Black Lane is available for the proposed scale of retail development, the site is not suitable to accommodate a development which will serve the same catchment area as the development at Earl Road.

Stockport town centre

Bridgefield

Permission exists for the construction of a cinema, restaurants, shops and associated works. The level of A1 retail units is constrained to 1,605sqm and therefore only represents approximately 25% of the proposed development at Earl Road and therefore Bridgefield is unlikely to be able to accommodate the whole proposed development.

Merseyway

None large enough to accommodate the proposed development.

Knightsbridge

The site is currently occupied by a range of uses and is not being actively marketed. Therefore, it is considered that although the site would be suitable for the scale of the development proposed, it appears that it is unavailable for the proposed development in the short term. There is not any development being proposed on this site that that could be considered comparable to the proposed development at Earl Road and therefore does not represent a sequentially preferable site.

Fletcher Street Car Park

The site extends to 0.3ha and therefore the site is considered to be too small for the proposed development (even after significant flexibility) and therefore unsuitable.

Former Royal Mail Sorting Office, Exchange Street

The former Royal Mail sorting office site extends to 0.25ha, located at an edge of centre location. The site is still owned by Royal Mail and is not being actively marketed; therefore it appears that it will not be available in the short term. In any event, the site is too small for the proposed development and therefore is not suitable and should be dismissed as a sequentially preferable site as it is unlikely to be able to accommodate the level of proposed development or even a reduced form after reasonable flexibility has been applied.

Stockport Town Centre Vacant Units

None large enough to accommodate the proposed development.

Other sites raised in the representations to the previous application include:

- Unit 6 Peel Centre
- Peter Carlson showroom site
- Stockport Exchange area within the town centre
- Small units within district and local centres, including Bramhall, Cheadle Heath, Cheadle, Gatley and Heald Green.
- Gas Holder site to rear of Peel Centre

None of which were previously found to be sequentially preferable, and there are no known change in circumstances that would lead to a different conclusion now.

Wilmslow town centre

Alderley Road, Wilmslow

The Site extends to 0.2ha and is allocated for mixed use development, and is too small to accommodate the proposed development in its entirety or even with a degree of flexibility; the proposed development would not be able to be accommodated within the site and therefore is

not considered suitable. The applicant also confirms that the site is not available as a number of operators are present and the site is not available in a reasonable time period.

Wilmslow Town Centre Vacant Units

It is unlikely that any vacant units would be suitable to accommodate the proposed scheme either in whole or in part (with a degree of flexibility).

TOWN CENTRE IMPACT

The two key impact tests identified by paragraph 26 of the NPPF are considered below. The tests relate to:

- The impact of the proposal on existing, committed and planned public and private sector investment in a centre or centres in the catchment area of the proposal; and
- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

Impact on existing, committed and planned public and private investment

There is no known change in circumstances since the previous application was refused. It is considered that the proposal would not have any impact on investment in the identified centres of Handforth, Wilmslow, Macclesfield and Stockport.

Impact of the proposal on town centre vitality and viability Including Local Consumer Choice and Trade in the Town Centre and Wider Area

As part of the previous application (15/0400M), the existing overall vitality and viability of Macclesfield and Stockport were considered. Some of the key diversity characteristics are summarised below.

Macclesfield

Macclesfield is well represented in the comparison goods sector with a higher than average percentage of units and floorspace, although both the number and percentage has fallen since the last survey in 2009. Mill Street and the Grosvenor Centre provides a location for a number of the major national retailers, with a number of the town centre's largest stores found on these streets, including Marks & Spencer, New Look, Boots, Dorothy Perkins and Burtons. Chestergate and Exchange Street offer a range of shops such as jewellers and fashion outlets. The indoor malls of the Grosvenor Centre also provide important facilities for independent traders.

The percentage of vacant units within Macclesfield town centre has remained consistently above the national average. The amount of units vacant within the centre from 2006 has risen from 57 in 2006 to 71 in 2009. The percentage of vacant floorspace was below the national average in 2006, around the national average in 2009 and now above the national average in 2015. The amount of vacant floorspace in Macclesfield has increased since 2009 from 8,400 sq.m to 15,310 sq.m in 2015.

Macclesfield contains 14 of the 'top' 27 retailers within the Goad town centre boundary. Further retail development aimed at attracting national multiple retailers has now commenced

at the Grosvenor Centre, with TK Maxx being an intended operator. This will remove the largest vacant unit within the town centre, which has been vacant for a number of years. Despite Macclesfield's higher than average vacancy rate, it does have some good national multiple retailers for a town of this size, which will be added to upon the completion of the new retail development next to the Grosvenor Centre. It is also noted that with the development of the Silk Street site for a leisure-led development, there is the opportunity to enhance the town centre and assist to increase visitor's dwell time within the centre.

However, there are some concerns over the health of the centre which needs to be addressed to ensure the centre continues to compete with other centres both within Cheshire East but also further afield in Greater Manchester.

Stockport

The SRSU concludes that the town centre has lost market share since 2004, confirmed by its fall in the national rankings and household survey results. In the comparison goods sector, the main national multiples include M&S, Debenhams, BHS, Next, Primark, H&M and Boots, with the majority of the larger comparison retail units located within the Merseyway Shopping Centre and at the Peel Centre.

There is a high vacancy level, particularly in terms of the number of units, although a number of these units are relatively small and only three vacant units measure over 500sqm. The town centre benefits from a strong diversity in the functions it performs as an important civic centre, as an important centre for education and health, and as an office location in the wider South Manchester market. The centre also has a number of key strengths in relation to its unique, historic heritage; in relation to the successes stimulated by the Portas initiative; and in relation to the way the Council and its investment partners have responded to the recession.

Overall, Stockport has a significantly high number of vacant units, although the types of units are relatively small and therefore not necessarily suitable to accommodate large format national multiples. As such, a number of the larger retailers are now located at The Peel Centre on the edge of the centre, which attracts a high proportion of shopping trips. There are deficiencies within the centre but the Council is working hard to regenerate key areas to enhance the overall provision and offer.

The above summaries demonstrate that both Macclesfield and Stockport have struggled over the past ten years and have higher than average vacancy rates and a lack of modern format retail units to accommodate national multiple retailers.

Trade Diversion and Impact

During the previous application, the applicant originally indicated in their submission that as there was no identified occupier, a sales density of £2,678 per sqm had been calculated on the basis of an average of carpet, clothing, DIY, furniture, homeware and toy retailers and was taken from Mintel Retail Rankings 2013. Subsequent to this the applicant was asked to increase the sales density to £10,000 per sqm to provide a more robust assessment having regard to the existing flagship M&S, Tesco Extra, Next Home and Outfit (Miss Selfridge, Burton, Top Man, Top Shop etc) occupants which would result in the ability to command higher rental values for the additional units than a typical retail warehouse park and therefore it would be expected that occupants of the new units would be those who are able to generate higher sales densities; i.e. clothing, electrical, homeware or even chemist retailers (such as

Boots). The previous application assessment was subsequently based on this higher sales density rate.

The planning and retail assessment with the current application reduces average sales density (ASD) for the floorspace proposed to £5,582 per sqm at 2016. This is an average of the sales densities of five clothing retailers that typically locate on UK retail parks (the five with the highest sales densities and taken from Mintel's UK Retail Rankings, dated April 2016). This does not take into account Next which has recently opened a new store on the adjacent site and would clearly not seek a further store in the Handforth area. The applicant has grown this ASD forward to 2019 i.e. the likely design year (at which it is £6,011 per sqm) and 2021, five years from now (at which it is £6,315 per sqm).

Therefore, whilst the sales density figures are below those recommended by the Council's consultant previously, an identical application has already been considered using higher sales density figures as a worst case scenario for robustness and found to be acceptable.

For information, the table below compares the impact (trade diversion) figures now put forward by the applicant (NLP figures) with those provided by WYG in its previous advice to the Council.

Cumulative impact of application proposals and commitments in 2019 and 2021

Destinations	<u>NLP</u> Cumulative Impact in 2021 (%)	<u>NLP</u> Cumulative Impact in 2019 (%)	<u>WYG</u> Cumulative Impact in 2019 (%)
Macclesfield	-3.7	-3.9	-8.0
Congleton	-1.1	-1.1	-1.8
Wilmslow	-2.6	-2.7	-3.4
Nantwich	-0.8	-0.9	-1.4
Stockport (includes the Peel Centre)	-5.3	-5.5	N/A
Cheadle	-1.1	-1.2	-2.0
Cheadle Hulme	-1.4	-1.5	-2.6
Bramhall	-1.4	-1.5	-2.6

It should also be noted that WYG identified a cumulative impact upon Stockport town centre of 6.3%, but is identified as "N/A" in the table above, as the applicant's figures also include the Peel Centre as part of Stockport Town Centre (in line with glossary to the Framework, which states that a town centre is defined as an area on a *proposal map*, "*including the Primary Shopping Area and areas predominantly occupied by main town centre uses within or adjacent to the Primary Shopping Area*").

The applicant has also explained that there are two reasons why their (NLP) impact figures are less than those arrived at by WYG:

- The NLP assessment adopts what is considered to be a realistic average sales density for proposed development; and

- The NLP assessment models trade diverted to commitments at 22-26 Castle Street and King Edward House (both in Macclesfield) and the Bridgefield, PC World and Unit 6 (both the Peel Centre) commitments in Stockport town centre as an increase in the turnover of those centres.

However, as with the previous application the highest impact is estimated to be felt on Macclesfield and Stockport town centres. In light of the current health of Macclesfield and Stockport, there are some concerns that impacts on these two centres to that level has the potential to cause some damage to the overall vitality and viability and their market shares. However, WYG considers that if the proposed floorspace was suitably controlled to reflect the nature of the retailers proposed as part of the previous application, then the potential impact on the centres could be mitigated. WYG suggest that a condition could provide thresholds for certain types of goods, to ensure that the proposed units do not compete directly with retailers in the town centres and instead, performs as a more 'traditional' out-of-centre retail destination with a proportion of the floorspace dedicated to bulky goods retailers.

ENVIRONMENTAL SUSTAINABILITY

Character and appearance

The application site is located within an Employment Area which is characterised by buildings built more for function than form. The proposed retail units adopt a relatively simple form with parapet around the roof and entrance features for each unit. The design is considered to be adequately in keeping with the local area. It is a little unfortunate however that the proposed development will face onto what is the back door and service yard of the new Next store opposite. However, the proposal is considered to comply with policies BE1 and DC1 of the local plan.

Accessibility

The applicant maintains that the site is well located in terms of its proximity to pedestrian and public transport services, and its connections to Handforth Dean Retail Park and the proposed Next retail unit.

However, accessibility was a significant issue raised at the time of the Next application for the site on the opposite side of the road, and remains so with the current proposal. The hourly bus Service (312) between Handforth Dean and Stockport runs along Earl Road, and there are some free services operated by Tesco which would be within a short walk of the site. Apart from these services the nearest are those along Wilmslow Road and Station Road in Handforth, about a kilometre away, which provide services to other destinations including Manchester and Wilmslow. The transport assessment confirms that a travel plan will be prepared to encourage the use of other forms of transport. However, without adequate provision for non car modes, a travel plan will be largely ineffective.

Mitigation is therefore required to make the development acceptable in planning terms, as it was for the extant office permission. The office permission secured contributions towards bus stops in the vicinity, improvements to provision for pedestrians and cyclists in the vicinity and a contribution towards public transport improvements. The same would be required for the current proposal.

In addition, accepting the fact that most users of the site will inevitably use the private car, the provision of electric car charging points is recommended, as it was with the Next scheme. Such provision has also been recommended by Environmental Health.

Amenity

There are no residential properties within close proximity of the application site. As such, no significant amenity issues are raised.

Highways

The proposed development has a new access onto Earl Road with the servicing taking place using Epsom Avenue and Arkle Avenue. The proposed access is located in the same position as the approved office development and is close to the end of Earl Road.

There would be 240 parking spaces provided within the site including disabled parking and there also is 40 cycle parking spaces proposed.

Traffic Impact

In considering the traffic impact of the development the applicant has taken into account the existing permission for the office development on this site compared to the proposed retail development. There are specific differences between approved office and proposed retail developments in that the peak hour impact is predominately in the am for the office and less so for the retail proposal. The evening peak for the retail is the worse case in terms of traffic generation and needs to be considered. The applicant has stated that only 50% of trips to this development will be new trips on the network. Whilst it can be accepted that due to the proximity of the site to other retail destinations a reduction can be made for linked and transferred trips the figures presented in the TA does not provide evidence that this proposal would warrant such a reduction in trips.

Considering the figures submitted, the office development has a higher traffic generation than the proposed retail development in the morning and evening peak hours. This development would have a higher impact at the weekend than the approved office development but the level of existing background traffic flows on the network is lower and the major junctions on the A34 are not operating at the same level of pressure as in the daytime morning and evening peaks.

The applicant has undertaken junction assessments at locations where the development would have a material impact and these are Stanley Road/Earl Road traffic signals and at the Stanley Road / A34 roundabout. Clearly, these junctions are not within CEC and are the responsibility of Stockport and comments on the development impact of the proposals on these junctions should be sought from Stockport. The development does add additional traffic to the CEC road network especially at Coppice Way junction although these are small percentage increases and does not constitute a severe impact on the road network.

CEC Highways Summary

The previous permission for Office development on this site is a material consideration on this application, as the new current proposal for a retail use would produce less traffic than the office development and therefore can be seen as a benefit in highway terms. There will be a number of trips to the site that will have already travelled to the nearby Handforth Dean and Stanley Green retail parks and as such the number of new trips will be reduced but not in the

opinion of the Head of Strategic Infrastructure to the level proposed by the applicant. However, taking a 30% reduction in trips which is more reasonable, this will not materially change the impact on the CEC road network but would increase the level of traffic using the Stockport junctions.

There were a number of contributions agreed relating to the mitigation of the impact of the Office development and some of these mitigation contributions are relevant in regard to this application i.e the improvements to pedestrian and cycle routes and also improvements to public transport as this would be pooled with the contribution secured to public transport from the Next application. Contributions to mitigate the traffic impact, is a matter for Stockport to consider as the major impact falls at junctions under their control.

Stockport MBC Highways

Comments are awaited from Stockport MBC Highways. However on the previous application they noted that the proposed retail development would be far from ideally located for access by travel modes other than the private car.

In addition they noted that the proposed development will have an unacceptable and demonstrably severe impact on the operation of the Earl Road/Stanley Road junction and this would justify refusal unless the impact can be mitigated by bringing forward the delivery of improvements to the junction. This requires the applicant to either prepare a package of improvements which could be delivered under a planning condition and appropriate highway legal agreement or agree to the payment of a financial contribution under the terms of a S106 Agreement. The terms of the s106 would be the same as for the approved office development.

Ecology

The nature conservation officer has provided the following comments on the application:

Habitats

Part of the site supports habitats that based on the species present could be designated as a Local Wildlife site under the grassland selection criteria. However, the nature conservation officer advises that the habitats themselves, being associated with a derelict urban site, fit better with the “ephemeral/short perennial” phase one habitat as such are not considered to be of significant nature conservation value.

Bats

An initial bat survey has been submitted in support of the application. The buildings affected by the proposed development offer limited potential for roosting bats and roosting bats are unlikely to be present or affected by the proposed development.

Great Crested Newts

Having regard to the character of the nearby water bodies, the location of the application site and its distance and isolation from the waterbodies, great crested newts are unlikely to be affected by the proposed development.

Hedgerow

Hedgerows are a priority habitat. The proposed development would result in the loss of a section of hedgerow from the interior of the site. The submitted landscape plan includes the

planting of a replacement hedgerow however the planting appears to be spaced at 1m intervals which does not seem appropriate for the establishment of a hedgerow. In the event that the application is approved, the planting could be dealt with by condition.

Nesting Birds

Conditions are recommended to safeguard nesting birds.

Trees and landscape

The proposal will necessitate the removal of 19 trees for the development of which 14 have been assessed as Moderate (B) category trees, with the remaining 5 trees Low (C) category. A further 4 trees (identified in red on the plan) and one off site unidentified group (G10) (also shown in red) are presumably proposed for removal by virtue of their poor condition.

None of the trees within the site are afforded TPO protection and whilst some contribute to the visual amenity of the area, being visible from Epsom Avenue and Arkle Avenue, their contribution is not considered to be significant in the wider context.

The Assessment also proposes a no dig construction where proposed hard standing areas/car parking conflicts with the Root Protection Area of retained trees which will be dependent upon existing/proposed levels, particularly given that the area proposed for no dig is close to the new building.

Proposed tree losses have been identified as 45% of the total tree cover and the Assessment suggests mitigation for such losses will comprise of replacement planting of 180% of existing tree stock. In terms of numbers this appears to be reasonable, however the space allocated for landscaping appears relatively small and the future growth potential of such planting will be limited to predominantly ornamental species, given the proximity of new buildings. However, having regard to the commercial character of this area, it is considered that an acceptable landscaping approach can be achieved.

Should planning consent be granted, conditions relating to tree retention, tree protection, method statement for construction in RPAs, and landscaping will be required.

Flood Risk

No comments have been received from the Flood Risk Manager, however he did review the previous proposal and confirmed that there are no objections on flood risk grounds.

The developer will need to provide evidence that there will be no increase in flood risk either on or off-site as a result of the increase in impermeable area, and accordingly a condition requiring the detailed proposals for the disposal of surface water is recommended. United Utilities also raise no objection.

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 depot use and therefore the land may be contaminated
- The submitted report, REC October 2016 is a minor update of the REC December 2014 report which was submitted previously. There appears to be no substantial

changes to the report. The report provided both phase 1 and phase 2 information, however, all the site investigation works were carried out in 2004 prior to demolition of the previous structure. Whilst some effort has been made to revise the information there has been no current site walk over or site investigation so it is uncertain whether any land contamination issues may have arisen in the years since the report was produced. As such further information is requested:

- A current detailed site walk over;
- Existing site investigation locations overlaid onto a current day map and the proposed new development layout map;
- A review of the investigation locations for discussion and if information gaps exist a (small scale) post demolition investigation be carried out.

In the event of approval, appropriate conditions would be required.

SOCIAL SUSTAINABILITY

Open space

Having regard to the Council's SPG on Planning Obligations the development does trigger the requirement for open space contributions in lieu of on site provision, as the development will create some demand for open space / recreation facilities. These contributions amount to £90,525 for open space and £90,525 for outdoor sport and recreation. Given the location of the site and its distance to existing facilities that would be improved with any financial contributions, this impact is unlikely to be significant. Therefore the figure of £12,500 for open space and £12,500 for outdoor sport and recreation offered by the applicant is considered to fairly and reasonably be related in scale and kind to the development, and can be seen as a benefit of the proposal. This would be consistent with the approach taken with the Next site on the opposite side of Earl Road.

ECONOMIC SUSTAINABILITY

As noted above, the applicant has identified the following economic benefits arising from the proposal:

- 10 FTE jobs in construction, assuming a 12 month build programme
- 15 FTE jobs could be supported over the 12 month programme through linkages with construction programme
- Supply chain expenditure
- Contribution to local economic output
- 283-291 FTE jobs when operational
- Business rate contributions
- S106 contributions (£282,000) offered towards employment generation and investment in people and skills development, apprenticeships and / or infrastructure works at employment sites in the Handforth area.

These are considered further below in the planning balance.

PLANNING BALANCE

The application site is allocated as an Existing Employment Site in the Macclesfield Borough Local Plan where policies E1 and E2 seek to provide and retain a range of employment land in order to facilitate sustainable economic growth.

Paragraph 22 of the Framework states that, "Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose".

Paragraph 14 of the Framework applies where it states that LPAs 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:

- 10 FTE jobs in construction, assuming a 12 month build programme
- 15 FTE jobs could be supported over the 12 month programme through linkages with construction programme
- Supply chain expenditure
- Contribution to local economic output
- 283-291 FTE jobs when operational
- Business rate contributions
- S106 contributions towards employment generation and investment in people and skills development, apprenticeships and / or infrastructure works at employment sites in the Handforth area.
- Contribution towards open space provision

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

- There is not considered to be any significant drainage implications raised by this development.
- The impact upon trees is considered to be neutral.
- The impact upon the residential amenity/noise/air quality/landscape and contaminated land could be mitigated through the imposition of planning conditions.
- Highway impact would be broadly neutral due to the scale of the development having regard to the previous permission and appropriate mitigation
- Retail impact on existing centres

The adverse impacts of the development would be:

- The loss of employment land
- Loss of biodiversity

There are clear benefits arising from the proposal including the number of jobs and financial contributions towards offsetting the loss of this employment site. A similar financial contribution was secured as part of the Next scheme (on the opposite side of Earl Road) on the basis that at that time there was no reasonable prospect of the Next site being used for employment purposes. Therefore in an attempt to make the remaining allocated employment site more attractive to B1, B2 and B8 occupiers, contributions towards the infrastructure of the wider employment site were secured as part of the overall planning balance in order to increase the chances of it being brought forward for employment development. The Earl

Road site is currently the subject of an application for a substantial retail development, which would indicate that the contribution towards infrastructure for employment uses has had limited effect in encouraging such uses to the site. It is not clear exactly what use the proposed financial contribution would be in this case, given the loss of an employment site that is currently in active use, and the significant need for more sites within the Northern part of the Borough that has been identified through the emerging local plan process. A more appropriate offer, given the conflict with policy would be the provision of an alternative site to mitigate for the loss.

The justification for policy E2 of the local plan explains that retailing is not permitted (on existing employment sites) because it would reduce the amount of employment land available and provision is made elsewhere for retailing. It is acknowledged that the proposal would generate a significant number of jobs, however it is not considered that the merits of the proposal should be judged by the numbers of jobs it creates. B8 uses are an employment use and do not typically generate the same number of jobs as a B1 or B2 use with a comparable floorspace. Employment allocations are important to provide land for substantial buildings (including warehouse buildings) that cannot be located elsewhere such as in town centres or countryside locations.

The proposal will result in the loss of employment land at a time when the Council is actively seeking additional employment land allocations as part of its emerging local plan. The need for sites is such that even Green Belt locations are currently identified as being required for the provision of the employment land allocation in the emerging local plan. Given the extent of Green Belt in the northern part of the Borough, the loss of the application site would exacerbate this situation and place further pressure to locate sites within the Green Belt.

Whilst policy E2 states that proposals for businesses where there is an element of mixed retail and business may be permitted if the retail element is ancillary to the other uses, in this case an ancillary retail use is not proposed. Policy EG3 of the emerging local plan also states that where it can be demonstrated that there is a case for alternative development...all opportunities must be explored to incorporate an element of employment development as part of a mixed use scheme. The previous scheme was amended to include the retention of the Stanley Court office building in the north eastern corner of the site, and again as part of this proposal these offices are retained. The retention of the existing offices is of course a positive aspect of the proposal, particularly as they are currently occupied. However, the fact remains that there is no employment development associated with the current proposal. The existing office building is simply being retained as part of the proposal. Added to this, given that the warehouse building is currently occupied, it is not considered that there is a case for alternative development at this time.

The additional information submitted by the applicant since the previous application relating to the employment land situation in Cheshire East, the economic benefits of the proposal, details of the marketing of Epsom House (the office building constructed in 2007), a summary of the warehouse and office market in south Manchester, and a letter from the current occupant of the warehouse building (Gradus) is acknowledged. However, the fact that the warehouse building is currently occupied indicating that there is some demand from businesses for the site in its current form. It cannot therefore be concluded that there is no reasonable prospect of the site being used for employment purposes, in accordance with paragraph 22 of the Framework.

The proposal will lead to a loss in the amount of employment land in the Borough, which is considered to significantly and demonstrably outweigh the benefits of the proposal. The proposed development is therefore contrary to policies E1 and E2 of the Macclesfield Borough Local Plan, policy EG3 of the Proposed Changes Version of the emerging Cheshire East Local Plan Strategy and paragraph 22 of the Framework.

RECOMMENDATION

It is recommended that the application is refused for the following reason:

- 1. The proposal seeks to provide a retail use on a site allocated for employment purposes. The existing warehouse and office buildings on the site are currently occupied, and it has therefore not been demonstrated that there is no reasonable prospect of the site being used for employment purposes, as required by paragraph 22 of the NPPF. The development is therefore contrary to policies E1 and E2 of the Macclesfield Borough Local Plan and policy EG3 of the Proposed Changes Version of the emerging Cheshire East Local Plan Strategy.**

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

Should this application be the subject of an appeal, the Head of Planning regulation has delegated authority to enter into a S106 Agreement to secure the following Heads of Terms:

- Financial contribution of £65,372 to CEC for improvements to provision for pedestrians and cyclists in the vicinity
- Financial contribution of £65,372 to CEC towards public transport improvements
- Financial contribution of £200,548 to Stockport MBC towards junction improvements in the Borough of Stockport.
- Financial contribution of £12,500 for public open space improvements in the locality
- Financial contribution of £12,500 for outdoor sport and recreation improvements in the locality
- Financial contribution of £282,000 towards employment generation and investment in people and skills development, apprenticeships and / or infrastructure works at employment sites in the Handforth area.

CIL Regulations

In order to comply with the Community Infrastructure Levy (CIL) regulations 2010 it is 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.

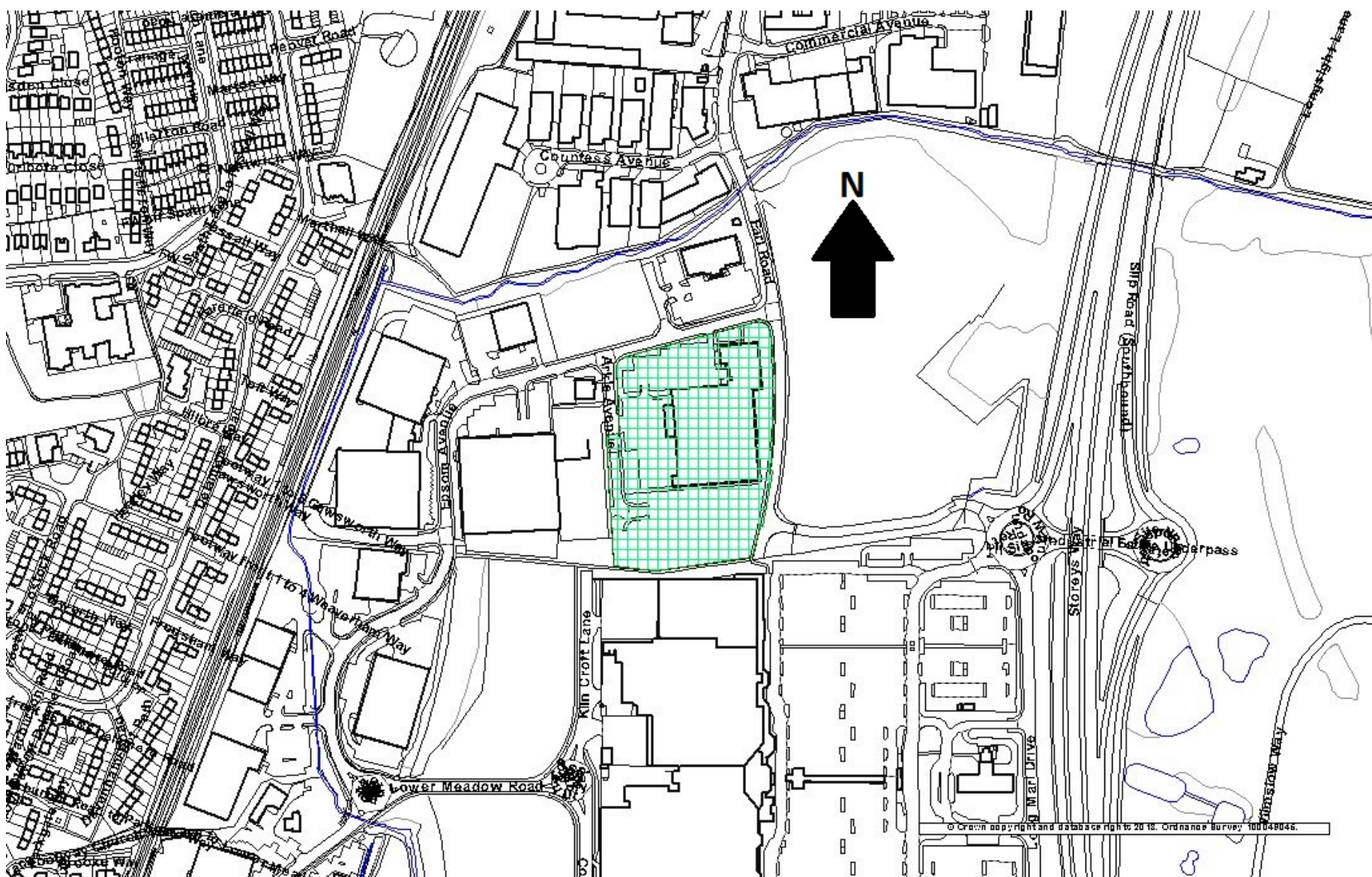
The contributions towards sustainable transport initiatives are necessary, fair and reasonable in order to provide a sustainable form of development and to comply with local and national planning policy.

The junction improvements within Stockport are required to mitigate for the highways impact of the development, necessary to make the development acceptable, and fair and reasonable.

The financial contributions towards improvements towards public open space and outdoor sport and recreation are necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

The financial contribution towards employment generation and investment in people and skills development, apprenticeships and / or infrastructure works at employment sites in the local area is necessary, fair and reasonable to mitigate for the impact of the development and the resultant loss of employment land.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development.



Application No: 17/0223N

Location: LAND SOUTH OF, WESTON ROAD, CREWE

Proposal: Full application for a proposed new warehouse unit with ancillary office/welfare, associated landscaping, parking, service yard and access. External works to existing 'Crewe 2' unit to south of site.

Applicant: Mr Paul Cook

Expiry Date: 18-Apr-2017

SUMMARY

The application site lies entirely within the Crewe Settlement boundary as determined by the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

The application site also lies within an area of existing employment use.

Policy E.4 advises that within such locations, new employment uses are appropriate. As such, the principle of the development is considered to be acceptable.

The development would bring positive planning benefits such as; the creation of new employment opportunities.

Balanced against this benefit must be the dis-benefits (the limited impact on the landscape character of the area) which in this case can be mitigated against with the use of planning conditions. Similarly it is considered ecological matters can be overcome through a Grampian condition.

As a result of the above, it is considered that economic benefit via the creation of jobs on a site outweighs any dis-benefits and it is considered that the proposal represents sustainable development.

RECOMMENDATION

APPROVE subject to conditions

PROPOSAL

This is a full planning application for a proposed new warehouse unit with ancillary office / welfare, associated landscaping, parking, service yard and access and external works to existing 'Crewe 2' unit to south of site. The proposed building would measure 15.5 m in height at its maximum, 88 m in width and 129 m in length. The building would be constructed in blockwork and cladding.

The entrance and office area would be on the west elevation facing the access road with unloading facilities on the south elevation. The office area would comprise 734 m² (over 2 floors) and the warehouse some 9643 m². The site layout shows provision for parking 20 HGV trailer spaces, 10 HGV docks and 126 car parking spaces all accessed off the existing service road.

SITE DESCRIPTION

The application site comprises a vacant plot of land and the existing Crewe 2 Unit located within the Crewe Settlement Boundary. The site is located in an existing employment area on the southern side of Weston Road with warehouse units surrounding the site. An existing landscaping mound forms the boundary of the site to Weston Road.

RELEVANT HISTORY ON SITE

P07/1483 - New Warehouse, Two-Storey Office Block, Parking, Service Areas & Access Roads (Renewal of P02/1026) – Approved 29th January 2008

P02/1026 - New warehouse including offices, parking, service areas and access roads – Approved 30th November 2002

P98/0045 - Free-standing warehouse – Approved 5th March 1998

P92/0364 - Distribution centre – 21st May 1992

LOCAL & NATIONAL POLICY

Development Plan:

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

BE.5 (Infrastructure)

E.4 (Development on Existing Employment Areas)

NE.5 (Nature Conservation and Habitats)

NE.17 (Pollution Control)

NE.20 (Flood Prevention)

Cheshire East Local Plan Strategy – Submission Version (CELP)

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

PG2 (Settlement Hierarchy)

PG6 (Spatial Distribution of Development)

EG3 (Existing and Allocated Employment Sites)

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)
SE6 (Infrastructure)
SE8 (Renewable and Low Carbon energy)
SE9 (Energy Efficient Development)
IN1 (Infrastructure)
IN2 (Developer Contributions)

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development. Of particular relevance are paragraphs 14 and 19.

CONSULTATIONS:

United Utilities – no objection subject to conditions relating to flood risk and drainage

Public Rights of Way – no objection subject to an Informative

VIEWS OF THE TOWN COUNCIL:

Crewe Town Council – no comments received at the time of writing the report.

REPRESENTATIONS:

None received.

SUPPORTING INFORMATION:

Design and Access Statement.
Transport Statement
Flood Risk Assessment
Ecological Assessment and Mitigation
Arboricultural Impact Assessment.

APPRAISAL

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The site lies in the Crewe Settlement Zone Line and an employment area as designated in the adopted Crewe and Nantwich Local Plan First Review 2005, where there is the presumption in favour of sustainable development. Policy E.4 states that:

“proposals for new employment development, for the re-use, re-development or intensification of the use of land within existing employment areas will be permitted, (in accordance with policies BE.1 - BE.5).”

The issue in question is whether this proposal represents sustainable development and whether there are other material considerations associated with this proposal which are a sufficient material consideration to outweigh the presumption in favour of sustainable development.

Sustainability

The National Planning Policy Framework definition of sustainable development is:

“Sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment”

There are, however, 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.

ENVIRONMENTAL SUSTAINABILITY

Locational Sustainability

The proposal site is situated within the settlement boundary of Crewe where there is a presumption in favour of sustainable development. It is considered that the application site is situated in a sustainable location, approximately 3 km from Crewe town centre. There are a wide

rang of public transport facilities within walking distance of the application site, including Crewe railway station.

Design and Context

Policy BE.2 of the Local Plan advises that new development will only be permitted so long as; it would achieve a high standard of design, would respect the pattern, character and form of the surroundings and would not adversely affect the streetscene in terms of scale, height, proportions and materials used.

The proposal seeks the erection of a large commercial/industrial unit. The applicant seeks approval for a unit which falls within the unit B2/B8 use class, with an ancillary office.

The building would be sited close to and parallel with the northern boundary of the site and span the majority of the width of the site frontage.

To the rear of the units would be a large parcel of hardstanding that would accommodate 126 parking spaces and 10 HGV loading bays with 20 trailer spaces. It is proposed that access to the site will be taken from Weston Road, utilising an existing access. It is considered that the general layout of the proposed development would not appear incongruous within its setting and conforms with the character of the immediate area.

In relation to scale, the proposed unit would measure 15.5 m in height at its maximum, 88 m in width and 129 m in length. The existing unit to the east measures 13.6 m in height at its maximum, with a width of 41.1 m and a length of 52 m. The planning application for the existing unit to the south (P98/0045) approved a building that is 19.5 m in height at its maximum with a length of 111 m. As such it is not considered that the proposed building would be incongruous in this commercial setting.

It is advised within the application form that the walls of the buildings would be constructed from horizontally and vertically laid profiled, metal, insulated cladding - powder coated in 5 colours – Alaska Grey, Anthracite, Albatross, Goosewing Grey and Pure Grey. The roof would comprise of insulated profiled roof cladding panels in Goosewing Grey with roof lights.

As a result of the above, it is considered that the layout, form, scale and appearance of the proposal would be acceptable and would adhere with Policy BE.2 of the Local Plan.

Landscape and Trees

It is noted that much of the existing significant vegetation cover on the site boundaries appears to have been screen planting. There is similar road frontage planting along Weston Road on the employment site to the north-west. The intended removal of the prominent screen belt fronting Weston Road is a concern. This vegetation affords excellent screening of the site and contributes to the character of the road corridor on an important approach route into Crewe. Landscape proposals have been submitted however the scheme would not mitigate for the loss of the substantial roadside screen and would leave the new building prominent in views from the road. It is noted that a 2002 planning application indicated the road frontage mounding and vegetation removed, the vegetation would have been immature and far less prominent at that time.

At the request of Officers an Arboricultural Impact Assessment (AIA) has been submitted. The AIA indicates that of a total of 8 individual trees and 10 groups have been surveyed. There is one Grade B (moderate value) and 17 Grade C (low value) trees/tree groups within the vicinity of the site.

The report acknowledges that the greatest impact of the development would be on the screening function provided by existing trees and a permanent reduction in the number of trees due to the restriction in the space available for replanting. It suggests that the impact would diminish as replacement planting on the north west boundary matures.

The report makes comment to the effect that the assessed landscape scheme could not fully mitigate for the proposed losses and recommends that native trees with larger ultimate mature size are planted along the northern boundary. It is suggested that replacement planting on the frontage would result in a lower number of better quality trees although their screening function would be less effective.

The latest layout includes amendments comprising a minor rotation of the building and an amended car park layout. The landscape plan suggests greater retained existing vegetation and provides some additional planting and the plans have an annotation *“existing bund along Weston Road would be retained wherever possible. Additional proposed native shrub planting to be determined on site to enhance landscape strip”*.

Other than the single site section there is no detail of the overall proposals for re-profiling of mounds on site. The impact on the frontage bund is illustrated on the section. This clearly shows re-profiling and a significant reduction in the width. There is no indication that these latest proposals have been assessed by the applicant's consultant arboriculturalist. Nevertheless, it is considered that with excavation works within the identified tree root protection area means the risk of harm to existing trees is high. It is not considered that the existing trees could be successfully retained on the frontage bund and notwithstanding the recommendations of the applicant's arboricultural consultant, no replacement trees are indicated. The resulting outcome may be even less screening to the north than proposed within the original landscape plan. It should also be noted that the proximity of the building to the northern boundary is such that there would be limited space available to accommodate large species native trees at maturity.

Although the above concerns are noted, given the character of the area it is considered that, on balance, the impact on the trees (which are not protected but provide screening) would be acceptable subject to conditions relating to proposed levels (including further site sections), a scheme of protection measures for retained vegetation and a detailed landscape scheme.

Ecology

The application is supported by an Ecological Assessment and a Newt Mitigation Strategy. The application site is in an area where there are nearby ponds which are known to have a Great Crested Newt presence.

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
- A requirement on local planning authorities (“LPAs”) to have regard to the directive's requirements.

The Habitat Regulations 2010 require LPAs 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 and this is considered to be of the public interest.

Alternatives

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

- No development on the site

Without any development, mitigation for protected species would not be provided and as such this would not be of benefit to the species.

Detriment to Species

With appropriate mitigation, as proposed, there would not be significant detriment to the maintenance of species.

The initially submitted ecological assessment stated that the boundary features on the site are of the most nature conservation value. The report also states that that the plantation woodland and scrub bordering the northern boundary provides the greatest biodiversity value within the site. Paragraph 4.9 of the submitted ecological assessment also identifies the boundary features of the site being the most important habitats for great crested newts in particular. It is therefore advised that the plantation woodland located on the northern bund should be retained as part of the proposed development. The current proposals include the loss of the majority of the plantation woodland which is a concern.

It is noted that connectivity between the ponds and additional habitats to the south of the site is of importance for the conservation of the local great crested newt population. The proposed development would have the effect of making redundant the existing access road to the existing warehouse. This access road currently presents a barrier to the movement of newts to habitats in the south. However as a consequence of the proposal the current access road will become redundant. The submitted great crested newt mitigation strategy therefore now includes proposals for the planting up of the existing access road when it becomes redundant to increase habitat connectivity. This is welcomed but it is noted that this operation would take place outside the red line of the application site and so is outside the control of this current planning application (however this would be covered by the necessary Natural England license).

Following on from the above initial concerns habitat corridors are now proposed around the site. Although, these are limited it would nonetheless assist in facilitating the movement of wildlife around the site to some extent.

Overall it is advised that; whilst the proposed development falls short of an outstanding scheme the proposals are likely to be licensable by Natural England provided the benefits of the planting up of the existing access road can be secured. As such no objection is raised subject to a Grampian condition relating to the newt mitigation strategy, nesting birds, breeding birds, the submission of a habitat management plan and a lighting strategy.

Drainage and Flood Risk

The application is supported by a Flood Risk Assessment (FRA). United Utilities have advised that they raise no objections, subject to a condition requiring that the drainage for the development be carried out in accordance with the FRA and requiring a sustainable drainage management plan.

The Council's Flood Risk Manager has advised that he has no objections, subject to conditions detailing that the development shall be completed in accordance with the submitted Flood Risk Assessment (FRA), a condition regarding the discharge should be restricted to the existing rate and attenuated on site above this rate as stated within the FRA and a condition stating that no development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods has been submitted to and approved in writing by the Local Planning Authority

Strategic Infrastructure (Highways)

Access to the site is provided via the existing signalised junction off Weston Road. The proposals are to provide a new B2/B8 industrial unit located off Weston Road and will provide a floor area of 10,219m², with associated parking, to be accessed via the existing signalised junction off Weston Road.

There will also be amendments to the access road and additional parking provided for the Crewe 2 site.

Sustainable access

Sufficient pedestrian access is available to and from the site via the footways and pedestrian crossings along Weston Road providing access to the wider Crewe area and to near-by bus stops and railway station.

Bus stops on Weston Road are within a suitable walking distance from the site to encourage use of public transport. The bus stops are located approximately 170 m south east of the site and are not sheltered. It is advised that these bus stops should be upgraded to provide a 2 bay cantilever shelter with full end panels and perch seats.

Safe and suitable access

The existing signalised access to Weston Road was designed to serve the Crewe 1 and Crewe 2 sites and is also considered suitable for this proposal.

The Crewe 3 site will have sufficient on-site parking provision with 126 car parking spaces including 6 disabled spaces and an internal service yard with two turning areas, 10 HGV dock and 20 trailer spaces. Additional on-site parking for cars and HGVs will also be made available at the existing Crewe 2 site.

Network Capacity

A capacity assessment of the nearby Weston Road/University Way roundabout has been carried out which determined that the proposal will have a small impact on the junction, increasing traffic using the roundabout by less than 2% during the peak hours.

Highways Conclusion

The proposal will have sufficient pedestrian access and bus stops are located within an adequate distance from the site. The existing access onto Weston Road, and the proposed parking provision, is adequate to serve the site, and the impact of the development on the network capacity will be minimal. No objection is raised subject to a conditions relating to a Construction Management Plan, bus stop upgrades and an informative relating to a S278 agreement.

Environmental Conclusion

Whilst it is noted that the existing screening is to be removed it is considered that on balance the application would have a limited impact upon the landscape in this commercial part of Crewe located within the Crewe Settlement Boundary.

Subject to conditions, the scheme would be of an acceptable design that would not create any issues with regards to highway safety, forestry, landscape, ecology, drainage and flooding.

As a result, it is considered that the development would be acceptable environmentally.

ECONOMIC SUSTAINABILITY

The proposed development of B2/B8 uses would bring significant employment benefits.

In addition, it is accepted that the construction of an industrial development of this size would bring the usual economic benefit to the closest shops in Crewe for the duration of the construction, and would potentially provide local employment opportunities in construction and the wider economic benefits to the construction industry supply chain.

As a result of the above, it is considered that the development would provide strong economic benefits and would therefore be economically sustainable.

SOCIAL SUSTAINABILITY

A significant social benefit of the proposed scheme would be the job creation that the erection of the development would create.

Amenity

Policy BE.1 (Amenity) of the Local Plan requires that new development will be permitted provided that they are compatible with surrounding land uses, do not prejudice the amenity of future occupiers, do not generate such levels of traffic that they would prejudice the safe movement of traffic on surrounding roads and do not lead to an increase in air, noise or water pollution.

Given the location of the application site in an industrial / commercial area of Crewe, there are no nearby neighbouring dwellings that could be impacted. As such, it is not envisaged that the development would create any amenity issues with regards to loss of privacy, light or visual intrusion.

In relation to environmental disturbance, the Council's Environmental Protection Team have advised that they have no objections, subject to a condition that a staff travel plan shall be submitted and approved, a condition relation to electric vehicle charging and a condition relation to land contamination. In addition it is advised that an informative relating to contaminated land is imposed on any planning approval.

As a result of the job creation benefits of the scheme, it is considered that the development would be socially sustainable.

PLANNING BALANCE

The application site lies entirely within the Crewe Settlement boundary as determined by the Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011.

The application site also lies within an area of existing employment use.

Policy E.4 advises that within such locations, new employment uses are appropriate. As such, the principle of the development is considered to be acceptable.

The development would bring positive planning benefits such as; the creation of new employment opportunities.

Balanced against this benefit must be the dis-benefits (the limited impact on the landscape character of the area) which in this case can be mitigated against with the use of planning conditions. Similarly it is considered ecological matters can be overcome through a Grampian condition.

As a result of the above, it is considered that economic benefit via the creation of jobs on a site outweighs any dis-benefits and it is considered that the proposal represents sustainable development.

On the basis of the above, it is considered that the proposal represents sustainable development and is recommended for approval.

RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**
- 4. Prior approval of detailed design, management and maintenance of surface water drainage**
- 5. Prior submission / approval of staff travel plan**
- 6. Electric charging points for cars**
- 7. Land contamination**
- 8. Landscape – Details**

9. Landscape – Implementation
10. Boundary treatment – Details
11. Development in accordance with FRA
12. Sustainable drainage management/surface water drainage
13. Nesting birds
14. Newt mitigation strategy for adjacent land
15. Breeding birds
16. Habitat management plan
17. External lighting
18. Construction Management Plan
19. Bus stop upgrades
20. Levels – existing and proposed including site sections
21. Scheme of protection for retained trees

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 there absence the Vice Chairman) of the Strategic Planning Board 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.

STRATEGIC PLANNING BOARD

Date of Meeting:	>	22 March 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 Report for 2015/16 for publication. This follows the approval of the AMRs for 2013/14 and 2014/15 for publication, by the Portfolio Holder for Housing and Planning on 20 February 2017.
- 1.2. This report is the eighth Authority Monitoring Report (AMR) produced by Cheshire East Council. The report contains factual information and is published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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 Report for 2015/16 for publication.

3. Other Options Considered

- 3.1. That the Council does not publish the Cheshire East Local Plan AMR for 2015/16.

4. Reasons for Recommendation

- 4.1. The Cheshire East Local Plan AMR for 2015/16 is published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 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 AMR covers the period 1st April 2015 to 31st March 2016. 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.
- 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 AMR; other indicators, identified in the Sustainability Appraisal, are included in Appendix B of the AMR, where relevant.
- 5.5. The AMR monitors the performance of the Cheshire East Local Plan, which is in the course of preparation. In the 2015/16 monitoring period 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)
- 5.6 Two Neighbourhood Development Plans (NDPs) were made in the monitoring period that also form part of the Development Plan: Brereton NDP; and Bunbury NDP.

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 and publication of the AMR 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 AMR 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 and publication 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 AMR for 2015/16 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 AMR; in addition, the SA includes an Equality Impact Assessment.

7.5. Rural Community Implications

7.5.1. The monitoring information contained in the AMR 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 AMR 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 AMR 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. The AMR provides 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 document is attached as Appendix 1 – Cheshire East Local Plan Authority Monitoring Report for 1st April 2015 to 31st March 2016.

10. Contact Information

Contact details for this report are as follows:

Name: Adrian Fisher
Designation: Head of Planning Strategy
Tel. No.: 01270 685893
Email: localplan@cheshireeast.gov.uk

Cheshire East Local Plan Authority Monitoring Report 2015/16



Chapters

1 Executive Summary	4
2 Introduction	7
3 Local Development Scheme	8
4 Neighbourhood Planning	11
5 Housing	13
Conclusion	28
Actions Needed	29
6 Economy	30
Economic Development and Employment Land	31
Town Centres and Major Regeneration Schemes	34
Tourism	38
Conclusion	40
Actions Needed	40
7 Minerals and Waste	41
Minerals	41
Waste	44
Conclusion	47
Actions Needed	47
8 Transport and Infrastructure	49
9 Environment	51
The Built Environment	51
The Natural Environment	52
Climate Change	52
Conclusion	53

Appendices

A Core Indicators	56
B Table of Indicators	59



C Detailed Tables	74
D Glossary	83

List of Tables

Table 3.1 Summary of LDS Milestones	8
Table 4.1 Neighbourhood Development Plans in Cheshire East	11
Table 5.1 Density of New Housing Developments by Year	16
Table 5.2 Significant Sites Started (2015/16)	17
Table 5.3 H11: Provision of Affordable Homes	19
Table 5.4 Housing Land Supply to 31st March 2016 (base date 31.03.16)	22
Table 5.5 List of Appeal Decisions on sites of 10+ dwellings, 2015-2016	24
Table 5.6 Cheshire East LSOAs that fall within England's most deprived 25%	26
Table 6.1 E12 and E13: Floorspace Completions in Cheshire East (2015/16)	31
Table 6.2 E14: Employment Land Take-Up (2015/16)	32
Table 6.3 E15: Employment Land Supply as at 31st March 2016	33
Table 6.4 E16: Employment Land Losses (2015/16)	33
Table 6.5 R1: Vacancy Levels (2013/14 to 2015/16)	34
Table 6.6 R6: Retail, Office and Leisure Floorspace Completions (2015/2016)	36
Table 6.7 Planning Consents for Developments of over 500sqm (gross) Floorspace (2015/16)	38
Table 7.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2005 to 2015) (million tonnes) Source: North West AWP Annual Monitoring Report 2015	42
Table 7.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2015)	44
Table 7.3 Waste Management Capacity Change Source: Cheshire East Council Development Management	45
Table 7.4 Cheshire East Waste Statistics (2015/16) Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2015/16	45
Table 9.1 ECC4: Historic Assets at Risk	51
Table 9.2 ECC19: Comparison of Past Renewable Energy Approvals	53
Table A.1 Business Development and Town Centres	56
Table A.2 Housing	57
Table A.3 Environmental Quality	57
Table A.4 Minerals	58
Table A.5 Waste	58
Table B.1 Cheshire East Borough Council Monitoring Framework	59
Table B.2 Key Town Centre Retail Floorspace (sq.m) (2015)	63
Table B.3 Demand for Floorspace in the Key Town Centres 2015Post implementation of commitments	63
Table B.4 Original Indicators with unknown/no longer available datasources	72
Table C.1 Use Class Breakdown of Town Centre Buildings (2014 to 2016)	74



Table C.2 R6: Cheshire East Retail/Leisure Completions (2015/2016)	77
Table C.3 TC1: Key Visitor Attractions in Cheshire East (over 10,000 visitors in 2015) Annual Surveys of Visits to Visitor Attractions, Visit England, data published July 2016	80
Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAs (µg/m3)	81

List of Figures

Figure 5.1 Net Housing Completions	14
Figure 5.2 Location of Completed Dwellings (2015/16)	14
Figure 5.3 Completions by Location from 2010	15
Figure 5.4 Type of Dwelling Completed (2015/16)	15
Figure 5.5 Size of Dwelling Completed (2015/16)	16
Figure 5.6 Location of Commitments by Type	18
Figure 5.7 Housing Trajectory (Base Date of 31.03.16)	20



Chapter 1: Executive Summary

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

Local Plan progress

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

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

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

Housing

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

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

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



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

Population

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

Economy

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

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

Tourism

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

Minerals

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

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

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

4 Comprises the authority area of Cheshire East.



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

Waste

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

Environment and Climate Change

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

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

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

5 Cheshire East Development Management



Chapter 2: Introduction

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

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

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

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

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

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

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



Chapter 3: Local Development Scheme

3.1 The LDS has been revised and came into effect in April 2014, covering the period 2014 to 2016. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the Local Plan Strategy (LPS) and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

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



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

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

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

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

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

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



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

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

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

Duty to Cooperate

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

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

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



Chapter 4: Neighbourhood Planning

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

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

Table 4.1 Neighbourhood Development Plans in Cheshire East

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



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

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

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

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



Chapter 5: Housing

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

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

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

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

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

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

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

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

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



Figure 5.1 Net Housing Completions

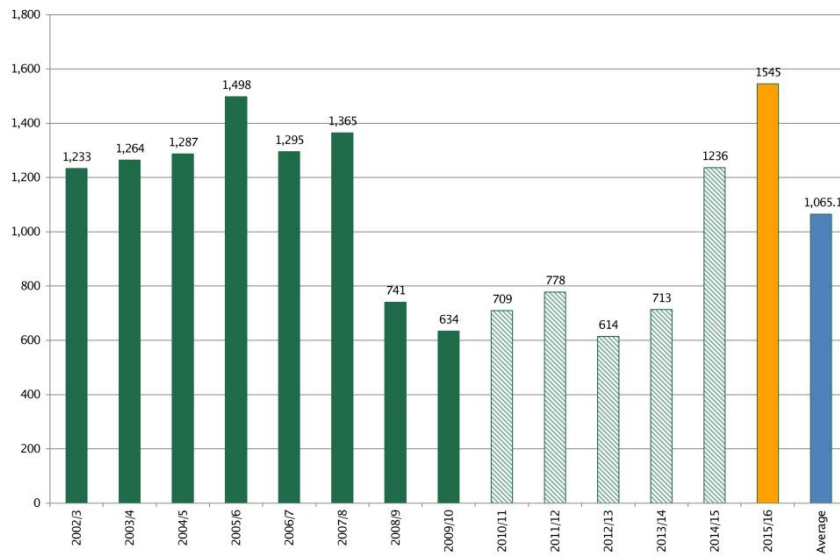


Figure 5.2 Location of Completed Dwellings (2015/16)

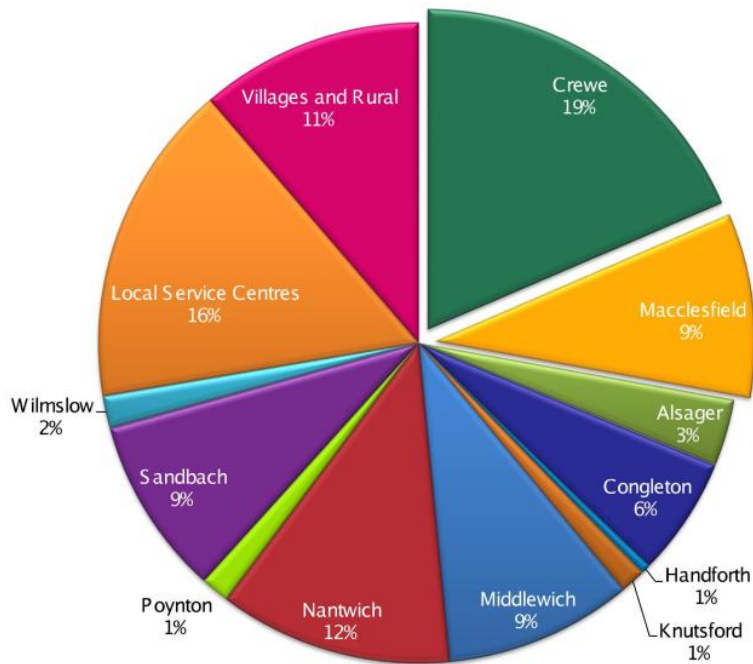
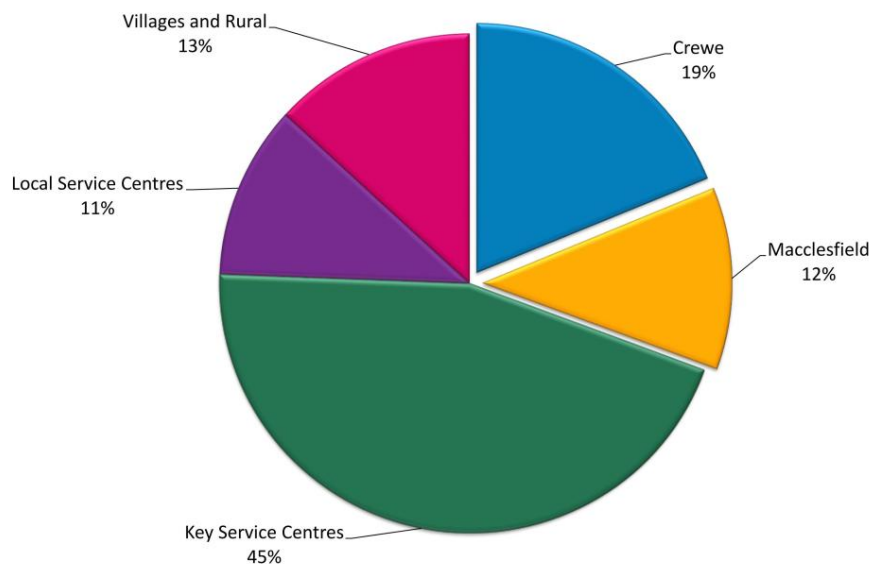


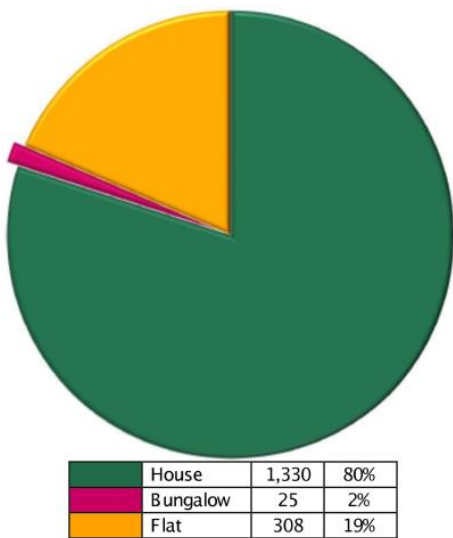


Figure 5.3 Completions by Location from 2010



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

Figure 5.4 Type of Dwelling Completed (2015/16)



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



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

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

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

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

Figure 5.5 Size of Dwelling Completed (2015/16)

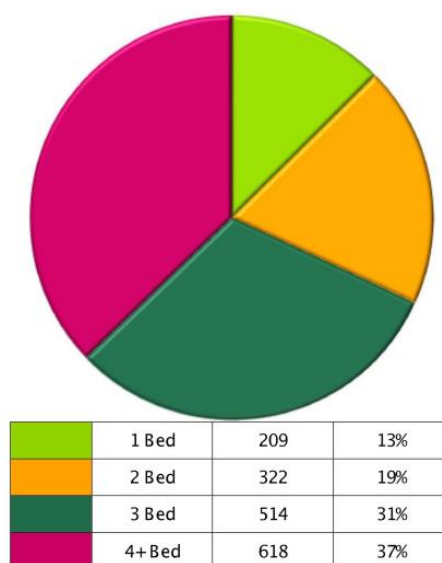


Table 5.1 Density of New Housing Developments by Year

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

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

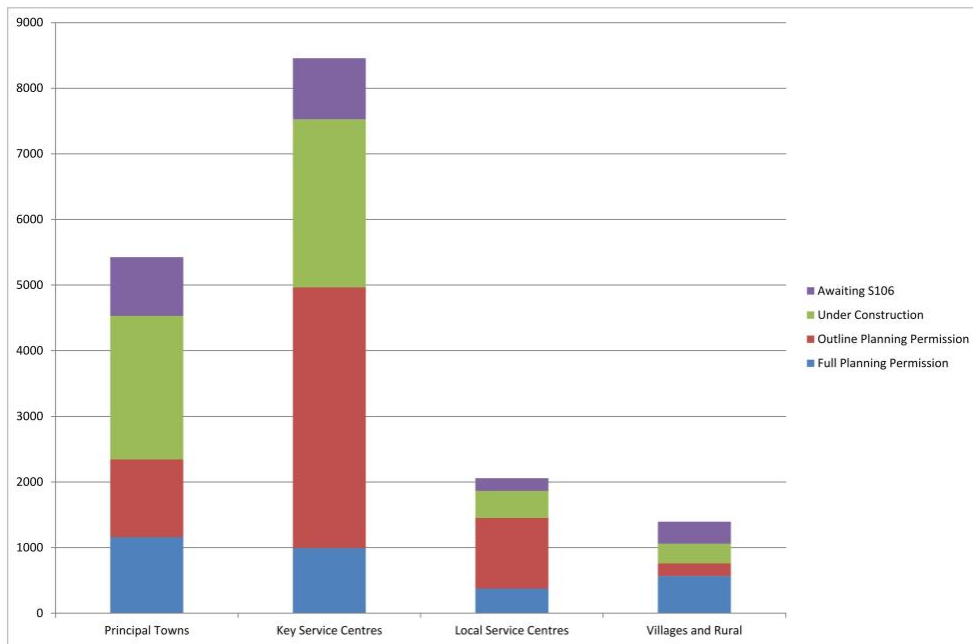


Table 5.2 Significant Sites Started (2015/16)

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



Figure 5.6 Location of Commitments by Type



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

Affordable Housing

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

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

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

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

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



Table 5.3 H11: Provision of Affordable Homes

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

Empty Homes

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

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

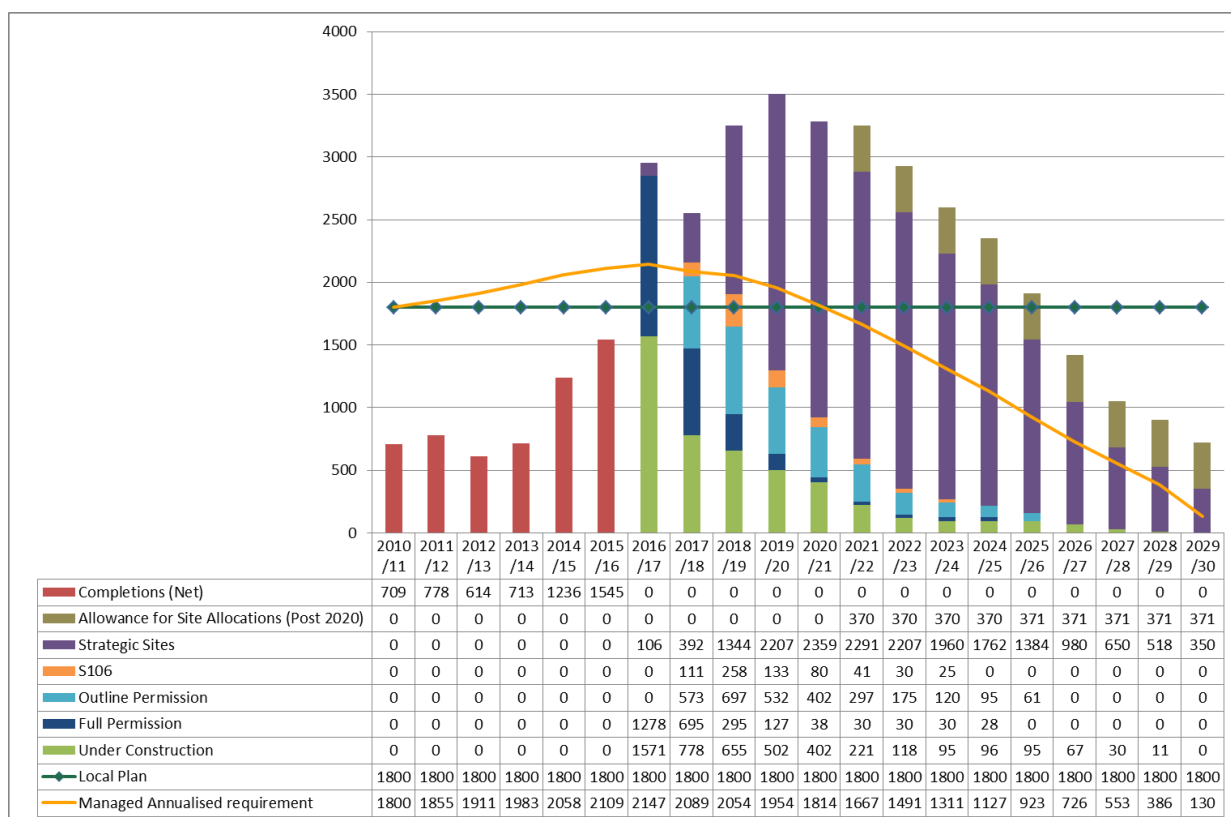
5.19 The Council is taking action to reduce the number of empty homes by working with owners in a number of ways:

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



Housing Trajectory

Figure 5.7 Housing Trajectory (Base Date of 31.03.16)



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

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

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

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



Housing Supply

Barn Conversion



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

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

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

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

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

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

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

Appeals

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

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

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

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



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

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

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

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

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

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

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





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

Index of Multiple Deprivation

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

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

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

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

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



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

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

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

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



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



Fuel Poverty

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

Local Housing Strategy

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

Conclusion

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

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

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

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

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

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



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

Actions Needed

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

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



Chapter 6: Economy

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

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

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

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

6.5 Several companies have invested in Cheshire East over the monitoring period and others have indicated their intention to do so.⁽²³⁾

17 Source: Regional Gross Value Added (Income Approach) 1997-2015 data, Office for National Statistics (ONS), December 2016:

<https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2016>.
Statistic based on data for 2015.

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

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

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

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

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

23 Cheshire East Commercial Property Review 2016



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

Local Enterprise Partnership

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

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

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

Economic Development and Employment Land

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

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

1. Previously developed land

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



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

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

Employment Land Take-Up

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

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

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

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

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

Employment Land Supply

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

25 Floorspace completions include extensions and infill development at existing employment facilities.

26 Core Indicator BD3



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

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

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

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

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

Employment Land Losses

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

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

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

Appeals

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



Town Centres and Major Regeneration Schemes

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

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

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

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

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

27 http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

28 Source: 'Retail Sales in Great Britain: November 2016 ONS statistical release, 15 December 2016: <https://www.ons.gov.uk/businessindustryandtrade/retailindustry/bulletins/retailsales/nov2016>. The figures quoted above are seasonally adjusted.

29 Source: EARN01 (seasonally adjusted average weekly earnings) data tables, 'UK labour market: Jan 2017', ONS statistical release, 18 January 2017. The figure quoted above relates to total pay (including bonuses as well as regular pay).

30 <http://blog.localdatacompany.com/britains-shop-vacancy-continues-to-fall-to-12.5-in-january>

31 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2016).



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

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

Poynton Town Centre



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

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

32 http://www.legislation.gov.uk/ukxi/2015/597/pdfs/ukxi_20150597_en.pdf

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

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

Working Together

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

Macclesfield

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

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

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



Crewe

- Public investment in Crewe during 2015/16 increased, reflecting the Council's approach to ensuring it is well-placed to benefit from the proposed HS2 Station, which the Government gave support to in its Autumn Statement of 2015.
- Two key road schemes connecting the town centre to the A500 opened; David Whitby Way (a southern extension of the Crewe Green Link Road) and Jack Mills Way. Totalling over £30m in investment, both roads open up new development sites in Basford, which will foster the creation of hundreds of new jobs and homes.
- Over the summer, as part of its 'Your Town, Your Choice' consultation with Crewe stakeholders the Council sought views on its draft 'Crewe Town Centre Regeneration Framework for Growth', which advocated a strengthening of the Council's 'Town Centre first' approach to regeneration, and identified a number of key sites for potential redevelopment. Consultation events were held with local residents and businesses, and elicited nearly 1,200 response, which resulted in a strong endorsement of both its overall vision and its regeneration objectives:
 - 94% support plans for more investment and regeneration in Crewe town centre
 - 79% agree with the proposed Vision.
 - In terms of the Framework's Objectives, by far the strongest response related to its primary objective, Objective 1: investment in the town centre by bringing vacant sites back into use, intensifying the use of underperforming sites and utilising Cheshire East Council's assets
- The final version of the Regeneration Framework⁽³⁴⁾ was approved and published in December 2015.
- Reflecting the acknowledged importance of the town centre, the Council completed the £6m acquisition of the Royal Arcade site from Redefine International (Cabinet decision 16th April 2015), and commenced the procurement of a development partner to transform the site for a mixed-use scheme to include leisure and retail uses as well as a new Bus Station (Cabinet decision 29 September 2015). Meanwhile, the Council completed the construction of its new £15m Lifestyle Centre, which incorporated new swimming pools, a gym, library and social care facilities. A number of ageing existing facilities were closed down, including the former Oakley Centre (part of the former Victoria School site), which was being refurbished in preparation for the first phase of the new Crewe University Technical College, scheduled to open in September 2016.
- Commercial investment in Crewe continued apace, with UBS securing new tenants at Grand Junction Retail Park – including Bella Italia, Chiquito and Nando's. Elsewhere, Henderson UK Property acquired the B&Q investment for over £24m.

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

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

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

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

Tourism

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

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

Little Moreton Hall by Richard9th



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

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



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

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

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

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

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

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

Mow Cop



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

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

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



Conclusion

Economy

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

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

Tourism

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

Actions Needed

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

Economy

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

Tourism

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

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



Chapter 7: Minerals and Waste

Minerals

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

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

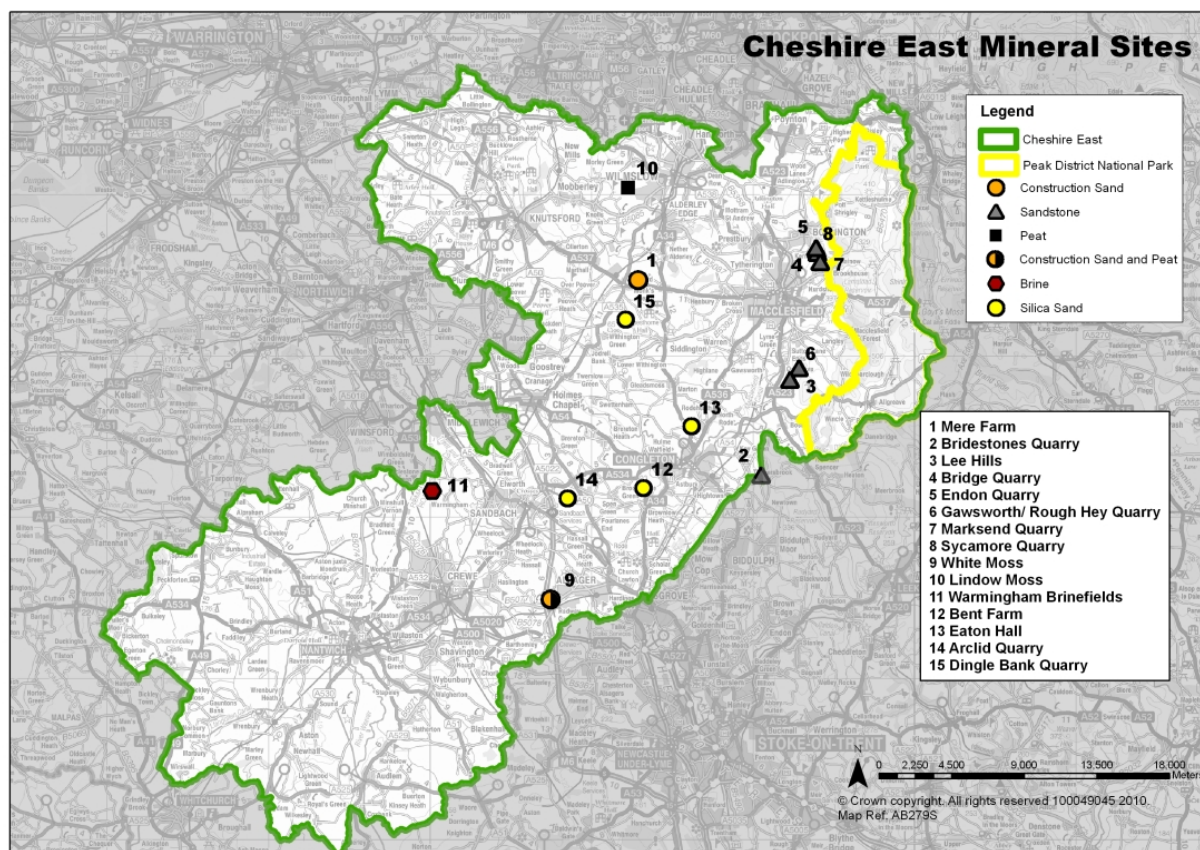
7.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 7.1).

7.4 The Cheshire sub-region contains some of the most significant salt resources in the country. Salt is produced in the form of brine at a site close to 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.

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



Map 7.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

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

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

1. Source: North West AWP Annual Monitoring Report 2015

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

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



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

Production of Secondary and Recycled Aggregates

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

New Permitted Minerals Supply

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

Mineral Landbanks

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

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



40 Source: North West AWP Annual Monitoring Report 2015

41 Cheshire East Development Management

42 Source: North West AWP Annual Monitoring Report 2015

43 Source: North West AWP Annual Monitoring Report 2015

44 National Planning Policy Framework (2012)



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

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

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

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

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

Waste

NPPF and National Planning Policy for Waste (October 2014)

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

45 Source: North West AWP Annual Monitoring Report 2015

46 National Planning Policy Framework (2012)

47 National Planning Policy Framework (2012)



Capacity of New Waste Management Facilities

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

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



Table 7.3 Waste Management Capacity Change ⁽¹⁾

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

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

Cheshire East Local Authority Collected Waste (LACW) Arisings

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

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

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



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

7.16 Cheshire East Council continues to effectively deliver its simple to use three bin



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

Household Waste Collected per Head (kg) per Annum

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

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

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

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

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

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

48 Information available at

http://www.cheshireeast.gov.uk/waste_and_recycling/waste_strategy_and_performance.aspx

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



Conclusion

Minerals

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

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

Waste

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



Waste management facility

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

Actions Needed

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

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



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



Chapter 8: Transport and Infrastructure

8.1 With regards to enhancements to infrastructure:

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

Infrastructure Delivery Plan

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



Playing Pitch Strategy and Indoor Sports Strategy

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

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

Open Space Assessment

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



Superfast Broadband

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

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

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

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



Chapter 9: Environment

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

The Built Environment

Heritage At Risk

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

Table 9.1 ECC4: Historic Assets at Risk

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

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

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

50 Indicator ECC2: CEBC Heritage and Conservation, 2016



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

The Natural Environment

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

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

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

Climate Change

Air Quality

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

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

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



51 Core Indicator E2, Appendix A and ECC7, and ECC8 Appendix B

52 ECC10, Appendix B

53 ECC15, Appendix B

54 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2016)



Renewable Energy

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

Table 9.2 ECC19: Comparison of Past Renewable Energy Approvals

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

Solar Photovoltaic Cells



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

Conclusion

Built Environment

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

Natural Environment

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

Climate Change

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

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



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



Appendices



Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

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



Table A.2 Housing

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

Table A.3 Environmental Quality

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 link road was granted at appeal that would result in the unavoidable loss of 1,873sq.m of ancient woodland. The Council has made every effort to minimise its impact.						
E3	Renewable energy generation		Wind: onshore	Solar photovoltaics	Hydro	Heat source	Biomass	Total
		Approved applications	0	9	2	2	6	19
		Approved capacity (kW) ⁽¹⁾	0	16,073	5,900	12	1,644	23,629
		Installed applications	0	4	1	1	2	8
		Installed capacity (kW) ⁽²⁾	0	53,293	5,000	12	310	58,615

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



Table A.4 Minerals

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

Table A.5 Waste

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

56 Figures will not total owing to dataset used

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator/Ref	Additional Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments																																																				
Population and Housing																																																										
H1	-	Contextual Population size	ONS mid-year population estimates 2009 to 2015. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.	375,400 (2015)	374,200 (2014) 372,700 (2013) 372,100 (2012) 370,700 (2011) 369,100 (2010)	The population of the Borough has increased since 2010.																																																				
H3	-	Contextual Population Forecast	Population forecasts produced by Opinion Research Services (ORS) for the Cheshire East Housing Development Study 2015, ORS, June 2015; Local Plan Examination Library Reference [PS E033] ⁽¹⁾	Growth from 369,100 in base year (2010) to 427,100 (2030)		N/a																																																				
H5	SA6	Significant Effect	Number of crimes ONS	<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																																																							
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 2015 from the 2015 English Indices of Deprivation, Department for Communities & Local Government, Sept 2015 ⁽¹⁾	23 of Cheshire East's 234 LSOAs rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010). See main body of AMR 2015/16 for further details.	No comparable data calculated at North West level.																																																				
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database) 2015 ⁽¹⁾	RSS has been revoked. The Council is in the process of producing the LPS. A Housing Development Study was undertaken to address the Inspectors' concerns regarding the planned level of housing growth. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.																																																					





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

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





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

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments																																																																																				
E13	BD2	Core Output	CEBC Employment Monitoring Database	See chapter 6 for summary																																																																																						
E14	-	Local Output	CEBC Employment Monitoring Database	See chapter 6 for summary																																																																																						
E15	BD3	Core Output	CEBC Employment Monitoring Database	See chapter 6 for summary																																																																																						
E16	SA2, SA17 and SA19	Significant Effect	CEBC Employment Monitoring Database	See chapter 6 for summary																																																																																						
Retail																																																																																										
R1	SA18	Significant Effect	CEBC Shopping Survey Database	See Chapter 6 for summary (Table 6.5)																																																																																						
R2	SA18	Significant Effect	WYG (Cheshire Retail Study Update 2016)	Table B.2 Key Town Centre Retail Floorspace (sq.m) (2015)																																																																																						
R3	SA18	Significant Effect	WYG (Cheshire Retail Study Update 2016)	<table><tr><th>Town</th><th>Convenience</th><th>Comparison</th><th>Retail Services</th><th>Leisure Services</th><th>Financial & Business Services</th><th>Vacant</th></tr><tr><td>Alsager</td><td>3,730</td><td>3,193</td><td>1,760</td><td>2,681</td><td>1,059</td><td>882</td></tr><tr><td>Congleton</td><td>5,067</td><td>9,612</td><td>3,586</td><td>7,054</td><td>2,197</td><td>4,663</td></tr><tr><td>Crewe</td><td>18,750</td><td>30,060</td><td>2,660</td><td>10,750</td><td>4,210</td><td>10,950</td></tr><tr><td>Handforth</td><td>1,524</td><td>1,790</td><td>651</td><td>1,892</td><td>223</td><td>1,617</td></tr><tr><td>Knutsford</td><td>2,149</td><td>8,683</td><td>3,226</td><td>8,254</td><td>2,456</td><td>1,496</td></tr><tr><td>Macclesfield</td><td>6,010</td><td>41,930</td><td>7,260</td><td>18,090</td><td>10,350</td><td>15,310</td></tr><tr><td>Middlewich</td><td>3,808</td><td>1,655</td><td>1,941</td><td>2,986</td><td>1,288</td><td>1,248</td></tr><tr><td>Nantwich</td><td>8,355</td><td>13,576</td><td>5,985</td><td>9,081</td><td>3,444</td><td>1,681</td></tr><tr><td>Poynton</td><td>3,212</td><td>2,884</td><td>1,225</td><td>2,420</td><td>1,035</td><td>1,985</td></tr><tr><td>Sandbach</td><td>7,354</td><td>7,576</td><td>1,697</td><td>6,140</td><td>2,422</td><td>1,375</td></tr><tr><td>Wilmslow</td><td>893</td><td>13,708</td><td>4,701</td><td>6,316</td><td>4,169</td><td>3,151</td></tr></table>	Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant	Alsager	3,730	3,193	1,760	2,681	1,059	882	Congleton	5,067	9,612	3,586	7,054	2,197	4,663	Crewe	18,750	30,060	2,660	10,750	4,210	10,950	Handforth	1,524	1,790	651	1,892	223	1,617	Knutsford	2,149	8,683	3,226	8,254	2,456	1,496	Macclesfield	6,010	41,930	7,260	18,090	10,350	15,310	Middlewich	3,808	1,655	1,941	2,986	1,288	1,248	Nantwich	8,355	13,576	5,985	9,081	3,444	1,681	Poynton	3,212	2,884	1,225	2,420	1,035	1,985	Sandbach	7,354	7,576	1,697	6,140	2,422	1,375	Wilmslow	893	13,708	4,701	6,316	4,169	3,151		
Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant																																																																																				
Alsager	3,730	3,193	1,760	2,681	1,059	882																																																																																				
Congleton	5,067	9,612	3,586	7,054	2,197	4,663																																																																																				
Crewe	18,750	30,060	2,660	10,750	4,210	10,950																																																																																				
Handforth	1,524	1,790	651	1,892	223	1,617																																																																																				
Knutsford	2,149	8,683	3,226	8,254	2,456	1,496																																																																																				
Macclesfield	6,010	41,930	7,260	18,090	10,350	15,310																																																																																				
Middlewich	3,808	1,655	1,941	2,986	1,288	1,248																																																																																				
Nantwich	8,355	13,576	5,985	9,081	3,444	1,681																																																																																				
Poynton	3,212	2,884	1,225	2,420	1,035	1,985																																																																																				
Sandbach	7,354	7,576	1,697	6,140	2,422	1,375																																																																																				
Wilmslow	893	13,708	4,701	6,316	4,169	3,151																																																																																				
R4	SA18	Significant Effect	WYG (Cheshire Retail Study Update 2016)	Table B.3 Demand for Floorspace in the Key Town Centres 2015 ⁽¹⁾																																																																																						
				<table><tr><th>Town</th><th>Type</th><th colspan="2">Floorspace requirement (net)</th></tr><tr><th></th><th></th><th>Min (sqm)</th><th>Max (sqm)</th></tr><tr><td>Alsager</td><td>Convenience</td><td>-1,900</td><td>-4,900</td></tr><tr><td></td><td>Comparison</td><td>-700</td><td>-1,200</td></tr><tr><td>Congleton</td><td>Convenience</td><td>-1,700</td><td>-4,400</td></tr><tr><td></td><td>Comparison</td><td>-2,200</td><td>-3,700</td></tr><tr><td>Crewe</td><td>Convenience</td><td>-800</td><td>-2,100</td></tr><tr><td></td><td>Comparison</td><td>-4,800</td><td>-8,000</td></tr><tr><td>Handforth</td><td>Convenience</td><td>-100</td><td>-400</td></tr></table>	Town	Type	Floorspace requirement (net)				Min (sqm)	Max (sqm)	Alsager	Convenience	-1,900	-4,900		Comparison	-700	-1,200	Congleton	Convenience	-1,700	-4,400		Comparison	-2,200	-3,700	Crewe	Convenience	-800	-2,100		Comparison	-4,800	-8,000	Handforth	Convenience	-100	-400																																																		
Town	Type	Floorspace requirement (net)																																																																																								
		Min (sqm)	Max (sqm)																																																																																							
Alsager	Convenience	-1,900	-4,900																																																																																							
	Comparison	-700	-1,200																																																																																							
Congleton	Convenience	-1,700	-4,400																																																																																							
	Comparison	-2,200	-3,700																																																																																							
Crewe	Convenience	-800	-2,100																																																																																							
	Comparison	-4,800	-8,000																																																																																							
Handforth	Convenience	-100	-400																																																																																							





AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments		
					Town	Type	Floorspace requirement (net)		
							Min (sqm)	Max (sqm)	
					Knutsford	Comparison	0	0	
						Convenience	3,300	8,600	
						Comparison	0	0	
					Macclesfield	Convenience	3,800	9,900	
						Comparison	-2,800	-4,600	
					Middlewich	Convenience	1,600	4,100	
						Comparison	-200	-300	
					Nantwich	Convenience	700	1,900	
						Comparison	0	0	
					Poynton	Convenience	-1,300	-3,300	
						Comparison	-600	-1,100	
					Sandbach	Convenience	500	1,200	
						Comparison	-100	-100	
					Wilmslow	Convenience	-2,000	-5,100	
						Comparison	-200	-300	
1. Post implementation of commitments									
Convenience: Min - average sales density assumed £13,000 per sq.m (based on average sales density of the leading four supermarkets as identified by Verdict 2014). Max - Average sales density assumed to be £5,000 sq.m.									
Comparison: Min - Average sales density assumed to be £5,000 per sq.m. Max - Average sales density assumed to be £3,000 per sq.m.									
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 6 for summary and Table C1 in Appendix C.				
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database and Employment Monitoring Database	See Chapter 6, Table 6.6 and Table C2, Appendix C.				
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 6				
Environment and Climate Change									
ECC17	SA13	Significant Effect	Significant Housing energy efficiency rating	CEBC CiviCance	2015/16: the average SAP rating received by new build dwellings across Cheshire East was 82.3	2014/15 = 81.0	100 - zero energy cost	100+ - net exporters of energy	
ECC22	SA8	Significant Effect	Significant Introduction of a policy specifying minimum standards in	CEBC Local Plan	Policy SD2 'Sustainable Development Principles' in the Local Plan Strategy Proposed Changes (Consultation Draft), March 2016 [RE F003], contains a guide to appropriate distances for access to services and amenities (Table 9.1 of [RE F003]).				

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
		relation to access to services and amenities				
ECC18	SA2, SA4, SA5, SA12 Effect and SA16	Significant LSOAs for most deprived living environment in England	Living Environment domain data from the 2015 English Indices of Deprivation, Department for Communities & Local Government, Sept 2015 ⁽²⁾	According to the 2015 Indices, 45 (19.2%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England and 20 (8.5%) were amongst England's 10% most deprived. 71 (30.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 12 (5.1%) were amongst England's 10% least deprived.		
ECC1	SA12	Significant Number of heritage listings	Historic England	Heritage Present 2016 Listed Buildings: 2,625 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one		Heritage Present 2015 Listed Buildings: 2,632 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one
ECC4	SA5 and SA12	Significant Heritage at Risk	Historic England	Buildings at Risk 2016 Listed Buildings: 12 Conservation Areas: seven Scheduled Monuments: seven Registered Parks and Gardens: one		Buildings at Risk 2015 Listed Buildings: 13 Conservation Areas: seven Scheduled Monuments: eight Registered Parks and Gardens: one
ECC2	-	Local Conservation Area Appraisals	CEBC Environmental Planning	2015/16: 35	2014/15: 33 2013/14: 33	
ECC3	-	Local Output	CEBC Environmental Planning	2015/16 five losses		2014/15 No Losses.
ECC5	SA12 ¹⁴	Significant Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx for more information.		
ECC6	SA12	Significant 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	CEBC Environmental Planning	A planning application for a link road was granted planning permission that would result in the unavoidable loss of 1,873 sq.m of ancient woodland. The Council has made every effort to minimise the impact.		





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

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





AMR Indicator/Ref	Additional Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
TC9	Local Output	Bedstock (number of beds)	Cheshire East STEAM Final Trend Report for 2009-15, June 2016.	2015 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	2014 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	Data not readily available at North West or national level.
Infrastructure						
1	SA2 and SA7 ¹⁸	Significant Effect Average minimum travel time for residents to reach key services, by mode of transport	Department for Transport	In 2015: -Public transport/walking: 19.0 minutes -Cycle: 14.5 minutes -Car: 10.4 minutes	In 2014: -Public transport/walking: 19.2 minutes -Cycle: 14.7 minutes -Car: 10.4 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes
2	SA2 and SA4	Significant Effect Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 8 and Local Infrastructure Plan		
3	SA2 and SA7 ¹⁹	Significant Effect Length of PROW network	CEBC Rights Of Way Improvement Plan 2015-19 Implementation Plan	Category of PROW Public footpath Public bridleway Restricted byway Byway open to all traffic Total 54% in 2016	2015 (km) 1,793 112 36 7 1,947	2010 (km) 1,787 104 36 7 1,935 56% nationally
4	SA2 and SA7 ¹⁹	Significant Effect Satisfaction with walking and cycling networks	NHT Survey	There has been an increase in length due to the creation of new PROW and the diversion of existing routes.		
5	SA2, SA4 and SA16	Significant Effect Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	-one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home -at least one accessible 20 ha site within 2km of home -one accessible 100 ha site within 5km of home -one accessible 500 ha site within 10km of home -1 ha of statutory Local Nature Reserves per 1,000 population		
6	SA16	Significant Effect Total amount of recreational and open space	CEBC Local Plan Open Space Study	Natural England (2010) http://www.naturalengland.org.uk		
7	SA16	Significant Effect Amount of open space with a Green Flag Award	Green Flag Awards 2015/16	2015: About 974 ha across seven parks and gardens (Tatton Park is 880ha)	2014: About 972 ha across seven parks and gardens (Tatton Park is 880ha)	-
8	SA7 and SA16	Significant Effect Has a Green Infrastructure	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		

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





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

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2015/16 Result	Trend Data	Benchmark/Comparator Data/Comments
MW11	Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011)
MW12	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%	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.

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

Notes:

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

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





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

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

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

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†5	Significant effect	CO ₂ domestic emissions per capita	EA
	Significant effect	CO ₂ industrial emissions per capita	DEFRA
	Significant effect	CO ₂ road transport emissions per capita	DEFRA
Minerals and Waste			
†6	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			
†7	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.





Appendix C: Detailed Tables

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

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

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

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



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



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



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

1. Green denotes a positive situation.

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

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



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



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



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

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

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

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



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

Air Quality Management Areas	(Air Quality Objective = $40 \mu\text{g}/\text{m}^3$ Annual Mean)		
	2013	2014	2015
A6 Market Street, Disley	Highest: $58.1 \mu\text{g}/\text{m}^3$ Lowest: $45.2 \mu\text{g}/\text{m}^3$ Average: $51.6 \mu\text{g}/\text{m}^3$	Highest: $56.9 \mu\text{g}/\text{m}^3$ Lowest: $44.1 \mu\text{g}/\text{m}^3$ Average: $50.5 \mu\text{g}/\text{m}^3$	Highest: $58.5 \mu\text{g}/\text{m}^3$ Lowest: $42.4 \mu\text{g}/\text{m}^3$ Average: $50.4 \mu\text{g}/\text{m}^3$
A556 Chester Road, Mere	Highest: $59.8 \mu\text{g}/\text{m}^3$ Lowest: $50.0 \mu\text{g}/\text{m}^3$ Average: $54.9 \mu\text{g}/\text{m}^3$	Highest: $61.0 \mu\text{g}/\text{m}^3$ Lowest: $36.0 \mu\text{g}/\text{m}^3$ Average: $48.5 \mu\text{g}/\text{m}^3$	Highest: $54.9 \mu\text{g}/\text{m}^3$ Lowest: $20.3 \mu\text{g}/\text{m}^3$ Average: $37.6 \mu\text{g}/\text{m}^3$
A523 London Road, Macclesfield	Highest: $60.0 \mu\text{g}/\text{m}^3$ Lowest: $41.5 \mu\text{g}/\text{m}^3$ Average: $50.7 \mu\text{g}/\text{m}^3$	Highest: $50.3 \mu\text{g}/\text{m}^3$ Lowest: $33.6 \mu\text{g}/\text{m}^3$ Average: $41.9 \mu\text{g}/\text{m}^3$	Highest: $47.2 \mu\text{g}/\text{m}^3$ Lowest: $32.2 \mu\text{g}/\text{m}^3$ Average: $39.7 \mu\text{g}/\text{m}^3$
A50 Manchester Road, Knutsford	Highest: $45.0 \mu\text{g}/\text{m}^3$ Lowest: $40.2 \mu\text{g}/\text{m}^3$ Average: $42.6 \mu\text{g}/\text{m}^3$	Highest: $43.0 \mu\text{g}/\text{m}^3$ Lowest: $33.6 \mu\text{g}/\text{m}^3$ Average: $41.1 \mu\text{g}/\text{m}^3$	Highest: $39.4 \mu\text{g}/\text{m}^3$ Lowest: $38.1 \mu\text{g}/\text{m}^3$ Average: $38.7 \mu\text{g}/\text{m}^3$
M6 Cranage, near Holmes Chapel ⁽¹⁾	Highest: $46.2 \mu\text{g}/\text{m}^3$ Lowest: $46.2 \mu\text{g}/\text{m}^3$ Average: $46.2 \mu\text{g}/\text{m}^3$	Highest: $42.9 \mu\text{g}/\text{m}^3$ Lowest: $41.4 \mu\text{g}/\text{m}^3$ Average: $42.1 \mu\text{g}/\text{m}^3$	Highest: $19.6 \mu\text{g}/\text{m}^3$ Lowest: $19.6 \mu\text{g}/\text{m}^3$ Average: $19.6 \mu\text{g}/\text{m}^3$
A54 Rood Hill, Congleton	Highest: $47.2 \mu\text{g}/\text{m}^3$ Lowest: $45.7 \mu\text{g}/\text{m}^3$ Average: $46.4 \mu\text{g}/\text{m}^3$	Highest: $44.0 \mu\text{g}/\text{m}^3$ Lowest: $42.6 \mu\text{g}/\text{m}^3$ Average: $43.3 \mu\text{g}/\text{m}^3$	Highest: $42.9 \mu\text{g}/\text{m}^3$ Lowest: $40.1 \mu\text{g}/\text{m}^3$ Average: $41.5 \mu\text{g}/\text{m}^3$
A34 Lower Heath, Congleton	Highest: $56.2 \mu\text{g}/\text{m}^3$ Lowest: $56.2 \mu\text{g}/\text{m}^3$ Average: $56.2 \mu\text{g}/\text{m}^3$	Highest: $57.6 \mu\text{g}/\text{m}^3$ Lowest: $57.6 \mu\text{g}/\text{m}^3$ Average: $57.6 \mu\text{g}/\text{m}^3$	Highest: $50.6 \mu\text{g}/\text{m}^3$ Lowest: $33.7 \mu\text{g}/\text{m}^3$ Average: $42.1 \mu\text{g}/\text{m}^3$
A34 West Road, Congleton	Highest: $58.2 \mu\text{g}/\text{m}^3$	Highest: $56.2 \mu\text{g}/\text{m}^3$	Highest: $48.9 \mu\text{g}/\text{m}^3$



Air Quality Management Areas	(Air Quality Objective = 40 µg/m ³ Annual Mean)		
	2013	2014	2015
	Lowest: 33.9 µg/m ³ Average: 46.1 µg/m ³	Lowest: 32.7 µg/m ³ Average: 44.4 µg/m ³	Lowest: 31.1 µg/m ³ Average: 40.0 µg/m ³
A5022/A534 Sandbach	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	Highest: 43.6 µg/m ³ Lowest: 33.2 µg/m ³ Average: 38.4 µg/m ³
Hospital Street, Nantwich	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	Highest: 46.0 µg/m ³ Lowest: 33.2 µg/m ³ Average: 39.6 µg/m ³
Nantwich Road, Crewe	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	Highest: 41.8 µg/m ³ Lowest: 28.2 µg/m ³ Average: 35.0 µg/m ³
Earle Street, Crewe	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	Highest: 40.5 µg/m ³ Lowest: 30.9 µg/m ³ Average: 35.7 µg/m ³
Wistaston Road, Crewe	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	Highest: 38.9 µg/m ³ Lowest: 33.2 µg/m ³ Average: 36.0 µg/m ³

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



Appendix D: Glossary

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

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



Commercial and Industrial Waste	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Development	Defined under the 1990 Town and Country Planning act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.
Development Plan Document	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.



Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:

- Check the unrestricted sprawl of large built-up areas;
- Prevent neighbouring towns from merging;
- Safeguard the countryside from encroachment;
- Preserve the setting and special character of historic towns; and
- Assist urban regeneration by encouraging the recycling of derelict and other urban land.

Green Belts are defined in a Local Planning Authority's Development Plan.

Green Flag Award

The national benchmark standard for parks and green spaces in England and Wales.

Gross Domestic Product (GDP)

A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.

Green Infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Gross Value Added (GVA)

The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.

Household

One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).

Housing Trajectory

Assesses the past and future trends of housebuilding in the Borough.

Index of Multiple Deprivation (IMD)/ Indices of Deprivation

A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition).



	<p>The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.</p>
Infrastructure	<p>Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.</p>
Key Service Centres	<p>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.</p>
Labour supply (economically active population)	<p>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.</p>
Landbank	<p>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.</p>
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 trees. There are also areas of high density woodland, ponds and small mossland areas.</p> <p>Industry: Land in use for industrial purposes.</p> <p>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.</p> <p>Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and</p>



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. Historic England is responsible for designating buildings for listing in England.



**Local Authority
Collected Waste**

Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste.

**Local Development
Scheme**

The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.

Localism Act (2011)

Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Local Nature Reserve

Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).

Local Plan

The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

Local Service Centre

Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.

Local Wildlife Sites

Locally important sites of nature conservation adopted by Local Authorities for planning purposes.



Lower Layer Super Output Area (LSOA)

Small geographical areas that are of similar size in terms of population (in 2011, when their boundaries were last revised, their average population was around 1,500 and all of them had a population of at least 1,000 but no more than 3,000). LSOAs were created by the ONS in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.

National Planning Policy Framework

A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework in which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.

Open Countryside

The rural area outside the towns and villages, excluding Green Belt areas.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously Developed Land

Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary (Land-won) Aggregates

Naturally occurring sand, gravel and crushed rock used for construction purposes.



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



	<p>migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.</p>
Species	<p>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.</p>
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.
Sustainability Appraisal	<p>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.</p>
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.' 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 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	<p>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)</p>



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)

This page is intentionally left blank

Cheshire East Council

STRATEGIC PLANNING BOARD

Date of Meeting:	>	22 March 2017
Report of:	>	Head of Planning Strategy
Subject/Title:	>	Cheshire East Local Plan (Part 3) Minerals and Waste Development Plan Document - Issues Paper and Call for Sites
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report requests that the Strategic Planning Board recommends the Portfolio Holder for Housing and Planning approves the Minerals and Waste Development Plan Document ("MWDPD") Issues Paper (Appendix A) for six weeks of public consultation. It also recommends that this be accompanied by a 'call for sites' to inform the allocation of any sites for development within the MWDPD.
- 1.2. The MWDPD is the third 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 MWDPD will contain any site allocations necessary to ensure that the requirements for meeting appropriate minerals and waste needs in the Borough are met for the plan period to 2030. It will also provide detailed policies to guide decision-making by Development Management on planning applications for minerals and waste related developments.

2. Recommendation

- 2.1. The Strategic Planning Board is requested to recommend to the Portfolio Holder for Planning and Housing that approval is given for consultation on the Minerals and Waste Development Plan Document Issues Paper, alongside a 'call for sites' to inform the allocation of any sites for development within the MWDPD.

3. Other Options Considered

- 3.1. The Council's Local Development Scheme (2016-2018) identifies that the MWDPD 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 MWDPD 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 MWDPD forms the third part of the Local Plan for Cheshire East. Once adopted, it will replace the saved policies contained within the separate Minerals and Waste Local Plans prepared by Cheshire County Council, which currently still form part of this Council's Statutory Development Plan.
- 4.2. The Issues Paper represents the first step in preparing the MWDPD and sets out key issues and related questions for residents, businesses and stakeholders to respond to.

5. Background

Minerals and Waste DPD Issues Paper / Call for Sites

- 5.1. The MWDPD will form the third part of the Cheshire East Local Plan. It will provide detailed development management policies and any site allocations necessary to ensure that the requirements for meeting appropriate minerals and waste needs in the Borough are met for the plan period to 2030. Alongside the LPS, the MWDPD will fully replace the 'saved policies' in the legacy Cheshire Minerals Local Plan (adopted 1999) and Cheshire Waste Local Plan (adopted 2007). The MWDPD will be supported by a Policies Map which will show the spatial extent of its policies.
- 5.2. The MWDPD will be prepared in the context of the strategic priorities and policies contained within the Local Plan Strategy, particularly Policies SE10 (Sustainable Provision of Minerals) and SE11 (Sustainable Management of Waste). The Issues Paper accompanying this report (Appendix A) invites views on the scope of the MWDPD – what policies it should include and what direction they should take. The main issues identified are as follows:
- **Ensuring an adequate and steady supply of aggregates** – this identifies how the Council intends to meet its agreed share of supply for the aggregates found in the Borough over the Plan period. This will build on the work undertaken annually by the Council to assess the local need for aggregates through the production of the Local Aggregate Assessment. It will involve the consideration of factors such as an assessment of demand (based on 10 year sales data and other relevant local information), the need to maintain required landbanks for each aggregate and the extent of any identified gaps in supply requiring the allocation of new or extended sites. Consideration will also need to be given to the balance of the policy approach used to deliver the supply i.e. the reliance on specific

allocations to meet need rather than policy tools such as identified preferred areas or areas of search;

- **Ensuring prudent, efficient and sustainable use of mineral resources** – this involves considering how mineral resources can be used appropriately to reflect the fact that they are a finite resource. It will consider the extent to which the Plan should encourage the use of secondary or substitute aggregate materials to minimise the need for primary extraction. This could include the recycling of construction and demolition waste, thereby linking mineral and waste policy within the Plan. Other considerations could include restricting mineral production where it would involve the use of high quality or scarce minerals for low grade purposes, such as silica sand (used in glass production) to enhance sports pitches or exploring the possible greater use of marine rather than land won aggregate. The use and creation of salt cavities for the underground storage of gas also needs to be considered;
- **Safeguarding mineral resources and mineral related infrastructure** – as minerals can only be worked where they are found it is important that they are not needlessly sterilised by other forms of surface development. These require the Council to consider how it will approach safeguarding resources to ensure that they are available to meet the mineral needs of future generations. This will require the definition of “Mineral Safeguarding Areas” to alert interested parties to the existence of proven mineral deposits. It could also require the prior extraction of minerals, where appropriate, before non-mineral development takes place. The Council will also need to consider if there is any existing, planned or potential mineral related infrastructure that requires safeguarding e.g. concrete batching sites, rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities;
- **Identifying the need for sufficient waste management facilities** - the production or consumption of goods and services in the economy and wider society naturally results in the generation of waste. This needs to be appropriately managed in accordance with the principles of the ‘waste hierarchy’, whereby options for management are prioritised according to their environmental impact with priority being given to reducing the amount of waste that is produced in the first place. When waste is created, priority is then given to preparing for its re-use, followed by recycling (including composting), then recovery (including energy generation), and last of all disposal (for example, to landfill). The starting point is to

identify the level of waste likely to be generated (referred to as waste arisings) in the Borough across all the main waste streams for the Plan period to 2030. Consideration than needs to be given to the 'capacity gap' i.e. the extent to which this waste cannot be managed by the waste management facilities currently present in Cheshire East. The issue for consideration is the extent to which Cheshire East should manage all its own needs through the provision of new facilities rather than export waste for processing elsewhere. This will require balancing the need to manage waste as close as possible to its source (the proximity principle), with commercial considerations around providing and operating suitable waste management facilities in the Borough. Satisfying duty to cooperate responsibilities will also be an important consideration here; and

- **Identifying suitable sites and areas to deliver waste management facilities** – Once the Council has decided the appropriate type and extent of new provision it needs to plan for, consider has to be given to how this will be delivered through the Plan. This could be through specific site allocations or the identification of broad locations. These could include industrial sites or, in the case of a low carbon energy recovery facility, a location close to a suitable potential heat customer. The criteria for assessing sites and locations will be based on those identified in national guidance;

- 5.3. The feedback received from the questions that accompany the issues will help to shape the scope and content of the Plan and will be considered alongside relevant evidence in drafting policies and proposals. Areas of policy development which may be of particular interest to the public are likely to include the potential for exploiting unconventional gas resources (commonly referred to as fracking) and the provision of facilities to derive energy from waste within Cheshire East.
- 5.4. 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 the extraction and processing of the minerals found in Cheshire East (such as silica sand, construction sand and gravel, hard rock (sandstone), salt, coal and hydrocarbons), as well as sites for the processing of waste. The main waste streams that need to be considered in the MWDPD are: Local Authority Collected (Municipal); Commercial and Industrial; Construction, Demolition and Excavation; Hazardous; Low Level Radioactive; and Agricultural.
- 5.5. Submitted sites will be assessed by the Council using a site selection methodology similar in approach 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. However, it should be noted that the location of mineral sites is limited to where the resources are found.

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 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 (already approved earlier this year as part of the consultation on the part 2 Local Plan) includes a Equalities Impact Assessment and will be used to test the production of policies in the MWDPD.

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 MWDPD will facilitate the drawing up of more detailed policies for rural areas in

relation to mineral and waste matters and, where relevant, will continue to support 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 SA will incorporate a Health Impact Assessment. The MWDPD 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, and green infrastructure.

7.8. Implications for Children and Young People

7.8.1. Alongside the LPS, the MWDPD will play an important role in ensuring that children and young people have access to appropriate learning and recreation opportunities 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 – MWDPD Issues Paper

10. Contact Information

Contact details for this report are as follows:

Name: Stuart Penny
Designation: Planning Policy Manager and CIL Manager
Tel. No.: 01270 685894
Email: stuart.penny@cheshireeast.gov.uk

Appendix A

Minerals & Waste Development Plan Document - Issues Paper

Cheshire East Local Plan

March 2017

Introduction and Purpose

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 Minerals and Waste Development Policies Document (MWDPD) will form the third part of the Council's Local Plan and the publication of this Issues Paper is the first opportunity in recent times 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 this Plan as it is developed.

This Issues Paper is divided into two main sections, with each providing essential background information and a policy context, before raising relevant key issues around the development of minerals and waste policy in Cheshire East. The first section is concerned with how the Council can plan for the sustainable supply of minerals, while the second section is concerned with how it can plan for the management of waste. Three key issues are identified in each section and these are accompanied by related questions for which the Council seeks your views. There are opportunities within the Issues Paper for you to highlight anything else that you think the MWDPD should cover.

Overall the MWDPD will:

- Allocate sites and areas which will enable the Council to meet its minerals and waste needs; and
- Set out detailed policies to guide planning application decisions in the Borough.

Upon adoption, the MWDPD 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.

Together, the LPS and MWDPD will replace the saved policies contained within the separate Mineral and Waste Local Plans prepared by Cheshire County Council, which currently still form part of this Council's Statutory Development Plan.

The Cheshire East Local Plan

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.

- The Site Allocations and Development Policies Document (SADPD). This allocates additional non-strategic sites for development (such as housing, employment, retail and leisure) and sets out more detailed policies to guide planning application decisions in the Borough on matters other than minerals and waste. An Issues Paper for the SADPD was recently consulted on for six weeks between 27 February and 10 April 2017; and
- The Minerals and Waste Development Plan Document.

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

The consultation on the MWDPD Issues Paper will run for six weeks – from XXXXXXXX to 5pm on XXXX.

At the same time, the Council is also undertaking a 'call for sites' for mineral and waste uses. A separate 'call for sites' for other purposes was recently undertaken in association with the Issues Paper for the SADPD.

Call for Sites

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 minerals and waste related development in the Borough. This information will be used by the Council to help inform any further land allocations in the MWDPD.

The Council previously undertook a call for mineral sites and areas during 2014. This resulted in landowners and the minerals industry submitting a total of 29 sites or areas. Each of these was subject to a detailed appraisal and the findings were reported in Minerals Sites and Areas Assessment Report, which can be found on the Council's website¹. It also includes recommendations on minerals safeguarding areas and indicative draft policies for minerals safeguarding areas.

The Council wishes to ensure that the information it has on potential sites and areas is as up-to-date and reliable as possible. Therefore, we are asking landowners, developers and the minerals & waste industry to submit any sites they consider to be suitable and available for development, even if they have submitted this information

1

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

to us in the past. The submission of a site does not automatically mean that it will be allocated in the MWDPD. Further information about how to submit details of a site is available [here](#).

Sustainability Appraisal

The Council must carry out an appraisal of the sustainability of the policies and proposals in the MWDPD. This will help the Council to demonstrate how it 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.

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 invited views on its Draft Sustainability Appraisal Scoping Report as part of the recent consultation on the SADPD and so are not inviting further comments at this stage. There will be other opportunities to comment on the Sustainability Appraisal for the MWDPD as this Plan evolves.

How to Respond

Viewing the consultation documents

You can view the MWDPD 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

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.

We cannot accept anonymous comments.

If you have any questions about the Issues Paper, the Call for Sites 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

Planning for the Sustainable Supply of Minerals

Introduction

Minerals are an essential component in the creation of both a successful economy and a good quality of life, since they help provide the infrastructure, buildings, energy and goods that the country needs. However, as minerals are a finite natural resource and can only be worked where they are found, it is important that best use is made of them to secure their long-term future.

As a Mineral Planning Authority (MPA), Cheshire East Council is responsible for ensuring that policies are in place which will enable a steady and adequate supply of the minerals found in the Borough. These include: silica sand; construction sand and gravel; hard rock; salt; coal; hydrocarbons; and clay. This paper will provide some background information on these minerals, outline the policy framework within which the Council must prepare its Plan and give an indication of the levels of provision that are required over the plan period to 2030. Three key minerals issues are identified which the Council needs to consider when drawing up its minerals policies, together with a number of related questions. Your input into these questions and considerations is requested.

Geology and Mineral Resources in Cheshire East

The British Geological Survey (BGS) report² on mineral resource in Cheshire and its accompanying map identifies the type and extent of the minerals present in the Borough.

This shows that the geology underlying Cheshire East is diverse and provides a range of mineral resources. These can be divided into those which are currently extracted and those which aren't. Silica (or industrial) sand, construction sand and gravel, sandstone, salt and peat are the resources extracted from a number of sites located across the Borough, as shown on the Map in Appendix 1. Clay and coal can also be found in the Borough but are no longer commercially worked. In addition, it is likely that forms of hydrocarbons (oils and gas) are present but further exploration is required to understand the extent of the resource and whether it can be commercially extracted. The geographical extent of the mineral resource found in the Borough is detailed on the maps in Appendix 2 (Salt), Appendix 3 (Coal & Licensed Areas for Hydrocarbon Extraction) and Appendix 4 (Other Mineral Resources). Some background information on these minerals and their extraction is provided below.

² Mineral Resource Information in Support of National, Regional and Local Planning: Cheshire (Comprising Cheshire, Boroughs of Halton and Warrington), British Geological Survey for Office of Deputy Prime Minister, 2006

Silica Sand

The silica (or industrial) sand resource found in Cheshire East is broadly located in a triangular area between Sandbach, Congleton and Chelford. High quality silica sands are relatively scarce and the Cheshire resource is identified in the BGS report as one of the most important in the country.

Silica sand is the essential raw material in a range of industrial applications, most notably glass manufacture and foundry casting. It also has horticultural and leisure uses such as sports pitch enhancement, as well as numerous other applications. Silica sand produced in Cheshire East is supplied to end users nationwide.

Four active quarries currently extract and process silica sand within the Borough. Extraction is carried out by surface quarrying. Depending on the water table level, this can be done by 'dry working' (digging) or 'wet working' (suction dredging on a lake or lagoon). The processing of silica sand can be complex and is dependent on its end use. Specialist plant facilities are required at or close to quarries for this processing purpose.

Maintaining a supply of silica sand is a national issue and there are few locations in the UK where high quality silica sand deposits occurs in enough quantities to be economically viable to extract.

Construction Sand and Gravel

Sand and gravel resources can be found across Cheshire East. They are extracted principally for construction purposes. This can be for a fine aggregate in concrete, mortar and asphalt or as fill material. There are no quarries in Cheshire East which exclusively produce construction sand and gravel at present. However, this resource is produced as an ancillary product from the activities associated with quarrying silica sand in the Borough. The amount produced varies depending on the nature of the reserve at the site.

Hard Rock

In Cheshire East 'hard rock' resources refer to sandstone (including gritstone). Resources are predominately found to the east of the Borough, lying roughly along the Pennine Fringe. Sandstone is principally used as a building material, although quantities are also crushed to produce an aggregate, depending on the nature of the reserves and operations at each site.

There are currently eight permitted hard rock quarries located in the Borough. However, the operation of these quarries is small in scale and they are unlikely to have the infrastructure to be able to supply enough rock for any large scale construction schemes. Quarrying is typically carried out using a mechanical digger.

The stone is then either crushed and screened or cut and dressed to the specification of the end user.

Salt

Cheshire East, along with the neighbouring Cheshire West & Chester MPA, contains some of the most significant underground salt resources in the country. Salt has a wide variety of applications, notably as an essential raw material in both chemical manufacturing and food production. Salt (in the form of brine) produced from brinefields near Warrington directly supplies the British Salt works at Cledford Lane, Middlesbrough. The salt products produced here supply end users nationwide.

Modern underground solution mining techniques are used in the Borough to extract salt and maintain surface stability. This involves injecting water into the salt beds and pumping out the saturated salt solution (brine). In some instances, the underground cavities that are created are also being converted for the purposes of natural gas storage and brine wastes.

Peat

Peat deposits can be found in areas across Cheshire East. It is used primarily in the horticultural industry either as a growing medium or soil improver. Over recent years the use of alternatives to peat has significantly increased due to the environmental, nature conservation, geodiversity, archaeological and climate change issues relating to its extraction. There are currently two long standing sites located in the Borough that have extracted peat, although their production is relatively small in scale.

The government has publicised its intention to phase out peat production in the UK by 2030. National planning policy indicates that no new sites or extensions to existing sites should be identified for peat extraction.

Coal

Coal is an important national energy resource and is present beneath much of Cheshire East. However, it is mostly buried at great depths beneath younger geological layers. There are currently no active coal workings in the Borough, although there is a history of mining around Poynton and Mow Cop where coal seams come closer to the surface.

Hydrocarbons (Oil and Gas)

Reserves of oil and gas are referred to as either conventional or unconventional hydrocarbons depending on the nature of the geology where they are found and, as a result, how easy they are to extract. Conventional hydrocarbons are oil and gas deposits which have migrated from their source rock (such as shale) into permeable or porous rock such as sandstone but are now prevented from migrating further by

impermeable rock. This traps the hydrocarbon beneath the impermeable rock where it collects and forms a reservoir. This resource is relatively easy to extract through conventional oil and gas wells. The process of on shore extraction has been undertaken within the UK for over 100 years and there are currently around 2,100 of these wells in the UK³. While some hydrocarbon exploration has taken place in the past, there are no wells or planning permissions associated with conventional hydrocarbon activity in Cheshire East.

Unconventional hydrocarbons refer to oil and gas which is trapped within rocks of low permeability and, as a result, these hydrocarbons are more difficult to extract. The unconventional reserves likely to be of most relevance to Cheshire East are shale gas and coalbed methane. Shale is formed from muddy sediments rich in organic matter deposited in seas millions of years ago. As these sediments were buried, they were heated and turned into rock and the organic matter was converted into gas and oil which is trapped in the rock. Hydraulic Fracturing commonly known as “fracking” is a technique used in the extraction of gas from shale rock. Coalbed methane occurs when methane is bound within coal by a process known as adsorption i.e. where gas molecules adhere to surfaces or fractures within the coal. It is extracted by borehole in a similar process to shale gas but, instead of injecting water at high pressure to fracture the rock, the gas is released from the coalbed by pumping out the water that occurs naturally in coal seams.

The exploration, appraisal and extraction of hydrocarbons are controlled by the Government through a licensing system, with relevant consents being required from the Minerals Planning Authority, Environment Agency and Health and Safety Executive. The latest round of Petroleum Exploration and Development Licences (PEDL) were announced in December 2015, with companies invited to bid for exclusive rights to specific areas. Appendix 3 shows the location of the 7 PEDL areas, covering 11 grids of land within or partly within Cheshire East, that were issued through this 14th Onshore Licensing round. The licences convey no permission for operations on land, but give exclusivity for exploration operations against other oil and gas exploration companies within a defined area. The PEDLs issued in Cheshire East have an initial term which expires in July 2021.

No sites in Cheshire East have planning permission to explore, appraise or extract unconventional hydrocarbons such as shale gas. However, the recent issuing of the PEDLS within the Borough means that hydrocarbons are a resource which needs to be considered within the MWDPD.

Clay

Boulder clay covers large areas of Cheshire East, although it varies considerably in thickness and quality. It has historically been extracted for purposes including soil improvement and supply to the brick making industry. More recent uses are as an

³ Planning for Shale Gas and Oil – Briefing Note March 2016, PAS

engineering material in the capping of waste landfill sites. Permission exists at Maw Green near Crewe for extraction of clay and for its use as a landfill capping material on site and for off site use elsewhere. It may not be possible to predict areas where extraction is commercially viable without investigating specific sites.

Question 1 – Have all workable and viable mineral resources present in Cheshire East been identified and is the information provided accurate?

Policy Context

The strategy, policies and allocations contained within the MWDPD must be prepared within the policy context established by national, sub-national (regional/strategic) and local guidance. Key considerations and policy drivers are briefly outlined in the section below.

National

The Government's planning policies for minerals are principally contained within the National Planning Policy Framework (NPPF) published in March 2012. This places a number of requirements on minerals planning authorities when preparing Local Plans. These include the need to identify policies which:

- Manage the extraction of mineral resource of local and national importance;
- Consider the contribution that substitute, secondary and recycled minerals can make to the supply of materials;
- Define and safeguard known locations of specific mineral resources that are of local and national importance;
- Safeguard key supporting infrastructure and facilities used for the handling and processing of minerals;
- Outline criteria against which planning applications will be assessed to address unacceptable adverse impacts caused by development, and;
- Ensure worked land is reclaimed at the earliest opportunity

MPAs are also required to plan for the steady and adequate supply of both aggregates⁴ and industrial minerals. In the case of aggregates, this means preparing an annual Local Aggregate Assessment (LAA) based on a rolling average of 10 years sale data and other relevant local information. All aggregate supply options are considered as part of the assessment including secondary and recycled sources,

⁴ Aggregates refers to sand and gravel, and hard rock

imports and exports, and land won resources. In the case of industrial minerals, it means providing a resource stock or landbank of at least 10 years for individual silica sand sites or at least 15 years where a silica sand site requires significant new capital.

For oil and gas development, MPAs are expected to distinguish between the three phases of hydrocarbon development (exploration, appraisal and development) and address constraints on production and processing within areas that are licensed for oil and gas exploration or production. MPAs should also encourage underground gas and carbon storage and associated infrastructure where geologically feasible.

The NPPF should be read in conjunction with other relevant mineral guidance and advice such as: Planning Practice Guidance⁵; guidelines for aggregates provision in England⁶; good practice advice on mineral safeguarding⁷; and National Policy Statements for Energy⁸, particularly those relating to oil and gas supply and storage.

Sub-National

The Localism Act establishes a ‘Duty to Co-operate’ on planning authorities to ensure that they work together on strategic issues such as minerals planning. The Council does this through participation in the North West Aggregates Working Party (NWWAP), which reports on mineral data activity in the area and ensures that the region and its constituent MPAs meet identified aggregate needs. In addition, the Council must liaise with more distant MPAs where they either also produce or are significant recipients of silica sand, since this is identified as a nationally significant resource. This is to ensure that the implications of any proposed policy changes can be considered on a more strategic basis, particularly if they may result in an overall reduction in supply.

Local

Mineral planning policies in Cheshire East are currently provided by the ‘saved policies’ in the legacy Cheshire Replacement Minerals Local Plan (CRMLP), which was prepared by Cheshire County Council and adopted in 1999. The Cheshire East Local Plan Strategy contains a strategic policy (Policy SE10) on the sustainable provision of minerals. This states that “Cheshire East will make provision for an adequate and steady supply of minerals in support of sustainable economic growth without unacceptable adverse impacts on the environment having considered the need to conserve finite resources as far as possible and safeguard them for future generations”. The policy then outlines 13 specific ways in which this will be achieved. The MWDPD will provide the detailed policies required to achieve the approach that is outlined.

⁵ Planning Practice Guidance is a living online document published by CLG

⁶ National and Regional Guidelines for Aggregate Provision in England: 2005-2020, CLG, 2009

⁷ Mineral Safeguarding in England: Good Practice Advice, British Geological Survey, 2011

⁸ <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/national-policy-statements/>

Current Mineral Demand and Supply Targets

The only targets for the supply of minerals in Cheshire East relates to the production of aggregates and the requirement mentioned earlier for there to be a minimum landbank of at least 10 years for silica sand reserves on individual silica sand sites. The most recently published Local Aggregates Assessment report is the 2014 LAA⁹ which covers the period 1st January to 31st December 2013. This looked at the demand for and supply of aggregates in Cheshire East for the Plan period. This analysis can be divided into sand and gravel, crushed hard rock and other factors impacting on aggregate supply and demand which requires consideration.

Sand and Gravel

The 2014 LAA found that average sales demand for sand and gravel from Cheshire East over the last 10 years had been 0.46 million tonnes per annum and over the last three years had been 0.36 million tonnes. A further 5.17 million tonnes of sand and gravel had planning permission for extraction in the Borough at the end of December 2013 (referred to as the permitted reserve). This meant that there was a remaining aggregate landbank of 11.24 years when calculated against the 10 year sales average or 14.36 years when using the most recent 3 year average sales. This can be compared with the older forecasts that had been made about demand at the national¹⁰ and regional¹¹ level which required Cheshire East to plan for meeting a demand to 2020 of 0.71 million tonnes per annum (referred to as the sub-regional apportionment). This calculation of demand indicates that the Borough had a remaining aggregates landbank of some 7.28 years. All three methods of calculating demand showed that Cheshire East was providing the minimum 7 year landbank requirement identified in the NPPF.

In terms of supply, the LAA also considered how much more reserves of sand and gravel would be needed for the Council to meet either its average 10 year sales demand or its sub-regional apportionment figure for the Plan period to 2030. This meant calculating the supply figure for a 27 year period i.e. the 20 years of the Local Plan period and a further 7 years for the provision of the required landbank. It identified that the total provision needed to meet demand, based on 10 year average sales, would be 12.42 million tonnes. Taking away the existing permitted reserve of 5.17 million tonnes from this figure meant that the Local Plan would need to make provision for a minimum additional reserve of 7.25 million tonnes of sand and gravel. The calculation based on the sub regional apportionment figure showed that the total provision for the Plan period was 19.17 million tonnes, which required a minimum additional reserve of 14 million tonnes.

⁹ Local Aggregates Assessment 2014, Cheshire East Council, April 2015

¹⁰ National and Regional Guidelines for Aggregate Provision in England: 2005-2020, CLG, 2009

¹¹ The Future of Sub-Regional Apportionment in the Cheshire Sub-Region, Cheshire West & Chester Council, 2011

Crushed Rock (Sandstone)

The 2014 LAA found that average sales demand for crushed rock from Cheshire East over the last 10 years had been 0.019 million tonnes per annum and over the last three years had been 0.001 million tonnes. There was a permitted reserve of 4.29 million tonnes of crushed rock at the end of December 2013. This meant that there was a remaining landbank of 226 years when calculated against the 10 year sales average or 429 years when using the most recent 3 year average sales. This can be compared with the older sub-regional apportionment forecasts which required Cheshire East to plan for meeting a demand to 2020 of 0.04 million tonnes per annum. This calculation of demand indicates that the Borough had a remaining crushed rock landbank of some 107 years over the Plan period to 2030. All three methods of calculating demand showed that Cheshire East was providing a considerably higher landbank than the minimum 10 years required by the NPPF.

In terms of supply, the LAA also considered how much more reserves of crushed rock would be needed for the Council to meet either its average 10 year sales demand or its sub-regional apportionment figure for the Plan period to 2030. This meant calculating the supply figure for a 30 year period i.e. the 20 years of the Local Plan period and a further 10 years for the provision of the required landbank. It identified that the total provision needed to meet demand, based on 10 year average sales, would be 0.57 million tonnes. Taking away the existing permitted reserve of 4.29 million tonnes from this figure shows that the Local Plan would not need to make any additional provision for crushed rock, as there was an identified surplus of 3.72 million tonnes. The calculation based on the sub regional apportionment figure showed that the total provision for the Plan period was 1.2 million tonnes, which resulted in an identified surplus of 3.09million tonnes.

Other Aggregate Factors

The consideration of factors other than past demand and older apportionment forecasts are becoming increasingly more important in determining the extent to which MPAs should plan for the provision of aggregates. The NPPF refers to this as other relevant local information and it is something which the North West Regional Aggregates Working Party and its constituent MPAs are giving greater thought to when preparing their LAAs. This is intended to provide a more forward looking and robust analysis of likely potential aggregate demand for land won or primary aggregates and will provide the evidence base upon which Local Plans can be prepared.

These factors will consider the implications on aggregate demand from a range of information sources including the following: up to date local and national forecasts for the economy; the increasing use of secondary and recycled aggregates; the potential to increase the supply of marine dredged aggregates; the levels of growth planned for in adjoining authorities and the associated impact this may have on

aggregate imports and exports from the Borough; and proposals for significant infrastructure projects in the vicinity which could significantly increase aggregate demand. These factors will be taken account of as the MWDPD is developed. The Council is currently preparing the 2015 LAA which covers aggregate figures for the 2014 calendar year. Initial findings indicate that there has been a substantial increase in sand and gravel sales over this period with a consequential reduction in the size of the remaining landbank. This emphasises the need for a robust approach to planning for aggregate supply in the MWDPD.

Silica Sand

The 2014 LAA reported that approximately 1.04 million tonnes of silica sand from Cheshire was sold in 2011, although the more recent 2012 Annual Raised Inquiry showed a drop in sales to 0.92 million tonnes in Cheshire. The figure is not split between the two MPAs in Cheshire. In addition, only two of the four silica sand sites in Cheshire East were reported to hold the permitted reserve stock of at least 10 years required by national planning policy. This would indicate the likely need for further provision to be made for silica sand in the MWDPD, either through the expansion of existing sites or the formation of new sites. This would also contribute to the overall aggregate landbank in the Borough, since aggregate production in Cheshire East is currently only an ancillary product of silica sand quarrying.

Question 2 – Do you have any comments on the demand and supply of mineral resources, particularly aggregates and silica sand, in Cheshire East which the Council should consider in preparing the MWDPD?

Key Issue 1 – Ensuring an Adequate and Steady Supply of Minerals from Cheshire East

The first key issue which the Council needs to consider when preparing its MWDPD relates to the vision, priorities and strategy that should be developed to ensure that the Borough produces an adequate and steady supply of minerals. This needs to be achieved within the policy context and targets described above.

Vision & Priorities

The Local Plan Strategy (LPS) already contains a vision for Cheshire East which refers to the supply of important natural mineral resources such as silica sand and

salt being achieved in the most sustainable way possible. In order to deliver its vision the LPS sets out four strategic priorities, namely:

- Promoting economic prosperity by creating conditions for business growth;
- Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided;
- Protecting and enhancing environmental quality of the built and natural environment; and
- Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.

Minerals extraction in Cheshire East impacts on all four of these strategic priorities. Strategic Priority 1 specifically refers to the direct benefit that mineral working brings to the rural economy which helps promote economic prosperity. Strategic Priority 2 refers to the need to ensure that suitable infrastructure, including energy, is provided to support the community. Strategic Priority 3 refers specifically to providing a supply of mineral resources including suitable alternatives in the most sustainable way possible without unacceptable environmental costs. It also refers to the need for the Local Plan to include "safeguarded land" which can meet the longer term development needs of the Borough stretching beyond the plan period. Ensuring high quality restoration and aftercare of mineral workings will also help enhance the natural environment. While encouraging the sustainable transport of minerals would also help meet Strategic Priority 4.

The vision and strategic priorities identified in the LPS are also supplemented by two policies which detail how the Council will achieve sustainable development in Cheshire East (Policy SD1) and what the sustainable development principles are that must be met by all development in the Borough (Policy SD2).

Question 3 – Does the MWDPD require the development of a more detailed vision and priorities for minerals or are those already included in the LPS sufficient? If you think a more detailed vision and priorities are required, please explain why and indicate what these should cover.

Strategy

The Council proposes to develop detailed policies in the MWDPD to help achieve the elements outlined in Policy SE10 of the LPS, as this provides the overarching policy steer for minerals. Of particular focus will be the need to ensure that a strategy is developed which will enable sufficient additional reserves of silica sand and sand &

gravel to come forward to meet identified needs during the plan period, since the LAA is showing there to be a shortfall in their supply.

There are four possible approaches to achieving this as follows:

- *Identify specific sites for mineral extraction including extensions to existing sites.* This provides a high degree of certainty for the industry and local community as to where mineral extraction might take place but would offer little flexibility. Extensions to existing sites can have benefits over new sites such as reduced environmental disturbance and more efficient use of resources including the full recovery of minerals;
- *Identify 'Preferred Areas' for mineral extraction.* These areas are focussed on where the minerals reserve can be most viably extracted. It provides a more balanced approach to certainty and flexibility when considering where mineral extraction might take place. Evidence provided by the minerals industry will be used by the Council to help identify these areas;
- *Identify 'Areas of Search' for mineral extraction.* These are geographically larger areas than Preferred Areas. Areas of Search provide flexibility but give less certainty as to the possible locations for minerals extraction as they are based on weaker geological evidence; and
- *Criteria based.* Mineral planning applications would be determined on a case by case basis in accordance with identified criteria. This approach relies on sites coming forward during the Plan period. Therefore, it provides less certainty that new provision will be made or where it will be located, although it provides the greatest flexibility to the industry. This approach is the least likely to ensure that the Council meets its targets for ensuring an adequate and steady mineral supply.

The adopted approach is likely to be a combination of these approaches. The current Cheshire Replacement Minerals Local Plan identifies Preferred Areas for future workings of silica sand, sand and gravel, and salt; an Area of Search for sand and gravel; and sets criteria for future working of clay, coal, hydrocarbons and peat. The 2014 LAA notes that less than 1% of the total allocated Areas of Search, some 5,310 hectares, have been taken up by subsequent permission. The focus of both silica sand and sand and gravel development had been within Preferred Areas. These were mostly associated with existing quarries.

Question 4 – What approach do you think should be taken for each of the minerals present in Cheshire East to ensure that the MWDPD delivers an adequate and steady supply of minerals?

Key Issue 2 – Ensuring the Prudent, Efficient and Sustainable Use of Mineral Resources

This issue involves considering how mineral resources can be used appropriately to reflect the fact that they are a finite resource. It is concerned with how and to what extent the MWDPD should ensure the prudent, efficient and sustainable use of Cheshire East's primary minerals and how to encourage the recycling of suitable materials to minimise primary extraction.

National planning guidance identifies the importance of making best use of minerals to secure their long-term conservation. Current policies in the CRMLP encourage the use of secondary aggregates or substitute aggregate materials, particularly recycled waste material, whilst not permitting applications for the winning and working of minerals where it would involve the use of high quality minerals for low grade purposes.

Policy SE10 of the Emerging Local Plan Strategy encourages the provision of suitable alternative materials to land won minerals in order to minimise the need for new primary extraction and conserve finite natural resources.

Encouraging and enabling the provision of suitable recycled materials will need close integration with policy concerning the provision of waste management facilities in Cheshire East. Recycled construction and demolition waste can be used as an aggregate material offering a suitable alternative to land-won minerals depending on the specifications needed. The nature and extent of this waste stream in Cheshire East is discussed later in this paper, although it is worth noting that the Mineral Products Association consider that recycled and secondary materials now account for 28% of the Great Britain aggregates market¹². In addition, policy concerning sustainable construction can contribute to minimising the requirement for new primary extraction through the re-use of materials.

Silica sands have a wide range of uses from industrial applications such as glass making and foundry casting to leisure based such as sport pitch enhancement. As Cheshire East's silica sand resource is a scarce, high quality material, consideration will need to be given to ensuring its appropriate end use. Silica sand and products manufactured from it can be re-used and recycled together with some newly dug sand.

Another possibility to conserve primary land won aggregate would be to explore the greater use of marine aggregate. According to information provided by the Crown Estate & British Marine Aggregate Producers Association¹³, 0.25 million tonnes of construction aggregate were extracted from the marine licensed areas in the North West during 2015, with 97% of the tonnage being delivered to the North West. In

¹² The Minerals Product Industry at a Glance, The Mineral Products Association, 2016 Edition

¹³ The Crown Estate & British Marine Aggregate Producers Association Extraction Report 2015

addition, the area licensed for marine aggregate extraction in the North West has increased during 2015. It is not known to what extent marine aggregates landed in the dredging areas across the North West currently contribute to fulfilling the demand in the Borough. Further work will need to be undertaken as part of the LAA to gain an understanding of the contribution marine aggregates is currently making and may have in the future.

Question 5 – Do you have any comments on how the Council can ensure the prudent, efficient and sustainable use of minerals resources through its policies in the MWDPD?

Key Issue 3 – Safeguarding Mineral Resources

As minerals can only be worked where they are found, it is important that any proven resources are not needlessly sterilised by other forms of surface development. With increased pressure on land use, the MWDPD will need to consider how it will approach safeguarding resources to ensure that they are available to meet the mineral needs of future generations. This will require, in line with national guidance, the definition of 'Mineral Safeguarding Areas' (MSAs) to alert the presence of mineral resources.

MSAs are a designation and not an allocation whose purpose is to alert interested parties to the existence of proven mineral deposits that are, or may become, of economic importance in the future. There is no presumption that resources in a MSA will be worked nor that other forms of development will be precluded, but they ensure that the presence of a mineral resource is taken into account during the decision making process. This includes by developers when they put together non-mineral development proposals on a site where minerals are likely to be present or by the local planning authority when it is required to determine such an application.

The NPPF requires local planning authorities to safeguard infrastructure associated with the bulk transport of mineral resources by rail or other non road means, including related storage, handling and processing facilities. Safeguarding can also apply to the handling, processing and distribution of substitute, recycled and secondary aggregates. This will require co-ordination with policies concerning the provision of waste management facilities in Cheshire East, for example aggregate recycling.

The NPPF also requires MPAs to set out policies to encourage prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place in MSAs and to prevent unnecessary sterilisation of minerals.

Planning Practice Guidance requires MPAs to adopt a systematic approach for safeguarding mineral resources which:

- Uses the best available information on the location of all mineral resources in the authority area. This may include use of British Geological Survey maps as well as industry sources;
- Consults with the minerals industry, other local authorities, local communities and other relevant interests to define Mineral Safeguarding Areas;
- Sets out Mineral Safeguarding areas on the policies map that accompanies the local plan; and
- Adopts clear development management policies which set out how proposals for non-minerals development in Mineral Safeguarding Areas will be handled, and what action applicants for development should take to address the risk of losing the ability to extract the resource. This may include policies that encourage the prior extraction of minerals.

Detailed advice on mineral safeguarding may be found in the British Geological Survey report “Mineral Safeguarding in England: Good Practice Advice”. This recommends a six stage methodological approach to defining MSAs in unitary authority areas like Cheshire East. With the later stages being undertaken following both a consultation of the draft MSAs and the Sustainability Appraisal of options.

There are two other factors which need to be considered in relation to safeguarding. The first relates to mineral resources that lie across authority boundaries. In these cases a joined up approach will be necessary with the neighbouring Minerals Planning Authority(s) to ensure that development in one MPA does not needlessly sterilise resources in an adjacent MPA area. The second relates to whether it is necessary to define ‘buffer zones’ around safeguarded areas depending on the mineral that is being safeguarded. This would alert developers and others to the potential of mineral resources being sterilised by incompatible neighbouring development taking place close to the resource.

Question 6:

- (a) Which mineral resources in Cheshire East do you consider warrant safeguarding?*
- (b) Should Mineral Safeguarding Areas cover the full extent of the available resource or should it exclude existing urban areas?*
- (c) Should buffer zones be used and should any distinction be made between different mineral resources and the buffer distances that apply?*
- (d) Which mineral related infrastructure in the Borough should be considered for safeguarding?*

Planning for the Management of Waste

Introduction

The production or consumption of goods and services in the economy and wider society naturally results in the creation of waste. This needs to be appropriately managed. The way waste is managed has changed significantly in recent times with the emphasis being on achieving the Government's key aim of moving towards a 'zero waste economy'¹⁴ as part of the transition to a sustainable economy. In such an economy, material resources are re-used, recycled or recovered wherever possible, and only disposed of as the last option. To achieve this, waste must be managed according to the principles of the 'Waste Hierarchy'¹⁵, whereby options for management are prioritised in order according to their environmental impact.

The most sustainable and environmentally friendly option for managing waste is to reduce the amount of waste that is produced in the first place. For example, this could be achieved by using less material in the design and manufacture of a product or by keeping products for longer. When waste is created, priority should then be given to its preparation for re-use (including repairing and refurbishing), followed by recycling (including composting), then recovery (including energy generation), and last of all disposal (for example, to landfill).

In preparing its part 3 Local Plan, the Council is seeking to develop appropriate planning policies that will enable the sustainable management of waste in Cheshire East. The Council must do this within the policy context established by EU directives, national legislation, regulation and guidance, as well as by taking account of appropriate strategic and local considerations.

Key aspects of the current waste policy context are identified below, together with background information on the various types of waste generated and processed in the Borough. The latest estimates for the additional capacity required to meet the forecasted needs for managing the Borough's waste to 2030 is also provided for information. This has led to the Council identifying three key issues which need to be considered when drawing up its waste policies, together with a number of related questions. Your input into these questions and considerations would be welcome.

Policy Context

European

The 2008 revised European Waste Framework Directive provides the overarching legislative framework for the management of waste. In addition to the Waste Hierarchy principle already mentioned above, the Directive introduces the principles

¹⁴ As set out in the Waste Management Plan for England, December 2013, DEFRA

¹⁵ A legislative requirement under Article 4 of the revised EU Waste Framework (Directive 2008/98/EC) transposed through the Waste (England and Wales) Regulations 2011.

of 'self-sufficiency' and 'proximity' into waste management. This requires sufficient capacity to be developed to reduce waste movements and enable waste to be managed in the most appropriate way to reduce its adverse impacts on human health and the environment. The Directive has been enshrined in law through the Waste (England and Wales) Regulations 2011.

National

At the national level, the Waste Management Plan for England explains how the Government intends to work towards a more sustainable and efficient approach to resource management. It also explains how the Government will help support implementation of the objectives and provisions of the revised European Union Waste Framework Directive (2008/98/EC).

The Government's planning policies for waste are principally contained within the document 'National Planning Policy for Waste' (NPPW) which was published by CLG in October 2014. It sets out the guidance which planning authorities should take account of when discharging their responsibilities to plan for the strategic and sustainable management of waste. The NPPW is divided into the following five areas:

- Using a proportionate evidence base;
- Identifying the need for waste management facilities;
- Identifying suitable sites and areas;
- Determining planning applications; and
- Monitoring and reporting

The NPPW should also be read in conjunction with other relevant guidance particularly the National Planning Policy Framework¹⁶, Planning Practice Guidance¹⁷, the Waste Management Plan for England¹⁸, and the National Planning Policy Statements for Waste Water¹⁹ and Hazardous Waste²⁰.

Strategic

The Localism Act 2011 establishes a 'Duty to Co-operate' on planning authorities' to ensure that they work together on strategic issues such as waste planning. Therefore, the Council must understand the current waste flows into and out of the Borough and whether the Local Plan should seek to accommodate further waste management facilities or can rely to some extent on existing or planned facilities in another authority area to accommodate some of its waste. Any significant use of

¹⁶ National Planning Policy Framework, CLG, March 2012

¹⁷ Planning Practice Guidance – a living online document published by CLG

¹⁸ Waste Management Plan for England, DEFRA, December 2013

¹⁹ NPPS for Waste Water, DEFRA, February 2012

²⁰ NPPS for Hazardous Waste, DEFRA, June 2013

another authority's waste management capacity should be discussed with that authority as part of the plan making process.

Local

Waste planning policies in Cheshire East are currently provided by the 'saved policies' in the legacy Cheshire Replacement Waste Local Plan, which was prepared by Cheshire County Council and adopted in 2007. The Cheshire East Local Plan Strategy contains a strategic policy (Policy SE 11) on the sustainable management of waste requiring proposals to accord with the principles and priorities of the waste hierarchy and for the third part of the Local Plan (i.e. the MWDPD) to show how the waste management needs of the Borough will be met.

Waste Arisings and Streams

The amount of waste generated in an area is referred to as the 'waste arisings' and this is broken down by types referred to as 'waste streams'. Waste that is subject to legislative control in either its handling or disposal is call controlled waste. The principal controlled waste streams are:

- Local Authority Collected Waste;
- Commercial and Industrial; and
- Construction, Demolition and Excavation

Other waste streams include Hazardous, Agriculture, and Low Level Radioactive. Further information on these waste streams is provided below. Table 1 summarises the latest information on the current levels of these waste arisings in Cheshire East and gives a forecast for what these levels may be in at the end of the plan period in 2030. All information on waste arisings and forecasts in this paper is taken from the Council's 2014 Waste Management Needs Assessment document unless otherwise indicated²¹.

Table 1 – Principal Waste Arisings and forecasts for Cheshire East as reported in the Council's 2014 Waste Management Needs Assessment.

Waste Stream	Current Arisings (Tonnes)	% of Total²²	Forecast Arisings at 2030 (Tonnes)
Local Authority Collected Waste ²³	194,549	13	Between 129,000 and 205,000
Commercial and Industrial Waste	523,700	36	543,000
Construction, Demolition	113,316	8	141,000

²¹ Cheshire East Waste Management Needs Assessment, LRS Consultancy, 2014

²² Rounded to nearest whole number

²³ Source for Current Arisings: Local Authority Collected and Household Waste Statistics 2014 to 15, data.gov.uk

and Excavation Waste			
Hazardous Waste	28,546	2	40,000
Agricultural Waste ²⁴	581,000	41	613,000
Radioactive Waste	200	0	282
Total	1,441,311		Between 1,466,282 and 1,542,282

Local Authority Collected Waste (LACW)

This refers to all waste collected by the Local Authority and was previously referred to as 'Municipal' or 'Municipal Solid Waste'. It comprises mostly the waste collected from households and from Household Waste Recycling Centres. As shown in Table 1, a total of 194,459 tonnes of LACW was collected in 2014/15 comprising just under a quarter of all waste arisings in the Borough. The majority of this type of waste is collected from households, some 181,268 tonnes in 2014/15, of which 56.8% was either recycled, composted or reused, and 43% was sent to landfill for disposal²⁵.

In common with national trends, the total collected volume of this type of waste fell by 5.3% in Cheshire East between 2009 and 2013. The recycling rate increased slightly over this period, from 49% to 53%. The impact of both factors therefore saw residual waste (black bin) collections reduce by 12.5%, from 96kt to 84kt, during this same period.

More recent information on LACW to that reported in the WMNA is now available²⁶. This shows that 197,198 tonnes of waste material was collected by Cheshire East, of which 183,337 tonnes was collected from households across the Borough. This marks a 1% increase from the previous year. Of the total amount, 55.3% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). This recycle rate ranks the Council in the top 10% nationally for the seventh year in a row. When comparing unitary authorities, Cheshire East is the sixth best in England and the second best Unitary Council in the North West. The average amount of household waste collected per head of population in Cheshire East in 2015/16, that was neither recycled, reused nor composted, was 484.8kg. This marks a small increase on the previous year's amount of 467kg.

The collection of LACW in Cheshire East is undertaken by ANSA on behalf of the Council and managed at contracted facilities. It is based on a three bin alternative collection service. The dry recyclable component (silver bin) is bulked up in the Borough prior to transportation to the UPM Material Recovery Facility at Shotton near Deeside. The green or garden waste (brown bin) is transported to several

²⁴ Only 1,000 tonnes of this waste requires off site management

²⁵ Source: Local Authority Collected and Household Waste Statistics 2014 to 15, data.gov.uk

²⁶ Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2015/16

contracted composting facilities both within and outside the Borough. In 2015/16, just over 60% of the residual non-recyclable or compostable waste (black bin) was landfilled at the facility in Maw Green, Crewe. The remainder of this waste was transported for incineration at an energy from waste facility in Stoke.

The Council is moving away from the use of landfill as a form of waste management in response to the requirements of European Legislation and national policy on waste which has resulted in the introduction of the Landfill Escalator Tax (currently set at £84.40 per tonne in 2016). The Council approved a Municipal Waste Management Strategy in October 2014 which covers the period to 2030. This identifies a number of high level strategic objectives for the future collection, treatment and disposal of waste in Cheshire East including the following:

- Making waste prevention, reduction and reuse a priority over recycling and disposal;
- Working to reduce the total amount of household waste produced per annum and per person in Cheshire East;
- Continuing to exceed national targets for recycling (currently 50% by 2020);
- Reducing organic waste arisings by giving priority to promoting home composting solutions for garden and food waste;
- Utilising energy generation to process 40,000 tonnes of kerbside collected organic waste by sustainable bio technologies, such as anaerobic digestion, to generate heat and power; and
- Reducing to zero the disposal of residual waste to landfill and instead redirecting this waste so that 100% is managed by using waste to energy generation as a disposal method.

The Council's 2014 Waste Management Needs Assessment produced three forecasts for LACW for the plan period to 2030 based on population growth, household growth and an analysis of historical time series data to incorporate trends. This produced an estimated range of between 129,000 and 205,000 tonnes of LACW being produced by 2030 which will require managing by a number of different methods in accordance with the waste hierarchy.

Commercial and Industrial Waste (C&I)

Commercial and Industrial waste (or 'trade waste') consists of various waste materials generated from the activities of the commercial and industrial sectors. It includes waste collected from a wide range of premises including shops, offices, hotels, catering establishments, factories and industrial plants. It does not include waste produced by agriculture or quarry and mining activities. It also specifically excludes waste management and recycling businesses to avoid double counting.

Arrangements for the collection and management of C&I waste are made within the private sector and are market driven. Therefore, movement of this waste is not governed by local authority boundaries and waste can be exported from one area to

another depending upon the type of waste, the location of the facility and the transport infrastructure. C&I waste arisings from Cheshire East are managed across a range of waste management facilities both within and outside the Borough.

As shown in Table 1, C&I waste was estimated to be some 523,700 tonnes in 2015 and so makes up around 36% of all waste arisings in the Borough. It is also estimated that approximately 60% of the C&I waste is re-used or recycled. It is forecast that C&I waste will increase to an annual rate of some 543,000 tonnes by the end of the plan period in 2030. These estimates have been derived by applying growth forecasts for businesses in Cheshire East to the best available information on C&I waste arisings. It should be noted that this arisings data was obtained from the most recent waste survey of commercial and industrial businesses in the North West of England undertaken in 2009 but which is now a little dated. The methodology used is fully explained in the Council's 2014 Waste Management Needs Assessment.

Construction, Demolition and Excavation Waste (CDEW)

This comprises waste arisings from the construction and demolition industries, including excavation during construction activities, and mainly consists of inert materials such as soils, stone, concrete, brick and tile. This waste stream does also contain non-inert elements such as wood, metals, plastics, cardboard and residual household like wastes. However, the inert elements make up the majority of the total tonnage due to their weight.

Understanding how much CDEW is produced is difficult to measure due to the way it is managed. There are two reasons for this. Firstly, for cost reasons (i.e. transport costs and landfill tax) significant quantities of this waste is recycled and re-used on the site where they arise and, therefore, do not enter the recorded waste stream. Secondly, a large proportion of the waste that is removed from site is managed at small scale facilities where waste management activity is exempt from the environmental permitting system monitored by the Environment Agency.

This means that data is only available for the proportion of the waste material which leaves site and is managed through permitted waste facilities. This data is recorded in the National Waste Data Interrogator (NWDI) which is the main source of information on operational permitted waste management facilities. As Table 1 shows, the NWDI reports that around 113,000 tonnes of CDEW was produced in Cheshire East in 2012 and subsequently handled by a licensed waste facility. Approximately 70% of this waste was sent to landfill and 26% was recycled or reused. The NWDI shows that the vast majority is landfilled or recycled within Cheshire East, with small volumes treated or landfilled outside of the Borough. Planning permission exists in Cheshire East for the infilling of former quarries with inert CDEW for site restoration purposes.

The Council's 2014 Waste Management Needs Assessment forecasts that CDEW will increase over the plan period to 141,000 tonnes per year by 2030.

Hazardous Waste

Waste is classified as "Hazardous" if it has characteristics that make it harmful to human health or the environment, either immediately or over time. Hazardous waste is a sub-category of the three principal waste streams discussed above, since they all can contain wastes that are hazardous. The Interrogator (NWDI) recorded that 28,546 tonnes of hazardous waste was generated in Cheshire East in 2012. This is mostly dealt with at specialist, material specific licenced facilities outside of Cheshire East. This includes, for instance, incineration of Cheshire East generated healthcare wastes in Wrexham and incineration of asbestos based construction & demolition wastes in Doncaster.

The Council's 2014 Waste Management Needs Assessment forecasts that the levels of hazardous waste would rise to 40,000 tonnes per year by 2030.

Agricultural Waste

The Environment Agency website describes agricultural waste as any substance or object from premises used for agricultural or horticulture which the holder discards, intends to discard or is required to discard. It is waste specifically generated by agricultural activities and, for example, includes: slurry; empty pesticide containers; old silage wrap; out of date medicines and wormers; used tyres; and surplus milk. However, it excludes non-agricultural waste which may be generated on a farm such as that coming from a farm shop or vegetable packing plant which would be classified as C&I waste.

Given the rural nature of large parts of the Borough considerable quantities of agricultural waste arise in Cheshire East. As shown in Table 1, an estimated 581,000 tonnes of agricultural waste was generated in Cheshire East in 2012. However, the vast majority remains on site to be composted or treated for land management purposes. Only a small proportion leaves farm holdings for management elsewhere i.e. an estimated 1,000 tonnes in 2012. The Council's 2014 Waste Management Needs Assessment forecasts that agricultural waste will increase over the plan period to 613,000 tonnes per year by 2030, although there would be no increase in the overall amount of this waste that leaves farm holdings during this time i.e. 1,000 tonnes.

Low Level Radioactive Waste

Radioactive waste is any material that is either radioactive itself or is contaminated by radioactivity and for which no further use is envisaged. Most radioactive waste is produced in connection with the operation of nuclear power stations and is referred to as 'nuclear waste'. Radioactive waste also arises from other activities such as in defence, medical, industrial and educational establishments. This is referred to as

‘non-nuclear waste’. Radioactive waste is not included in the definition of hazardous waste and no data on arisings and their destinations is held by the Environment Agency as there is a different regime for its regulation. The Environment Agency’s Pollution Inventory shows a single industrial producer of low level radioactive waste in Cheshire East producing around 200 tonnes in 2012. This material is currently incinerated in a specialist facility. The location of the facility is not disclosed but is likely to be outside Cheshire East.

The Council’s 2014 Waste Management Needs Assessment forecasts that the level of low level radioactive waste produced in the Borough and requiring incineration is likely to increase to around 282 tonnes by 2030.

Question 7 – Do you have any comments on the Council’s evidence regarding current and forecasted waste arisings?

The Waste Management Needs Assessment Findings

As detailed above, the latest WMNA forecasts that by 2030 a total of between 1.46 and 1.54 million tonnes of waste will be generated in Cheshire East. Not all of this waste will require additional waste management capacity to be provided within the Borough to process it. For example, agricultural waste will largely continue to be disposed of by land spreading and specialist facilities outside of the Borough for processing radioactive and hazardous waste are still likely to be used for economic viability reasons. The WMNA identified the capacity of existing consented waste management facilities within Cheshire East for LACW and C&I waste streams and compared this with the forecasted need at 2030. This led to the identification of waste management capacity gaps for these waste streams which the Council must plan for through its part 3 Local Plan.

Other waste streams, particularly for the processing of construction and demolition wastes, are more difficult to plan for due to lack of available data i.e. they tend to be processed at facilities that are exempt from waste permitting. While Environment Agency records show that there are over 6,000 locations within Cheshire East where waste management facilities can operate, it is not known how many of these facilities are in operation or what volumes they process. Therefore, exempt sites have been excluded from the capacity evaluation.

Waste movements between Waste Planning Authorities (WPA) will also impact on the available capacity in that area. In the case of Cheshire East, the WMNA reports

that the available data from the Interrogator (NWDI), which doesn't cover all movements or give a detailed geographical waste source in all cases, suggests around half of the 157,542 tonnes of waste generated in the Borough in 2012 appears to be processed or disposed of within Cheshire East. This is mostly by composting and non-hazardous landfill. A significant proportion of the remainder is processed outside the Borough in Staffordshire and Stockport. This is mostly for the treatment of sludge from waste water treatment. Excluded from these figures is the mixed recyclates collected from households in the Borough and sent to Deeside (Flintshire) for processing. The Council's latest information indicates that this amounted to around 39,000 tonnes in 2015/16.

Conversely, the Interrogator shows that a total of 346,545 tonnes of waste was handled in Cheshire East in 2012. The majority of this waste (79%) comes from Cheshire East itself (21%) and the former Cheshire County Area (58%). These go mainly to non-hazardous landfill and composting facilities. The rest of the inputs come mostly from Cheshire West & Chester (5.2%), the North West region (5%), Flintshire (3.7%), Norfolk (4.5%) and Stoke (3.5%). These go mostly to landfill.

It should be noted that the 58% (or 253,988 tonnes) of waste attributed to the former Cheshire County area and the 5% (or 22,051 tonnes) of waste attributed to the North West region is not broken down by the Interrogator to council area. This means that it will include waste originating in Cheshire East. This highlights the issue that information on waste is not comprehensive and that the Council must develop its MWDPD based on a robust analysis of the best available information, whilst acknowledging the information gaps that exist and any weaknesses there may be in the information that is available.

The capacity gap analysis found that:

- Organic Waste Management - There is insufficient organic waste management capacity in the Borough to manage current and future forecast organic waste arisings, particularly for food waste. Food waste is usually processed by anaerobic digestion (AD) or in-vessel composting which are more expensive treatments than the aerobic composting treatment used for garden waste. A capacity gap of up to 43,000 tonnes per annum is forecast by 2030. This could be met within Cheshire East by the development of an AD treatment site of 2 ha or two smaller facilities on sites of 0.3 ha each;
- Recycling – There is only enough recycling capacity in Cheshire East to manage 30% of the total estimated arisings of recyclable material. Facilities in other areas are currently used but additional capacity is likely to be required if recycling and re-use rates are to increase in line with EU targets. These targets may be met through improved collection methods and the use of Material Recovery Facilities (MRF) to sort recyclable waste. Current MRF

capacity amounts to 125,000 tonnes per annum compared with a requirement to re-use and recycle up to 420,000 tonnes per annum;

- Residual Waste Management – The residual (black bin) waste has traditionally been landfilled, although other treatments such as energy recovery or mechanical biological treatment are now encouraged as a way of managing waste higher up the waste hierarchy. There is a clear capacity gap with time limited landfill capacity to 2027 and no recovery facilities for residual non-hazardous waste in the Borough. This gap of between 130,000 and 232,000 tonnes per year is the equivalent of the input of 1 or 2 energy recovery or gasification facilities. It is recommended that this gap is filled either with a new strategic facility in Cheshire East (which would require a site of around 2.5ha to be allocated) or by utilising another facility nearby. However, there are a significant number of such facilities either planned or in operation in nearby authorities, several of which are likely to have sufficient capacity for the treatment of residual waste from Cheshire East. Consequently, the study identifies that it may not be economically viable to deliver a new facility in the Plan area and options for utilising other available facilities in nearby authorities should be explored;
- Construction, Demolition and Excavation Wastes – Most of the recorded element of this waste in Cheshire East is disposed of at landfill sites within the Borough. Sites for the treatment of inert wastes are often based at quarries or landfill sites and for this reason will ultimately be time-limited due to the temporary nature of quarries and landfill sites. If processing and disposal sites for this waste stream are located a significant distance from the location of waste arising, it becomes uneconomical to transport the waste there and illegal tipping is more likely to occur. Therefore, there is a need to ensure the availability of a broad distribution of appropriate sites to support the proper management of this type of waste in the Borough. This waste stream is increasingly being managed through aggregate recycling facilities. This provides a sustainable source of material for the construction sector, replacing the need to use primary minerals in construction.
- Radioactive Waste – Most of the radioactive material that arises in Cheshire East is of a low or very low level. Therefore, it can be managed at non-hazardous waste management sites unless there is a specific prohibition against doing so. The quantities of radioactive waste are small and not sufficient to justify the development of new waste management facilities. Advice from the Planning Inspectorate is that policies on the management of

this waste stream are unlikely to be needed unless there is specific interest in the development of facilities from operators in the area.

The WMNA was prepared on the basis of the levels of growth identified in the Local Plan Strategy submitted to the Secretary of State for Communities and Local Government in May 2014 i.e. 27,500 new homes and land for a minimum of 300 hectares of employment land. As a result of the examination process, the Council are now proposing modifications to the Plan which would result in the provision of 36,000 new homes and a minimum of 380 hectares of employment land between 2010 and 2030. As this is likely to lead to changes to the levels of waste being generated over the Plan period, the Council will be commissioning a new WMNA to consider the implications for waste management planning. This assessment will also take account of new waste capacity that has been implemented or granted permission since the last WMNA, including the Council's new environmental hub facility for waste management at Middlewich. These factors will be taken account of as the MWDPD is developed.

Question 8 – Do you have any comments on the capacity gap findings and recommendations identified in the Council's latest Waste Management Needs Assessment?

Key Issue 4 – Meeting the Waste Management Needs of Cheshire East

The background information on the policy context and waste management needs of Cheshire East provided above leads to the fourth key issue identified in this paper and the first to cover waste matters. This is concerned with how the Council should go about developing its MWDPD with regard to the vision, priorities and strategy for ensuring that suitable waste management facilities are available in the Borough to manage waste in the most sustainable way. This should involve a mix of types and scale of facilities. The strategy will also need to consider the extent to which it is appropriate to export waste for management at facilities outside of Cheshire East.

Vision & Priorities

The National Planning Policy for Waste requires Local Plans to identify sufficient opportunities to meet the identified needs of their area for the management of waste. This should be achieved by driving waste management up the waste hierarchy, provided this does not endanger human health or harm the environment. Local Plans should also provide a framework within which communities and businesses are engaged and take responsibility for their own waste in line with the proximity

principle. This will require the development of a collective vision and set of agreed priorities for sustainable waste management planning in Cheshire East.

The Local Plan Strategy (LPS) already contains a vision for Cheshire East which refers to waste being reduced and managed sustainably, and for it to be utilised as a resource wherever possible. In addition, Strategic Priority 2 in the LPS refers to the need to ensure that suitable infrastructure, including waste, is provided to support the community. Strategic Priority 3 refers specifically to managing waste in the most sustainable and environmentally sensitive way possible through its prevention and utilisation as a resource, driving it up the waste hierarchy. Strategic Priority 4 also refers to promoting more sustainable modes of transport which could result from the way waste is managed in the Borough.

The vision and strategic priorities identified in the LPS are also supplemented by two policies which detail how the Council will achieve sustainable development in Cheshire East (Policy SD1) and what the sustainable development principles are that must be met by all development in the Borough (Policy SD2).

Question 9 – Does the MWDPD require the development of a more detailed vision and priorities for waste management or are those already included in the LPS sufficient? If you think a more detailed vision and priorities are required, please explain why and indicate what these should cover?

Strategy and Potential Additional Facility Types to Meet Needs

As identified in the capacity gap analysis mentioned above, the findings from the Council's latest Waste Management Needs Assessment indicates that the Local Plan should develop a strategy which focuses on encouraging further waste management facilities for organic, recycling, and construction, demolition and excavation (C&I) wastes in Cheshire East. This would mean developing more anaerobic digestion (energy from waste) and aerobic composting facilities for organic waste, material recovery facilities to sort mixed recyclates, transfer/bulking stations to sort segregated recyclates, recovery facilities for some residual waste (such as mechanical biological treatment), and landfill to accommodate the element of C&I waste that is taken off site and not used or recycled. It is already the Council's strategy to stop landfilling residual waste by the end of the Plan period.

It is proposed that the other main waste streams continue to be largely managed outside of the Borough. This is because these facilities are more specialist in nature

and so would be less economically viable to provide within the Borough or because there is existing spare capacity for these facilities in nearby areas. This would include the disposal of hazardous waste, residual waste for combustion and radioactive waste. The Council will engage through Duty to Co-operate discussions with those authorities, for waste streams greater than 5000 tonnes per annum, to agree that the Council's MWDPD can take account of this capacity.

A summary of the types of waste management treatment facilities that are available is provided in Appendix 5 for information.

Question 10 – Do you have any comments on the strategy the Council should develop in its MWDPD to manage its waste needs? Do you agree the suggested approach above would be suitable?

Scale of Facilities

National guidance also indicates that Local Plans should recognise the need for a mix of types and scale of facilities. The Council acknowledges the need for a mix of facility types as already outlined above. However, consideration also needs to be given to the scale of the facilities that should be encouraged within Cheshire East. This leads to a number of questions or approaches as follows:

- Should the MWDPD seek to provide a large number of smaller waste management facilities and spread these across the Borough to met the local needs of individual towns?; or
- Should the MWDPD seek to provide one large strategic facility to meet all the Borough's needs?; or
- Should the MWDPD seek to rely on a sub-regional facility which could accommodate waste from multiple authorities?

The answer may be different depending on the type of waste facility to be provided, the volume of the waste stream and the economics of provision. The reliance on sub-regional facilities will make Cheshire East less self sufficient and could be a less sustainable option if large volumes of waste are being transferred by a number of authorities to make it viable. In addition, for some waste streams there may not be enough waste to justify the provision of a number of smaller community facilities spread across the Borough.

Question 11 – Do you have any views on the scale of facilities that should be provided in the Borough for different waste streams?

Key Issue 5 – Identifying Suitable Sites and Areas

National planning policy guidance requires local plans to identify suitable sites and areas for new or enhanced waste management facilities to be located. In preparing plans, waste planning authorities should:

- Identify the broad type or types of waste management facility that would be appropriately located on the allocated site or in the allocated area in line with the waste hierarchy, taking care to avoid stifling innovation;
- Plan for the disposal of waste and the recovery of mixed municipal waste in line with the proximity principle, recognising that new facilities will need to serve catchment areas large enough to secure the economic viability of the plant;
- Consider opportunities for on-site management of waste where it arises;
- Consider a broad range of locations including industrial sites, looking for opportunities to co-locate waste management facilities together and with complimentary activities. Where a low carbon energy recovery facility is considered as an appropriate type of development, waste planning authorities should consider the suitable siting of such facilities to enable the utilisation of the heat produced as an energy source in close proximity to suitable potential heat customers;
- Give priority to the re-use of previously developed land, sites identified for employment uses, and redundant agricultural and forestry buildings and their curtilages.

In addition, national guidance requires waste planning authorities to assess the suitability of sites and areas for new or enhanced waste management facilities against each of the following criteria:

- The extent to which the site or area will support the other policies set out in this document;
- Physical and environmental constraints on development, including existing and proposed neighbouring land uses, and having regard to a range of factors to the appropriate level of detail needed to prepare the Local Plan²⁷;

²⁷ Namely: protection of water quality and resources and flood risk management; land instability; landscape and visual impacts; nature conservation; conserving the historic environment; traffic and access; air emissions, including dust; odours; vermin and birds; noise, light and vibration; litter; and potential land use conflict.

- The capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport; and
- The cumulative impact of existing and proposed waste disposal facilities on the well being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential.

The approach taken in the current Cheshire Replacement Waste Plan (CRWLP) is to identify a network of sites that are considered acceptable 'in principle' for waste management facilities which, when combined with existing facilities, provide an integrated network of sites for waste arising within Cheshire. The CRWLP also seeks to locate waste management facilities in appropriate locations close to the main sources of waste arisings in order to minimise the transportation of waste.

Consideration needs to be given to the approach this Council should take in identifying suitable waste management facilities, bearing in mind current guidance and the success of the previous approach adopted in Cheshire. While it may not be necessary to identify areas if sufficient specific sites are allocated, the allocation of suitable areas such as industrial sites can offer flexibility in terms of the different types of waste facilities that can be accommodated and the opportunities for co-location that can be provided.

The co-location of a number of complimentary waste management facilities on one site can offer benefits such as minimising the distance waste has to travel, assuming that sites are located as close to the main source of waste as possible. This approach is supported by national guidance. However, potential environmental and amenity impacts may also be concentrated and will require appropriate mitigation.

Another consideration is that waste has been identified by the Government as a source of renewable energy, which in turn relates to the meeting of national renewable energy targets and issues associated with climate change. Therefore, any policies concerning the provision of future waste management facilities in Cheshire East will require close integration with the Local Plan Strategy policies on renewable energy i.e. Policies SE8 and SE9. The Council's Climate Change and Sustainable Energy Planning Research Study published in 2011 identified the potential for a range of renewable energy projects in Cheshire East including: Energy from Waste; Combined Heat and Power; and Anaerobic Digestion.

The scale of facilities section above identifies some possible approaches to determining locations for waste management facilities based on the size of the facility that is provided i.e. a limited number of strategic sized sites (located within or outside the Borough) or a larger number of smaller sites. This distribution could be supplemented by an approach which supports the expansion or enhancement of

existing sites and facilities to meet identified need. A preferred approach could be a combination of these approaches.

Question 12 – Do you have any comments on the factors or approach the Council should consider when determining the suitability of sites or locations intended for accommodating waste management facilities? Are any factors of particular importance within the context of Cheshire East?

Key Issue 6 – Safeguarding Sites from Non-Waste Development

National waste planning policy indicates that when planning authorities determine planning applications for non-waste development they should take account of their likely impact on both existing waste management facilities and on the sites and areas allocated for waste management. These impacts should be acceptable and not prejudice the implementation of the waste hierarchy, as expressed through the policies of the Local Plan, and/or the efficient operation of such facilities. Therefore, it may be necessary to seek to amend non-waste development proposals to make them acceptable or, where this is not practicable, refuse planning permission.

Losing identified waste sites or areas to non-waste related development, such as housing, could result in the loss of potential waste management capacity in Cheshire East. This in turn could impact on levels of waste recycling, the diversion of waste from landfill and the ability to meet waste recovery targets. It may also be possible that non-waste development within close proximity of an identified waste site could affect its potential for future waste management use and long term deliverability. The development of non-waste related land uses on sites allocated for waste management uses has been a particular issue in recent years for the existing Waste Local Plan. This has resulted in the loss of key strategic sites and the development of waste facilities being steered towards unallocated sites in a non Plan led approach.

Question 13 – Do you have any comments on the approach the Council should adopt to safeguard waste sites and areas from development? Should this approach focus on both existing and allocated sites and areas or just those proposed to be allocated in the Plan?

Other Matters

This issues paper identifies a number of the main matters which the MWDPD is likely to address. Please let us know if there are any other issues which you feel that the Plan should address.

Question 14 – Are there any other issues that the MWDPD should address?

Mineral Resources in Cheshire East

Legend

- Cheshire East
- Peak District National Park

- Construction Sand
- ▲ Sandstone
- Peat
- Sand and Peat
- ◆ Brine
- Silica Sand

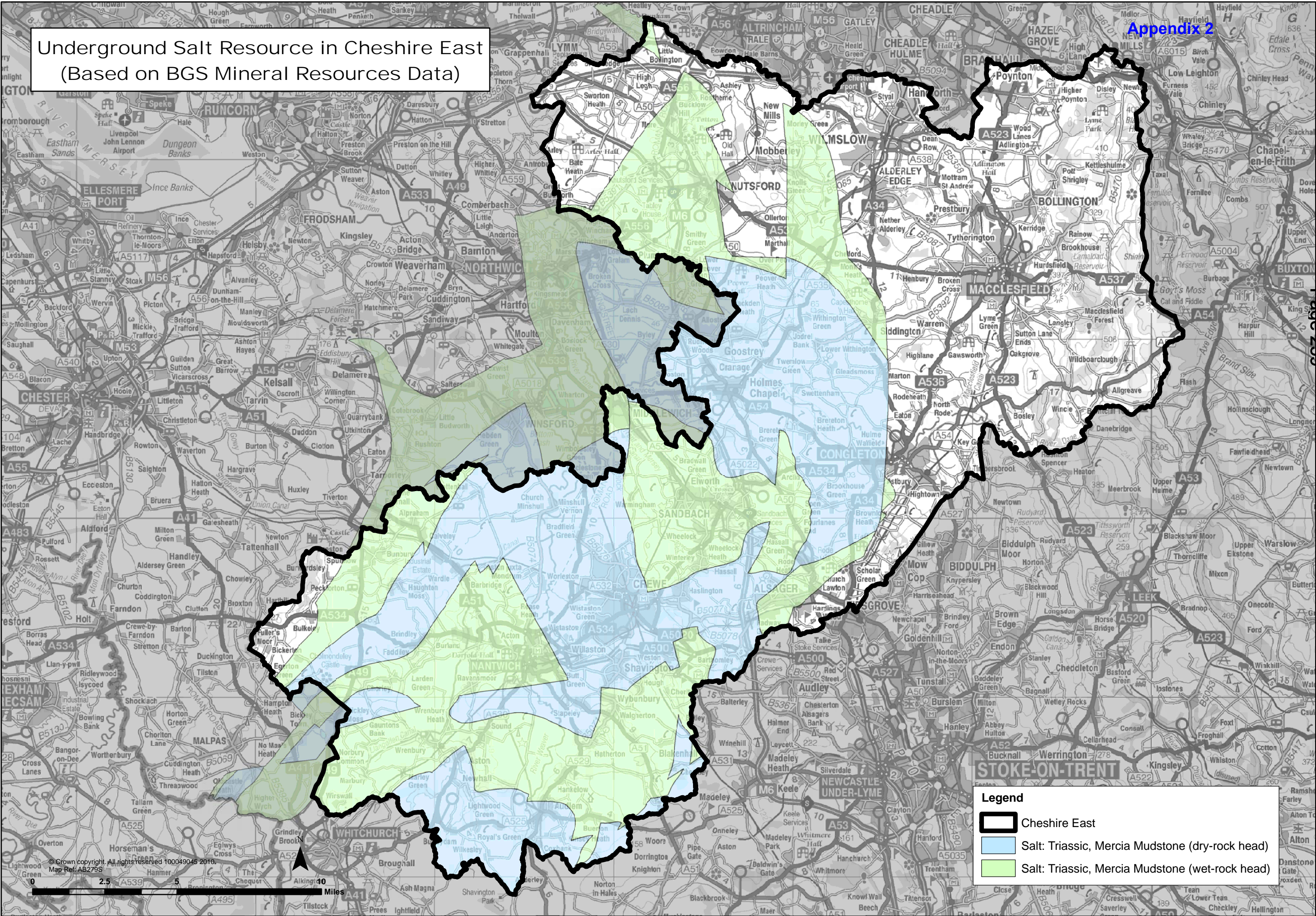
- 1 Mere Farm (Closed)
- 2 Bridestones Quarry
- 3 Lee Hills
- 4 Bridge Quarry
- 5 Endon Quarry
- 6 Gawsworth/ Rough Hey Quarry
- 7 Marksend Quarry
- 8 Sycamore Quarry
- 9 White Moss
- 10 Lindow Moss
- 11 Warrington Brinefields
- 12 Bent Farm
- 13 Eaton Hall
- 14 Arclid Quarry
- 15 Dingle Bank Quarry
- 16 Ralph Henshall Quarry



0 4.5 9 18 km

© Crown copyright. All rights reserved 100049045 2017.

Underground Salt Resource in Cheshire East
(Based on BGS Mineral Resources Data)



Legend

Cheshire East

Extent of Shallow Coal (up to 50m)

Extent of Deep Coal (50m to 1200m)

Extent of Deep Coal (more than 1200m)

Petroleum, Exploration & Development
Licence (PEDL) Areas

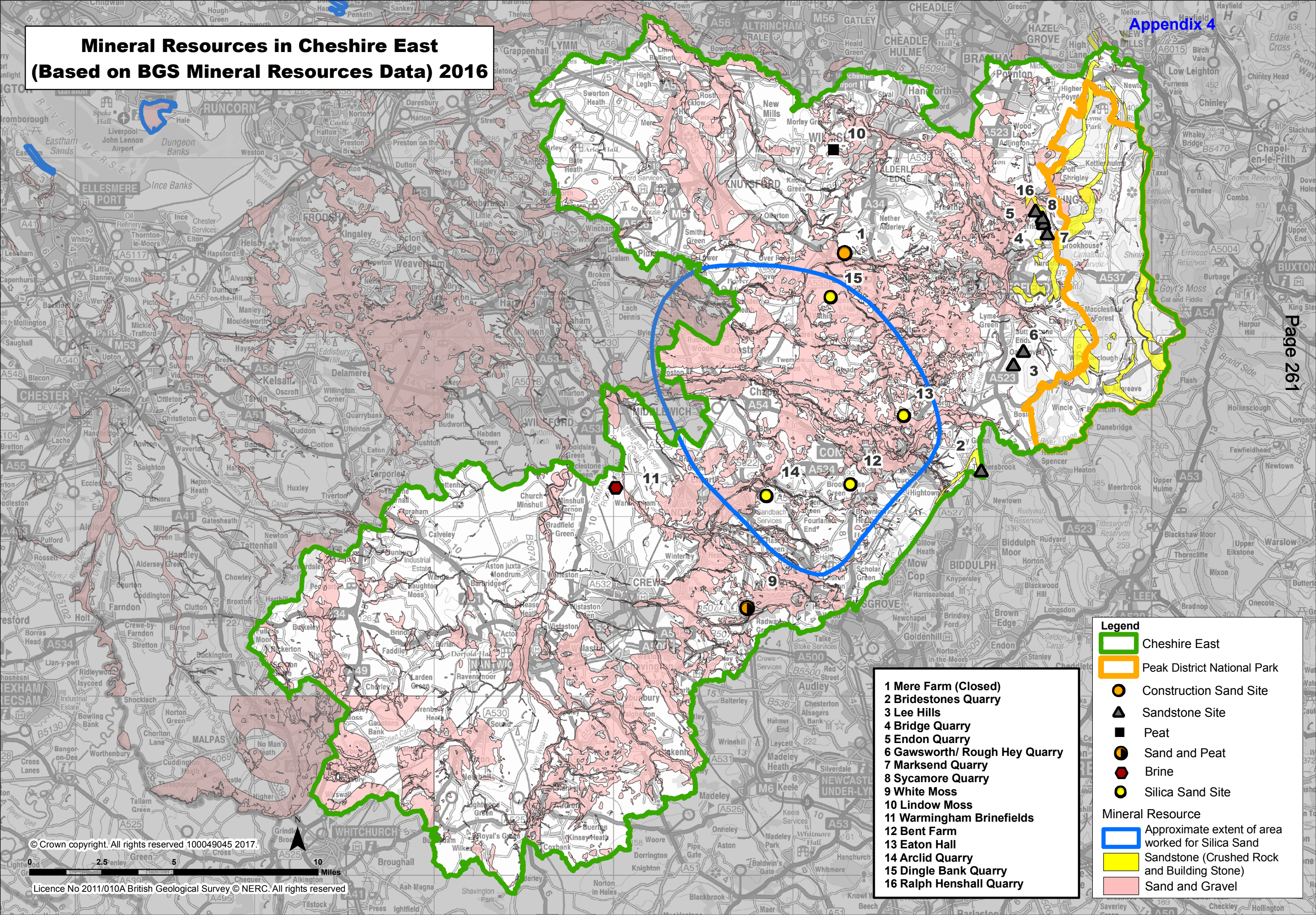
This map displays the geographical distribution of coal resources and Petroleum, Exploration & Development Licence (PEDL) areas within Cheshire East. The map is overlaid with a grid of PEDL areas, each labeled with a unique identifier. The coal resources are categorized into three depth-based extent areas: Shallow Coal (up to 50m), Deep Coal (50m to 1200m), and Deep Coal (more than 1200m). The map also shows major roads, towns, and the Cheshire East boundary.

PEDL Area	Coal Resource Extent
PEDL188	Deep Coal (50m to 1200m)
PEDL193	Shallow Coal (up to 50m)
PEDL292	Shallow Coal (up to 50m)
PEDL293	Shallow Coal (up to 50m)
PEDL294	Shallow Coal (up to 50m)
PEDL295	Shallow Coal (up to 50m)
PEDL296	Shallow Coal (up to 50m)

**Coal Resources and PEDL Areas in Cheshire East
(Based on BGS Mineral Resources Data
and DECC OGA information)**

Page 260

Mineral Resources in Cheshire East
(Based on BGS Mineral Resources Data) 2016



Appendix 5 – Types of Waste Management Facilities

Facility Type	Process Details	Potential Impacts	Typical Site Area	Typical Throughput (approximate)
Composting (open windrow)	Open air facility where green waste is shredded and formed into open air windrows (elongated piles). These are then actively aerated (active composting stage) by mechanical turning or by forcing air into the piles using fans, until the oxygen demand of the process can be met through the natural diffusion of fresh air into the pile known as the curing or maturation stage. When adequate decomposition (stabilisation) has been achieved the material can be refined into final composted products.	Odour, Water resources, Noise, Traffic	2-3 ha	25,000 tonnes per year
Composting (in-vessel)	Built facility involving the enclosed composting of green waste such as in containers, silos, agitated bays, tunnels, and enclosed halls. In-vessel systems typically involve the forced aeration of the waste and offer sufficient control that the air can be captured and managed to reduce potential nuisance such as odour. The process allows a higher degree of process control than is possible with windrow composting.	Visual, traffic	1-2 ha	25,000 tonnes per year
Anaerobic Digestion	Built facility that enables the anaerobic digestion of waste resulting in the generation of biogas, which is rich in methane and can be used to generate heat and/or electricity; fibre, (or digestate), which is nutrient rich and can potentially	Odour, Visual (centralised), Noise, Traffic	0.15 ha (small scale) 0.6 ha (centralised)	5,000 tonnes per year (small scale) 40,000 tonnes per year (centralised)

	be used as a soil conditioner; and liquor; which can potentially be used as a liquid fertiliser. Plants can vary in scale from smaller local/on farm facilities to larger centralised facilities which may co-digest sources separated municipal wastes with other wastes, such as agricultural residues, sewage sludge and industrial organic wastes.			
Materials Recycling Facility (MRF)	Built facility where dry recyclates are sent to be sorted, separated, compacted and then stored before being sent on to specialist re-processors. Processing operations can take place in a range of buildings and at different locations depending on local circumstances and process configuration.	Noise, Traffic, Litter, Visual	1-2 ha	50,000 tonnes per year (large scale)
Mechanical Biological Treatment (MBT)	Built facility accommodating a hybrid/integrated process that uses both mechanical and biological techniques to treat residual waste. Process often involves production of a refuse derived fuel (RDF). Operations can take place in a range of buildings and at different locations depending on local circumstances and process configuration.	Litter, Odour, Noise, Traffic, Visual	<1-2 ha	50,000 tonnes per year
Advanced Thermal Treatment	Built facility accommodating technology for treatment of waste at high temperatures to induce a chemical reaction – typically using pyrolysis and gasification techniques. Process produces a solid residue and syngas which can be burned to produce heat and power. Processing operations can	Air quality, Noise, Traffic, Visual	1-2 ha	50,000 tonnes per year

	take place in a range of buildings and locations.			
Thermal Treatment (Energy from Waste)	Built facility accommodating technology designed to burn waste as efficiently as possible, usually involving energy recovery. Waste is burnt under controlled conditions and at high temperatures. Heat released from the combustion of this waste is recovered and used to generate electricity and/or to provide steam or hot water. Thermal treatment facilities can vary in scale from small to large depending on their throughput.	Air Quality, Off-site ecology, Noise, Traffic, Visual	<1-2ha (small Scale) 2-5 ha (large scale)	50,000 tonnes per year (small scale) 250,000 tonnes per year (large scale)
Landfill	Open air facility involving the disposal of waste mainly below ground level although can also involve 'land-raise' which refers to disposal mainly above pre-existing ground levels. Landfill sites can vary greatly in size and are often sited where an existing void is available, such as in existing mineral workings, or in areas where suitable material may be excavated either for commercial sales or to provide engineering material for the landfill itself. The location of land-raise sites is less limited and may include derelict land, extensions to existing landfills and even greenfield sites.	Traffic, Water Resources, Noise, Ecology, Visual	5-50 ha	250,000 tonnes per year (capacity)
Waste Transfer Station (WTS)	Built facility where waste is taken to be transferred from smaller vehicles to be bulked up or compacted and loaded onto large vehicles for onward transit. Usually consist of a large building where vehicles deliver waste either onto the floor, into	Noise, Traffic, Visual, Odour, Litter	0.7 ha	120,000 tonnes per year.

	bays, or into compaction units. Can also be located in association with other waste management such as MRFs.			
Aggregate Recycling and Reprocessing	Facility where construction and demolition waste is recycled typically involving the crushing and screening processes to produce a recycled aggregate product. Facilities can be based on construction sites, in which case they are temporary in nature and location will depend on where the development is taking place, or a fixed location.	Noise, Traffic, Visual	1-2 ha	50,000 -150,000 tonnes per year.

This page is intentionally left blank