

## **Cabinet Member for Housing and Planning Agenda**

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**Date:** Tuesday, 4th April, 2017

**Time:** 5.00 pm

**Venue:** The Board Room, Town Hall, Macclesfield, SK10 1EA

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

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**

**2. Declarations of Interest**

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

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

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

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

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For requests for further information

Contact: Cherry Foreman

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E-Mail: [cherry.foreman@cheshireeast.gov.uk](mailto:cherry.foreman@cheshireeast.gov.uk) with any apologies

4. **Cheshire East Local Plan (Part 3) Minerals and Waste Development Plan Document - Issues Paper and Call for Sites** (Pages 3 - 58)

To approve the Minerals and Waste Development Plan for consultation.

5. **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 59 - 156)

To approve the Cheshire East Local Plan Authority Monitoring Report 2015 for publication.

## Cheshire East Council

### Portfolio Holder for Housing and Planning

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<b>Date of Meeting:</b>	>	4 April 2017
<b>Report of:</b>	>	Director of Planning and Sustainable Development
<b>Subject/Title:</b>	>	Cheshire East Local Plan (Part 3) Minerals and Waste Development Plan Document - Issues Paper and Call for Sites
<b>Portfolio Holder:</b>	>	Cllr Ainsley Arnold, Housing and Planning

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#### 1. Report Summary

- 1.1. This report requests that 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, alongside 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.
- 1.3. The Issues Paper and Call for Sites was considered by Strategic Planning Board on 22 March 2017. It recommended that the six weeks consultation and 'call for sites' goes ahead in line with the recommendation contained in this report.

#### 2. Recommendation

- 2.1. That the Portfolio Holder for Planning and Housing approves the Minerals and Waste Development Plan Document Issues Paper for six weeks of public consultation, 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;
- **Meeting the waste management needs of Cheshire East** - 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 then 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 developing a strategy which balances 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;

- **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, consideration 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; and
- **Safeguarding sites from non-waste development** - 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. Therefore, consideration will be given to the approach the Council should adopt to safeguard waste sites and areas from development

- 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.
- 5.6. The Issues Paper and Proposed Call for Sites was considered by the Strategic Planning Board on 22 March 2017. It recommended that the Portfolio Holder agrees to the publication of the Issues Paper for six weeks public consultation and a Call for Sites over the same period.

## **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  
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# Cheshire East Local Plan

## Minerals and Waste DPD

### Issues Paper

April 2017



April 2017







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## 1 Introduction and Purpose

**1.1** The Council is committed to putting in place a comprehensive set of up to date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy (LPS), has reached the Main Modifications stage in its examination process. This Minerals and Waste Development Plan 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.

**1.2** 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.

**1.3** 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.

**1.4** 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.

**1.5** 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

**1.6** 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.



**1.7** Many local communities across the Borough are also preparing Neighbourhood Plans. These provide an opportunity for local people to put in place planning policies to guide new development, in a way that reflects local circumstances, including locally identified priorities. The Council will continue to work closely with Town and Parish Councils and the steering groups preparing Neighbourhood Plans. This will include providing advice about the relationship between emerging Neighbourhood Plans and the emerging Local Plan, taking account of national planning policy.

## Seeking Your Feedback

**1.8** The consultation on the MWDPD Issues Paper will run for six weeks – from XXXXXXXX to 5pm on XXXX.

**1.9** 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

**1.10** 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.

**1.11** 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 the Minerals Sites and Areas Assessment Report, which can be found on the Council’s website<sup>(1)</sup>. It also includes recommendations on minerals safeguarding areas and indicative draft policies for minerals safeguarding areas.

**1.12** 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 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 detailed in paragraph 1.16 below.

## Sustainability Appraisal

**1.13** 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.

<sup>1</sup> [http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/aggregate\\_resources.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/aggregate_resources.aspx)



**1.14** 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

**1.15** You can view the MWDPD Issues Paper:

- Online at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan);
- At all libraries across the Borough; and
- At the Council's offices/Customer Service Centres:
  - Sandbach – Westfields, Middlewich Road, CW11 1HZ
  - Crewe – the Planning Helpdesk, Municipal Buildings, Earle Street, Crewe, CW1 2BJ
  - Macclesfield – Town Hall, Market Place, SK10 1EA

### Making Comments

**1.16** We would encourage you to respond online if you can at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan). You can also pick up a paper comments form from your local library and post it to the Council's Spatial Planning Team, Cheshire East Council, c/o Earle Street, Crewe, CW1 2BJ.

**1.17** We cannot accept anonymous comments.

**1.18** 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](mailto:localplan@cheshireeast.gov.uk)
  - Telephone: 01270 685893



## 2 Planning for the Sustainable Supply of Minerals

### Introduction

**2.1** 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.

**2.2** 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

**2.3** The British Geological Survey (BGS) report<sup>(2)</sup> on mineral resource in Cheshire and its accompanying map identifies the type and extent of the minerals present in the Borough.

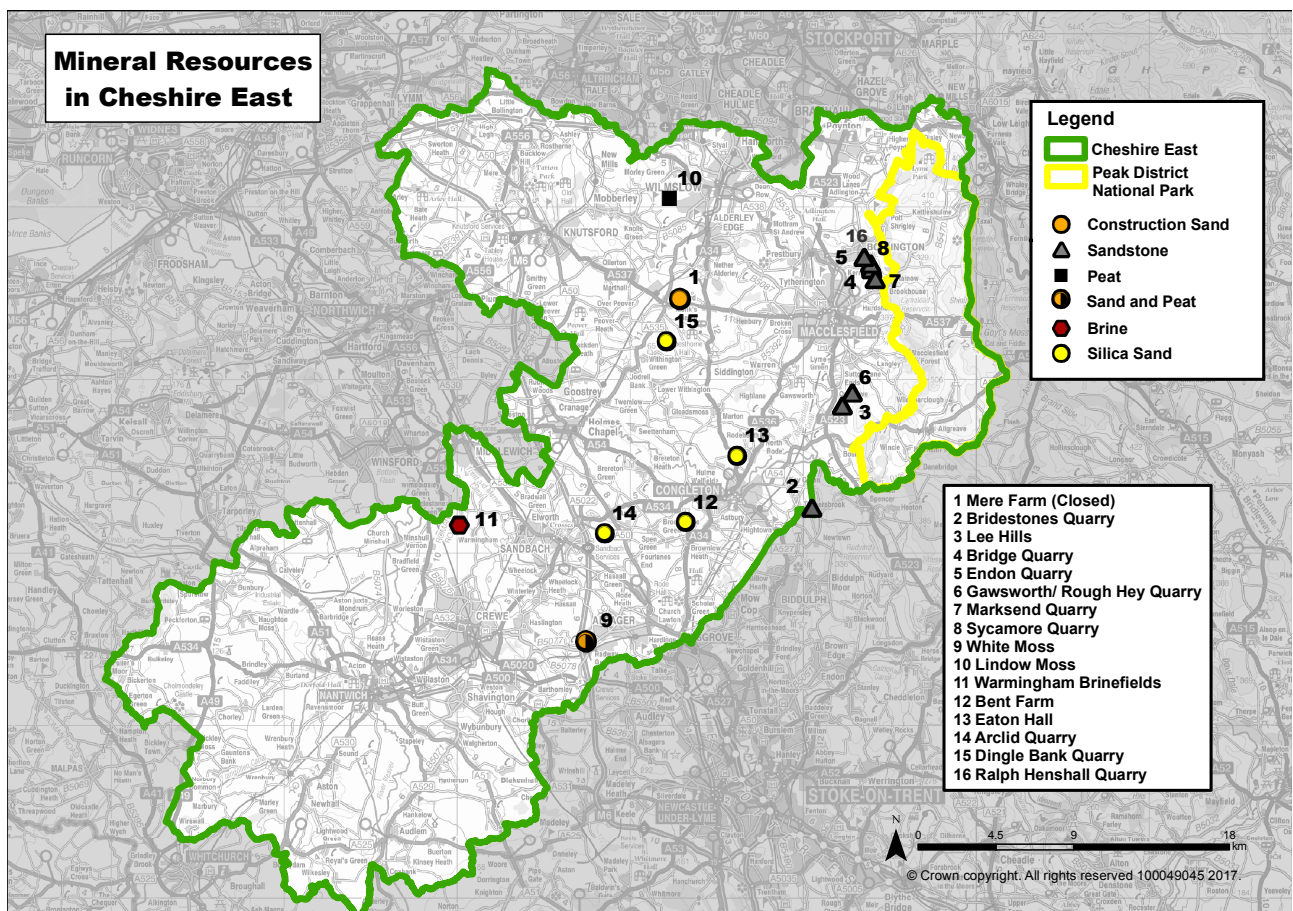
**2.4** This shows that the geology underlying Cheshire East is diverse and provides a range of mineral resources. These can be divided into those which are currently extracted and those which aren't. Silica (or industrial) sand, construction sand and gravel, sandstone, salt and peat are the resources extracted from a number of sites located across the Borough, as shown on Map 2. 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 A (Salt), Appendix B (Coal & Licensed Areas for Hydrocarbon Extraction) and Appendix C (Other Mineral Resources). Some background information on these minerals and their extraction is provided below.

<sup>2</sup> 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





Map 2.1 Cheshire East Minerals Resources 2016



## Silica Sand

**2.5** 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.

**2.6** 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.

**2.7** 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.

**2.8** 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

**2.9** 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

**2.10** 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.

**2.11** 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

**2.12** 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, Middlewich. The salt products produced here supply end users nationwide.

**2.13** 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

**2.14** 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.

**2.15** 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

**2.16** 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)

**2.17** Reserves of oil and gas are referred to as either conventional or unconventional hydrocarbons depending on the nature of the geology where they are found and, as a result, how easy they are to extract. Conventional hydrocarbons are oil and gas deposits 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 UK<sup>(3)</sup>. 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.

**2.18** 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 absorption 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.

**2.19** 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 B shows the location of the 7 PEDL areas, covering 11 grids of land within or partly within Cheshire East, that were issued through this 14<sup>th</sup> 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.

3 Planning for Shale Gas and Oil – Briefing Note March 2016, PAS





**2.20** 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

**2.21** 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 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

**2.22** 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

**2.23** 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



**2.24** MPAs are also required to plan for the steady and adequate supply of both aggregates<sup>(4)</sup> 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, 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.

**2.25** 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.

**2.26** The NPPF should be read in conjunction with other relevant mineral guidance and advice such as: Planning Practice Guidance<sup>(5)</sup>; guidelines for aggregates provision in England<sup>(6)</sup>; good practice advice on mineral safeguarding<sup>(7)</sup>; and National Policy Statements for Energy<sup>(8)</sup>, particularly those relating to oil and gas supply and storage.

### Sub-National

**2.27** 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 (NNAWP), 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

**2.28** 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.

4 Aggregates refers to sand and gravel, and hard rock

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

**2.29** 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 LAA<sup>(9)</sup> which covers the period 1<sup>st</sup> January to 31<sup>st</sup> 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

**2.30** 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 national<sup>(10)</sup> and regional<sup>(11)</sup> 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.

**2.31** 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.

### Crushed Rock (Sandstone)

**2.32** 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

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



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.

**2.33** 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

**2.34** 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.

**2.35** 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

**2.36** 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

**2.37** 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

**2.38** 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.

**2.39** 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.





**2.40** 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

**2.41** 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.

**2.42** 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.



**2.43** 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

**2.44** 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.

**2.45** 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.

**2.46** 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.

**2.47** 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 market<sup>(12)</sup>. In addition, policy concerning sustainable construction can contribute to minimising the requirement for new primary extraction through the re-use of materials.

12 The Minerals Product Industry at a Glance, The Mineral Products Association, 2016 Edition



**2.48** 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.

**2.49** 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 Association<sup>(13)</sup>, 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 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

**2.50** 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.

**2.51** 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.

**2.52** 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,

13 The Crown Estate & British Marine Aggregate Producers Association Extraction Report 2015





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.

**2.53** 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.

**2.54** 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.

**2.55** 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.

**2.56** 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?***



## 3 Planning for the Management of Waste

### Introduction

**3.1** 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'<sup>(14)</sup> 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'<sup>(15)</sup>, whereby options for management are prioritised in order according to their environmental impact.

**3.2** 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).

**3.3** 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.

**3.4** 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

**3.5** 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 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.

<sup>14</sup> As set out in the Waste Management Plan for England, December 2013, DEFRA

<sup>15</sup> 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.



## National

**3.6** 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).

**3.7** The Government's planning policies for waste are principally contained within the document 'National Planning Policy for Waste' (NPPW) which was published by DCLG 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

**3.8** The NPPW should also be read in conjunction with other relevant guidance particularly the National Planning Policy Framework<sup>(16)</sup>, Planning Practice Guidance<sup>(17)</sup>, the Waste Management Plan for England<sup>(18)</sup>, and the National Planning Policy Statements for Waste Water<sup>(19)</sup> and Hazardous Waste<sup>(20)</sup>.

## Strategic

**3.9** 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 another authority's waste management capacity should be discussed with that authority as part of the plan making process.

## Local

**3.10** 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.

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16 National Planning Policy Framework, DCLG, March 2012  
 17 Planning Practice Guidance – a living online document published by DCLG  
 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



## Waste Arisings and Streams

**3.11** 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 called controlled waste. The principal controlled waste streams are:

- Local Authority Collected Waste;
- Commercial and Industrial; and
- Construction, Demolition and Excavation

**3.12** Other waste streams include Hazardous, Agriculture, and Low Level Radioactive. Further information on these waste streams is provided below. Table 3.1 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 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 indicated<sup>(21)</sup>.

**Table 3.1 Principal Waste Arisings and forecasts for Cheshire East as reported in the Council's 2014 Waste Management Needs Assessment**

Waste Stream	Current Arisings (Tonnes)	Percentage of Total <sup>(22)</sup>	Forecast Arisings at 2030 (Tonnes)
Local Authority Collected Waste <sup>(23)</sup>	194,549	13	Between 129,000 and 205,000
Commercial and Industrial Waste	523,700	36	543,000
Construction, Demolition and Excavation Waste	113,316	8	141,000
Hazardous Waste	28,546	2	40,000
Agricultural Waste <sup>(24)</sup>	581,000	41	613,000
Radioactive Waste	200	0	282
<b>Total</b>	<b>1,441,311</b>		<b>Between 1,466,282 and 1,542,282</b>

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.

24 Only 1,000 tonnes of this waste requires off site management



## Local Authority Collected Waste (LACW)

**3.13** 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 3.1, 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 disposal<sup>(25)</sup>.

**3.14** 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.

**3.15** More recent information on LACW to that reported in the WMNA is now available<sup>(26)</sup>. 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.

**3.16** 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 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.

**3.17** 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;

25 Source: Local Authority Collected and Household Waste Statistics 2014 to 15, [https://data.gov.uk/dataset/local\\_authority\\_collected\\_waste\\_management\\_statistics](https://data.gov.uk/dataset/local_authority_collected_waste_management_statistics)

26 Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2015/16





- 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.

**3.18** 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)**

**3.19** 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.

**3.20** 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.

**3.21** As shown in Table 3.1, 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)**

**3.22** 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.



**3.23** 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.

**3.24** 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 3.1 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.

**3.25** 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**

**3.26** 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.

**3.27** 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**

**3.28** 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.

**3.29** Given the rural nature of large parts of the Borough considerable quantities of agricultural waste arise in Cheshire East. As shown in Table 3.1, 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

**3.30** 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.

**3.31** 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

**3.32** 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.

**3.33** 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.

**3.34** 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.

**3.35** 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.

**3.36** 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.

**3.37** 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.

**3.38** 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

**3.39** 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

**3.40** 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.

**3.41** 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.

**3.42** 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

**3.43** 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.

**3.44** 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.

**3.45** A summary of the types of waste management treatment facilities that are available is provided in Appendix D 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

**3.46** 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?

**3.47** 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

**3.48** 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.

**3.49** 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 Plan<sup>(27)</sup>;
- 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.

**3.50** 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.

**3.51** 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.

**3.52** 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.

**3.53** 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.

**3.54** 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.

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.





### 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

**3.55** 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.

**3.56** 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?***



## 4 Other Matters

**4.1** 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.

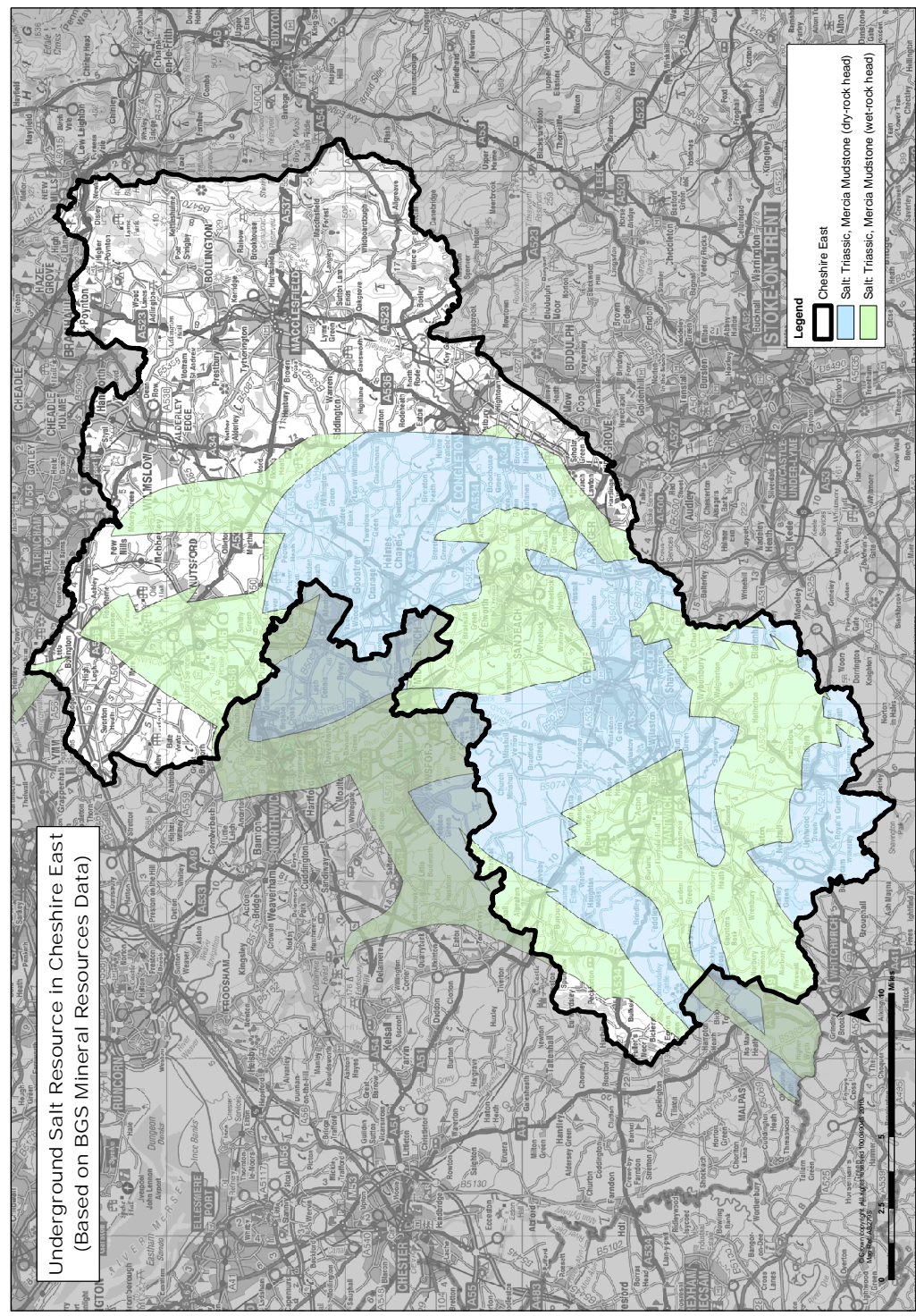
### Question 14

*Are there any other issues that the MWDPD should address?*



# Appendix A: Underground Salt Resources in Cheshire East

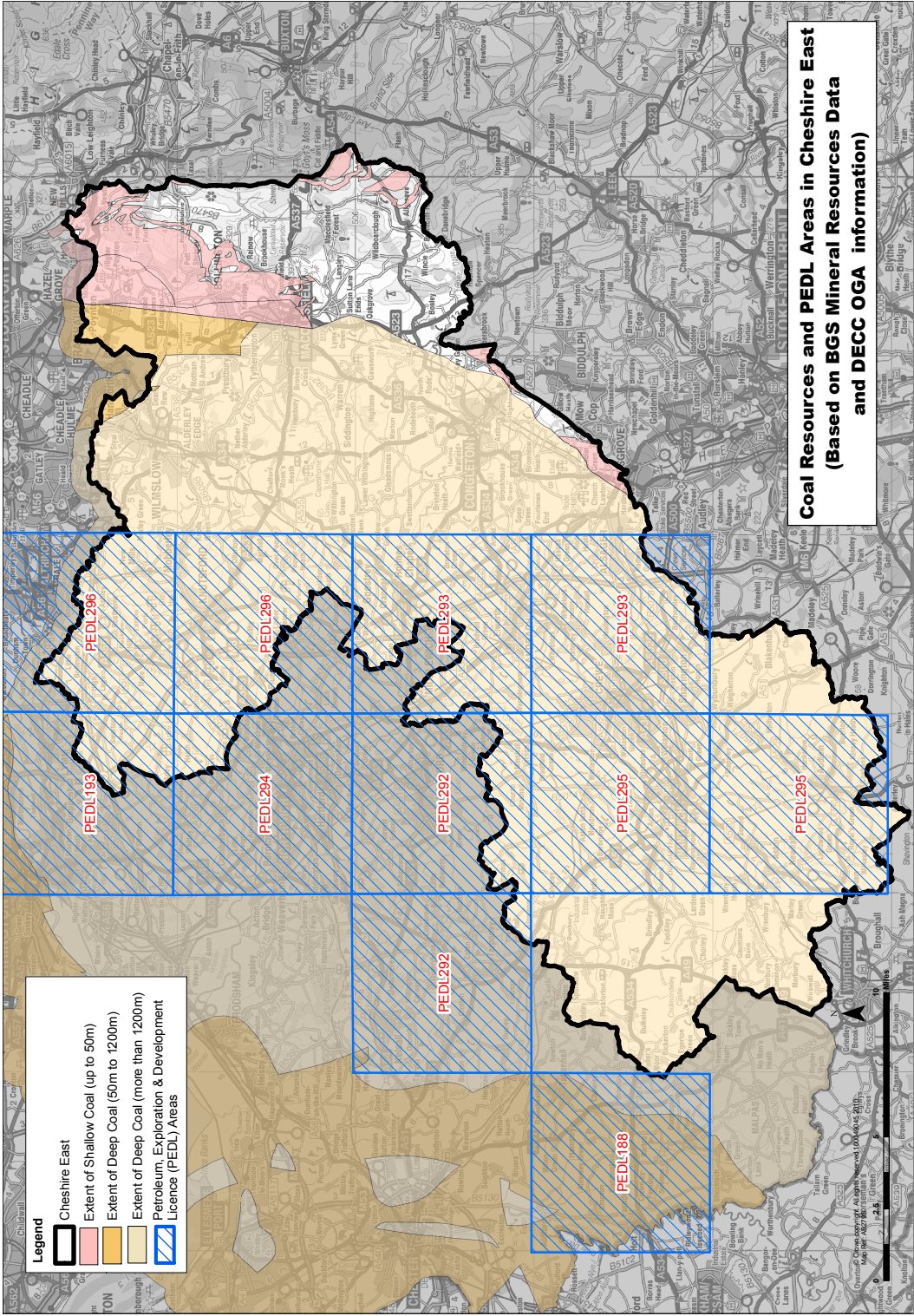
Map A.1 Underground Salt Resource in Cheshire East





Appendix B: Coal & Licensed Areas for Hydrocarbon Extraction

Map B.1 Coal Resources and PEDL Areas in Cheshire East

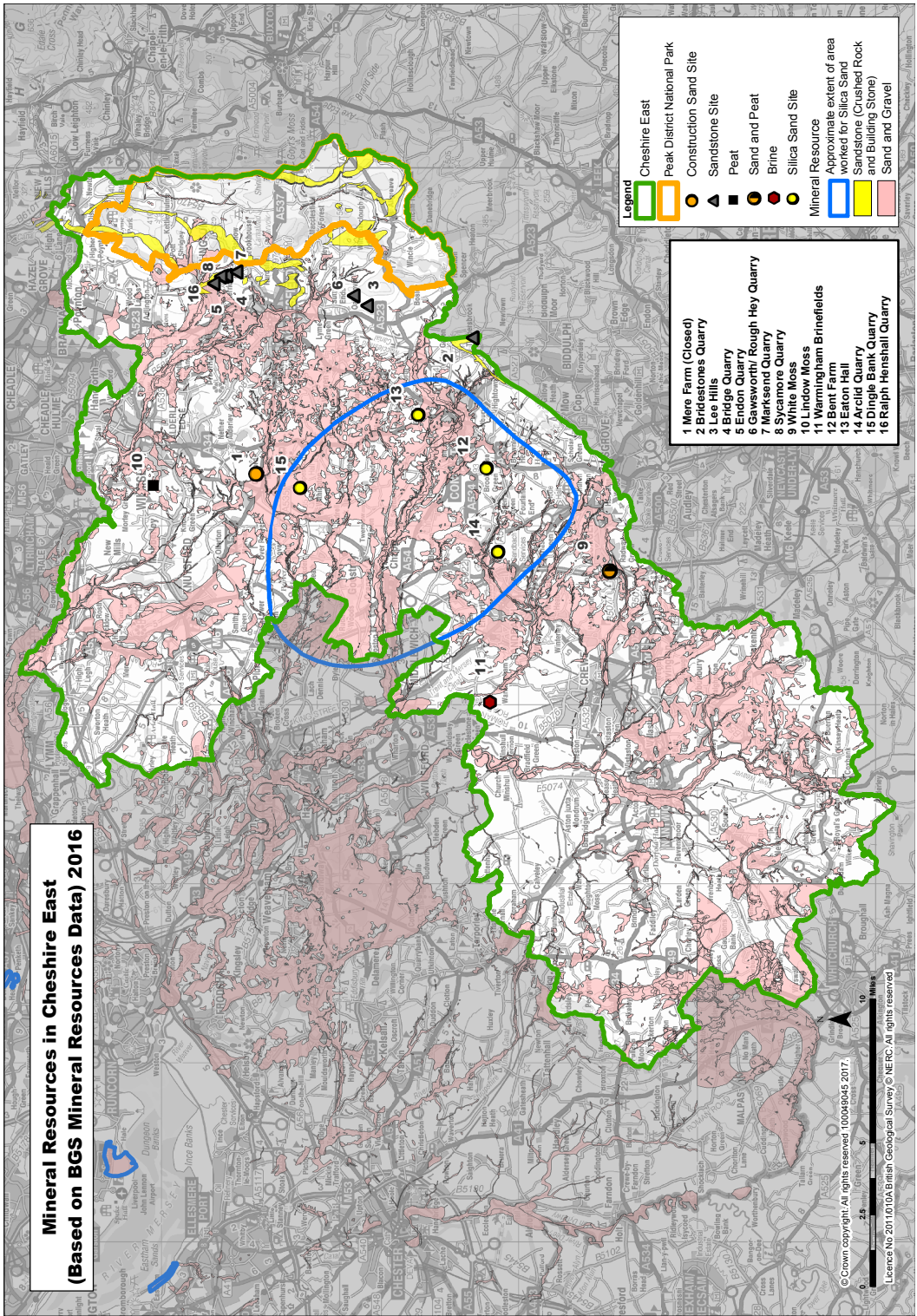






## Appendix C: Other Mineral Resources

Map C.1 Cheshire East Minerals Resources 2016



## Appendix D: Types of Waste Management Facility

Table D.1 Types of Waste Management Facility

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 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	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)





Facility Type	Process Details	Potential Impacts	Typical Site Area	Typical throughput (approximate)
	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 take place in a range of buildings and locations.	Air quality, Noise, Traffic, Visual	1-2 ha	50,000 tonnes per year
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	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)



Facility Type	Process Details	Potential Impacts	Typical Site Area	Typical throughput (approximate)
	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.			
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 bays, or into compaction units. Can also be located in association with other waste management such as MRFs.	Noise, Traffic, Visual, Odour, Litter	0.7 ha	120,000 tonnes per year.
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.





## Appendix E: Glossary of Terms

<b>Aggregates</b>	Sand, gravel, crushed rock and other bulk materials used for construction purposes such as the making of concrete, mortar, asphalt, or for road stone, drainage and bulk filling materials.
<b>Aggregate Apportionment</b>	Specified amount of aggregates to be supplied over a set period on a Sub-regional basis. This contributes to the total regional supply.
<b>Aggregates Working Party</b>	In the North West this refers to the North West Aggregates Working Party. The party reports on mineral data and activity in the area and ensures that the region and its constituent MPAs meet identified aggregate needs.
<b>Agricultural Waste</b>	Waste arising from farms or other agricultural premises.
<b>Anaerobic Digestion</b>	Process where biodegradable materials is broken down in the absence of oxygen in an enclosed vessel. Waste breaks down to produce a mixture of carbon dioxide, methane and solids/liquids known as digestate, which can be used for fertiliser, compost or Solid Recovered Fuel. The methane produced by the process is usually burnt to generate heat and power.
<b>Areas of Search</b>	A technique used to identify areas of land that are considered to contain mineral resources and that are generally free from major mappable constraints. They are broader areas where knowledge of mineral resources may be less certain than in Preferred Areas, but in which planning applications could be granted to meet any shortfall in supply if acceptable applications are made, see 'Preferred Areas'.
<b>Buffer Zone</b>	Area of land separating certain types of development from adjoining sensitive land uses. Often used in relation to minerals and/or waste development.
<b>Biodegradable</b>	Materials capable of being broken down by naturally occurring micro-organisms into simpler compounds. Biodegradable waste includes green waste, food waste, paper waste and some plastics.
<b>Capacity</b>	Amount of waste throughput handled at a waste management facility usually expressed as a tonnage, or, in the case of a landfill site, the amount of voidspace expressed in cubic metres.
<b>Cheshire sub-region</b>	With regard to minerals and waste planning, the combined areas of Cheshire West and Chester and Cheshire East authorities.
<b>Climate Change</b>	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.



<b>Coal Bed Methane</b>	Natural gas and energy source contained in coal-seams; see 'Unconventional Gas'.
<b>Combined Heat and Power</b>	Thermal process producing steam that can be used for a combination of heating and power (electricity) generation. The heat is often used as a hot water to serve a district-heating scheme.
<b>Commercial and Industrial Waste</b>	Also known as 'trade waste'. Consists of various waste materials generated from the activities of the commercial and industrial sector.
<b>Construction, Demolition and Excavation Waste</b>	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
<b>Controlled Waste</b>	Any waste subject to the provisions of the Control of Pollution Act 1974 (as amended) and the Environmental Protection Act. Controlled wastes are: commercial and industrial waste (including construction and demolition waste); and household waste. Agricultural and mining wastes are now classified respectively as commercial and industrial waste and are therefore controlled.
<b>Deliverability</b>	In planning terms, refers to how readily available a site or area is for development purposes. Considerations include ownership, existing uses and infrastructure requirements.
<b>Energy from Waste</b>	The conversion of waste material to produce usable energy. Typically involves the burning of waste under controlled conditions releasing heat to generate electricity and/or thermal energy.
<b>Gasification</b>	Thermal breakdown of organic material by heating waste in a low-oxygen atmosphere to produce synthetic, energy rich gas. This can then be used to generate heat or electricity.
<b>Green Waste</b>	Waste materials collected from gardens, parks, wooded and landscape areas such as grass cutting, hedge trimmings and leaves. Green waste is biodegradable i.e. it can decompose naturally and organically.
<b>Hazardous Waste</b>	Waste materials that have properties that can pose a threat to human health or the environment and require management at specialised facilities. Defined under the Hazardous Waste (England and Wales) Regulations 2005 and List of Wastes (England) Regulations 2005.
<b>Household Waste Recycling Centre</b>	Waste facility available to the general public to bring domestic waste including domestic appliances, garden waste and other materials for recycling, treatment and/or disposal.
<b>Inert Waste</b>	Waste material that does not undergo any significant physical, chemical or biological transformations when deposited in a waste disposal site, for example concrete, bricks and glass.



<b>Landbank</b>	Quantity of mineral remaining to be worked at sites with planning permission. Usually expressed as a number of years that permitted reserves will last at an indicated level of supply and given rate of extraction. Landbanks include reserves with planning permissions at all sites, including those currently dormant or inactive.
<b>Landfill</b>	Disposal of waste into or onto land, as defined by the Landfill (England and Wales) Regulations 2002 (as amended).
<b>Landfill Tax</b>	Escalating tax introduced in 1996 with the aim of encouraging more sustainable waste management methods and generation funds for local environmental projects.
<b>Local Authority Collected Waste</b>	Household waste and any other waste collected by the Waste Collection Authority. Also referred to as Municipal Solid Waste (MSW) and Municipal Waste.
<b>Materials Recycling/Recovery Facility</b>	Waste management facility where waste materials are separated and screened mechanically or manually before recyclable material is bulked up and transferred for re-processing.
<b>Mechanical Biological Treatment</b>	Process in which residual waste is treated after recycling has taken place. Reusable materials and contaminants are separated from the waste stream by mechanical process and the remainder biologically treated to create a product such as a refuse derived fuel (RDF), solid recovered fuel (SRF) or a compost-like material. RDF and SRF is used as a feedstock in Energy from waste processes.
<b>Mineral Planning Authority</b>	Local Authority with responsibility for planning control over mineral working.
<b>Mineral Reserve</b>	Part of a mineral resource to have been tested to establish the quality and quantity of the material and that could be economically extracted.
<b>Mineral Resource</b>	Natural concentrations of minerals in or on the Earth's crust that are, or may become, of economic interest in their present form.
<b>Minerals Safeguarding Areas</b>	Defined areas in development planning documents to make sure that mineral resources that are, or may become, of economic importance are not unnecessarily sterilised by surface development.
<b>Mineral Sterilisation</b>	The prevention of future mineral extraction by surface development above or adjacent to known mineral resources.
<b>Municipal Solid Waste/Municipal Waste</b>	See 'Local Authority Collected Waste'.



<b>National Planning Policy Framework</b>	Policy framework that sets out the national planning policies to guide the preparation of Local Plans, and help determine planning applications. It has consolidated and replaced existing policy statements, circulars and guidance documents into a single framework. It excludes waste guidance.
<b>National Planning Policy for Waste</b>	Sets out the government's detailed waste planning policies to achieve a more sustainable and efficient approach to resource use and management. Specifically looks at: using a proportionate evidence base; identifying need for waste management facilities; identifying suitable sites and areas; determining planning applications; monitoring and producing a report.
<b>Non-Hazardous Waste</b>	Waste that does not fall under the definition of hazardous waste and does not meet the definition of an inert waste.
<b>Petroleum Exploration Development Licence</b>	Licence allowing an energy company to pursue a range of oil and gas exploration activities, subject to necessary drilling/development consents and planning permission.
<b>Preferred Area</b>	Areas of known mineral resources where planning permission might reasonably be anticipated providing proposals are environmentally acceptable. They are areas where there is reasonable evidence for the existence of commercially extractable minerals, which are largely unaffected by substantial planning constraints and that are adequate, collectively, to meet the anticipated need for the mineral.
<b>Primary Minerals</b>	Minerals that are extracted or won from where they naturally occur.
<b>Prior Extraction</b>	Practise of extracting and utilising minerals on a site before development takes place thus preventing sterilisation of the resource. Furthermore, the minerals could be used in the construction of the development itself.
<b>Recovery (of waste)</b>	Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.
<b>Recycling (of waste)</b>	The process whereby waste is reprocessed either into the same product or a different one.
<b>Re-processing</b>	The re-processing of a recycled waste material (recyclate) to produce a new usable product for example glass or newspaper.
<b>Residual Waste</b>	The elements of waste streams that remain following recovery, recycling or composting operations.
<b>Restoration and Aftercare</b>	The process of restoring land to a usable state after mineral extraction or activity has taken place. Aftercare refers to its subsequent maintenance.
<b>Secondary and Recycled Aggregates</b>	Suitable aggregate materials produced from non-primary sources such as waste by-products or recycled (crushed) construction and demolition waste.



<b>Self Sufficiency</b>	In waste planning terms the ability of an area to manage the waste arising in its boundaries.
<b>Specific Sites</b>	Areas with viable mineral resources in which the landowners are willing to allow mineral development and in which granting of planning permission may be more likely to be acceptable in planning terms than in a Preferred Area.
<b>Treatment (of waste)</b>	The physical, chemical, biological or thermal process to change the characteristics of waste materials.
<b>Unconventional Gas</b>	Natural gas – predominantly methane. ‘Unconventional’ refers to its source such as in shale or coal beds, which have not traditionally been exploited for gas production. Unconventional gas extraction involves drilling a borehole into a particular geological formation (shale or coal seam) and extracting gas, which is then used to generate electricity or for injecting into the national gas grid.
<b>Waste Arising</b>	The amount of waste generated over a period of time.
<b>Waste Collection Authority</b>	The Local Authority responsible for arranging the collection of household waste.
<b>Waste Disposal Authority</b>	The Local Authority responsible for the disposal of household waste collected by the Waste Collection Authorities and the provision of HWRCs.
<b>Waste Hierarchy</b>	Compulsory priority order for how waste should be managed.
<b>Waste Management Facility</b>	Facility to which waste is sent for management including for recycling, treatment, composting for final disposal.
<b>Waste Planning Authority</b>	The Local Authority with responsibility for waste planning.
<b>Waste Stream</b>	A classification of waste.
<b>Waste Transfer Station</b>	Facility for receiving amounts of waste before it is ‘bulked up’ for its onward journey for treatment, recycling or disposal.



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## Cheshire East Council

### Portfolio Holder for Housing and Planning

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<b>Date of Meeting:</b>	>	3 April 2017
<b>Report of:</b>	>	Director of Planning and Sustainable Development
<b>Subject/Title:</b>	>	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.
<b>Portfolio Holder:</b>	>	Cllr Ainsley Arnold, Housing and Planning

---

#### 1. Report Summary

- 1.1. This report requests that the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan Authority Monitoring Report (AMR) 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. That the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan AMR 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.
- 4.3. This AMR was the subject of a report to Strategic Planning Board on 22 March 2017.

## **5. Background and Summary**

- 5.1. The Cheshire East Local Plan AMR covers the period 1st April 2015 to 31<sup>st</sup> 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 31<sup>st</sup> March 2016.

## **10. Contact Information**

Contact details for this report are as follows:

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# Cheshire East Local Plan Authority Monitoring Report 2015/16



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## 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.<sup>(1)</sup>

**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

<sup>1</sup> <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.<sup>(2)</sup>

## 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.<sup>(3)</sup> 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.<sup>(4)</sup> 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.<sup>(5)</sup>

### **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.

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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 1<sup>st</sup> April 2015 to 31<sup>st</sup> 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
<b>Local Plan Strategy DPD</b>			
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	-	-
<b>Site Allocations and Development Policies DPD</b>			
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
<b>Waste DPD</b>			
Local Plan Preparation (Regulation 18)	July 2014 to March 2015	Underway	Evidence gathering
Publication	May to June 215	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-

**3.2** Progress with the preparation of the 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](http://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.<sup>(6)</sup>

6 [http://www.cheshireeast.gov.uk/planning/neighbourhood\\_plans/neighbourhood-planning.aspx](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].<sup>(7)</sup>

**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.<sup>(8)</sup>

**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;<sup>(9)</sup> 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.<sup>(10)</sup>

**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](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

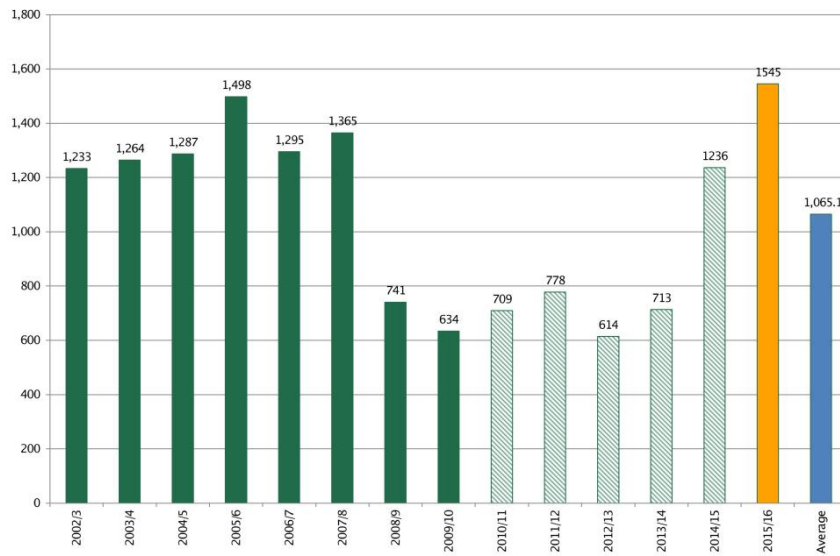


Figure 5.2 Location of Completed Dwellings (2015/16)

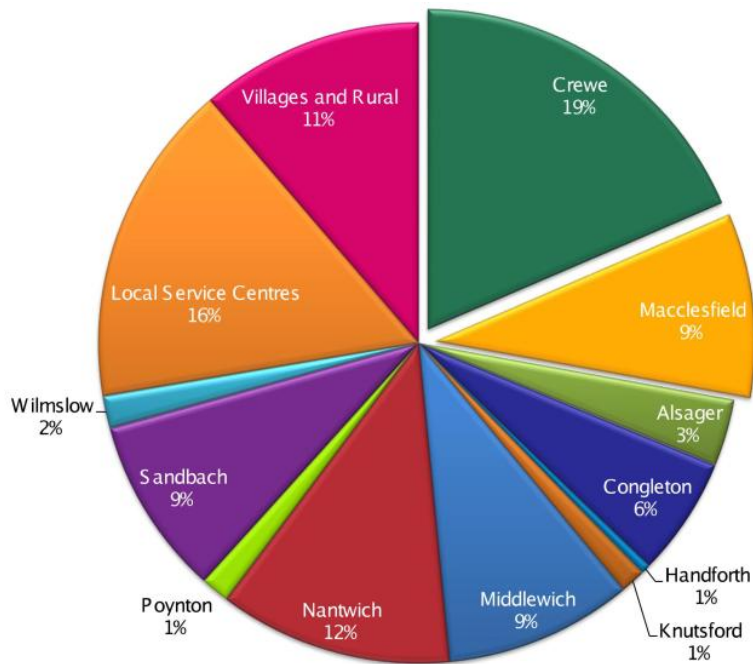
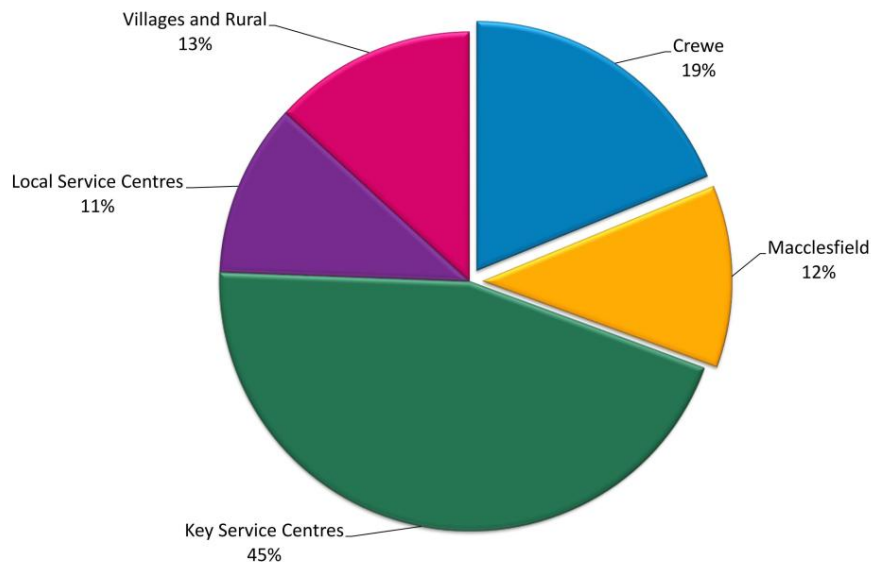


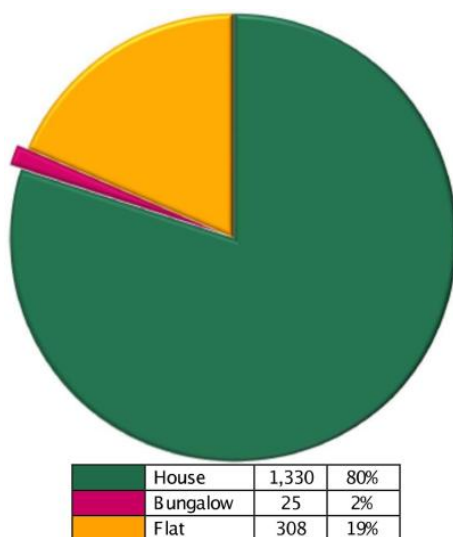


Figure 5.3 Completions by Location from 2010



**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.





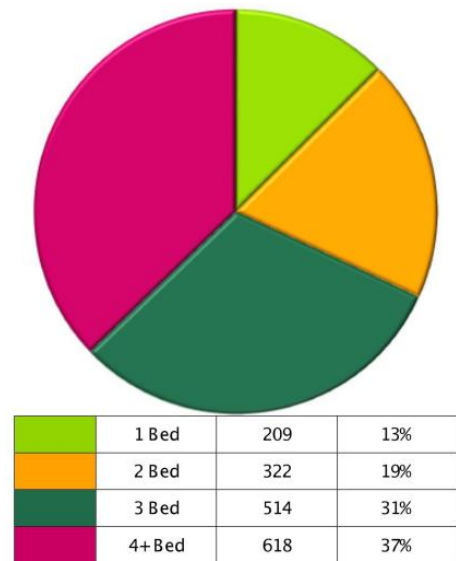
**5.8** Of the 1,355 houses or bungalows completed in 2015/16, 77% were detached or semi-detached properties, with the remaining 23% being terraced properties. The percentage of terraced properties has decreased from the previous year.

**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 1<sup>st</sup> April 2015 and 31<sup>st</sup> 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.

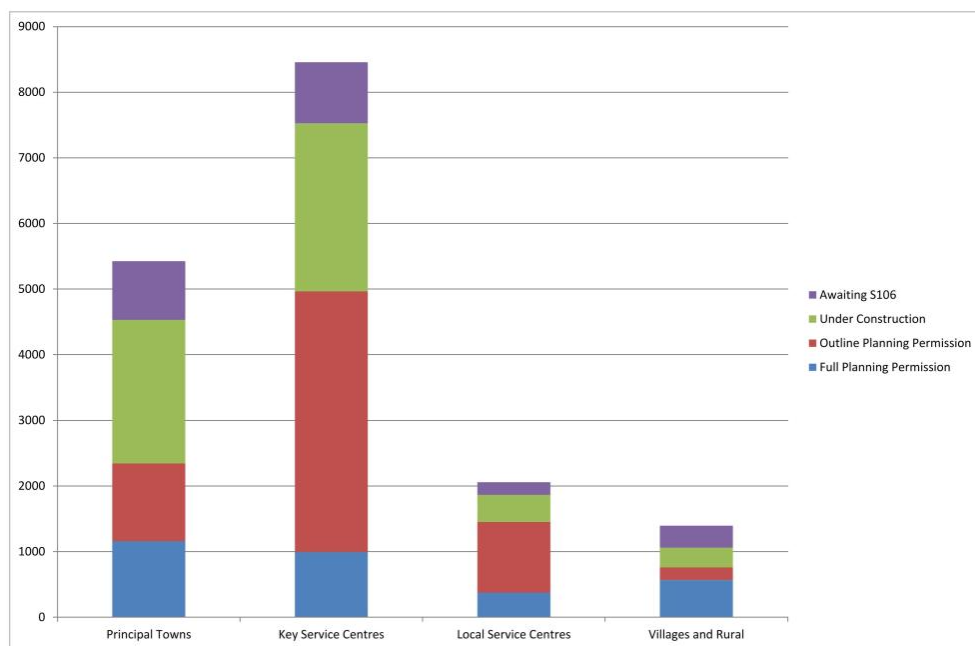


Table 5.2 Significant Sites Started (2015/16)

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 31<sup>st</sup> 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<sup>(11)</sup> 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.<sup>(12)</sup>

**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.<sup>(13)</sup> 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.

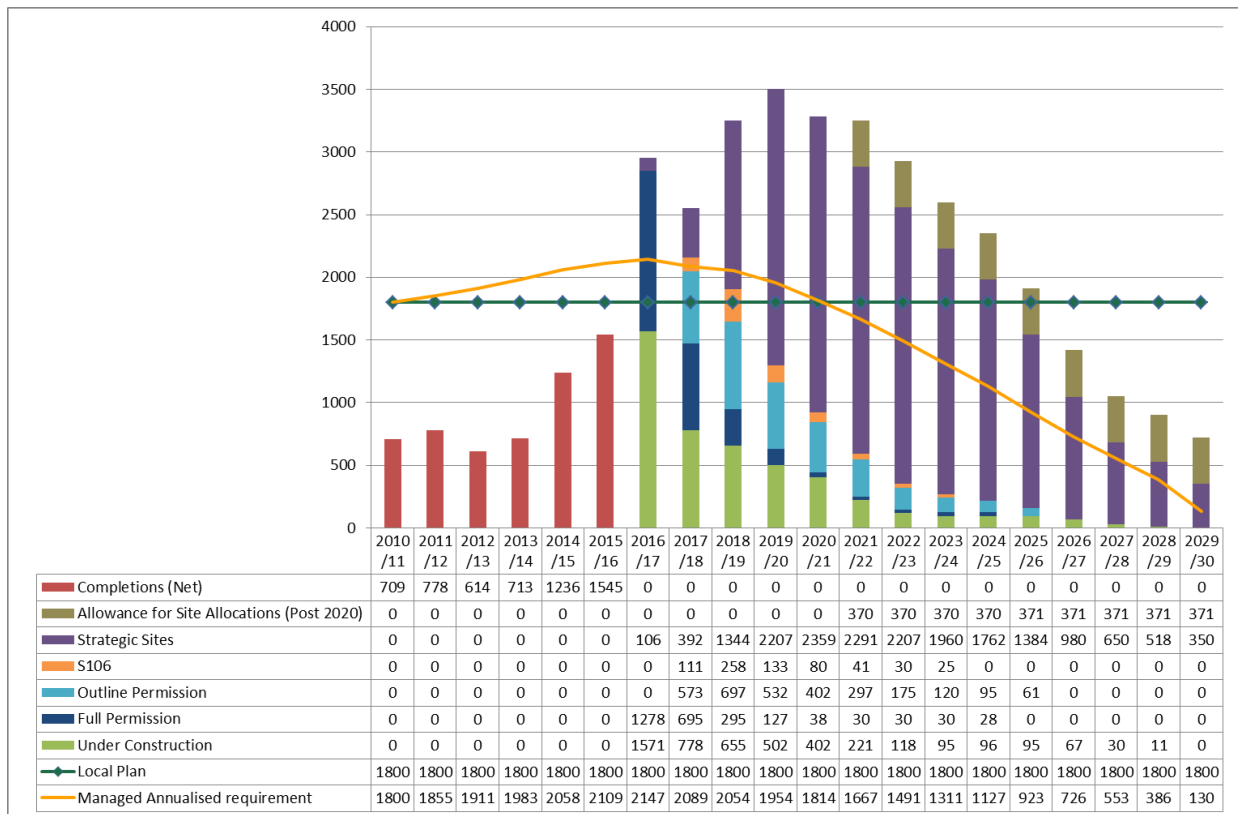
**5.19** The Council is taking action to reduce the number of empty homes by working with owners in a number of ways:

- 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.<sup>(14)</sup>

## 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 <sup>(1)</sup>	Percentile <sup>(2)</sup>
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.<sup>(15)</sup>

## 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.<sup>(16)</sup>

## 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](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).<sup>(17)</sup> The Borough is home to more businesses than any other unitary or district authority in the region, except for Manchester. Its 18,700 companies<sup>(18)</sup> 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.<sup>(19)</sup>

**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).<sup>(20)(21)</sup>

**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).<sup>(22)</sup>

**6.5** Several companies have invested in Cheshire East over the monitoring period and others have indicated their intention to do so.<sup>(23)</sup>

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)<sup>(24)</sup> 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
<b>Gross sqm</b>	4,431	0	924	1,504	8,289	3,837	0	86	<b>19,071</b>
<b>Net sqm</b>	3,738	-50	-1,294	1,163	-24,758	1,680	0	-1,358	<b>-20,879</b>
<b>PDL<sup>(1)</sup> sqm</b>	3,978	0	924	883	7,049	763	0	26	<b>13,623</b>
<b>% on PDL</b>	90	0	100	59	85	20	0	30	<b>71</b>

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.<sup>(25)</sup> 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
<b>Gross Land Take-up ha</b>	2.10	0.00	0.00	0.48	0.00	0.50	0.00	2.15	<b>5.23</b>
<b>Redevelopments and Changes of Use ha</b>	0.00	0.00	0.00	0.00	0.01	0.15	0.00	0.89	<b>1.05</b>
<b>Net Land Take-up ha</b>	2.10	0.00	0.00	0.48	-0.01	0.35	0.00	1.26	<b>4.18</b>

### Employment Land Supply

**6.14** Table 6.3 below shows the employment land supply across Cheshire East as at the end of March 2016.<sup>(26)</sup> 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.

<sup>25</sup> Floorspace completions include extensions and infill development at existing employment facilities.

<sup>26</sup> 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
<b>Gross Supply ha</b>	7.37	0.00	1.07	7.03	0.29	0.09	0.00	219.81	<b>235.66</b>

**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
<b>Potential Loss at 31st March 2015 (ha)</b>	4.85	0.00	0.32	0.03	12.80	0.87	0.00	1.48	<b>20.35</b>
<b>Actual Loss during 2015/16 (ha)</b>	0.78	0.09	0.65	0.55	9.19	0.79	1.49	0.03	<b>13.57</b>

## 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.<sup>(27)</sup> 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.<sup>(28)</sup> 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.<sup>(29)</sup>

**6.21** With an overall vacancy level of 10.2%, Cheshire East falls below the average national vacancy rate of 12.5%.<sup>(30)</sup> 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).<sup>(31)</sup>

**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](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
<b>Total</b>	<b>310</b>	<b>336</b>	<b>284</b>	<b>10.2</b>

**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.<sup>(32)</sup>

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](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 <sup>2</sup> )	Net (m <sup>2</sup> )	Gross (m <sup>2</sup> )	Net (m <sup>2</sup> )	Gross (m <sup>2</sup> )	Net (m <sup>2</sup> )
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
<b>Total</b>	<b>1,120.59</b>	<b>-1,926.21</b>	<b>16,272.73</b>	<b>11,880.93</b>	<b>17,393.32</b>	<b>9,954.72</b>

## 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.<sup>(33)</sup> 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](http://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<sup>(34)</sup> 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.

<sup>34</sup> [http://www.cheshireeast.gov.uk/business/major\\_regeneration\\_projects/major\\_regeneration\\_projects.aspx](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,<sup>(35)</sup>

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),<sup>(36)</sup> 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](http://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.<sup>(37)</sup> 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.

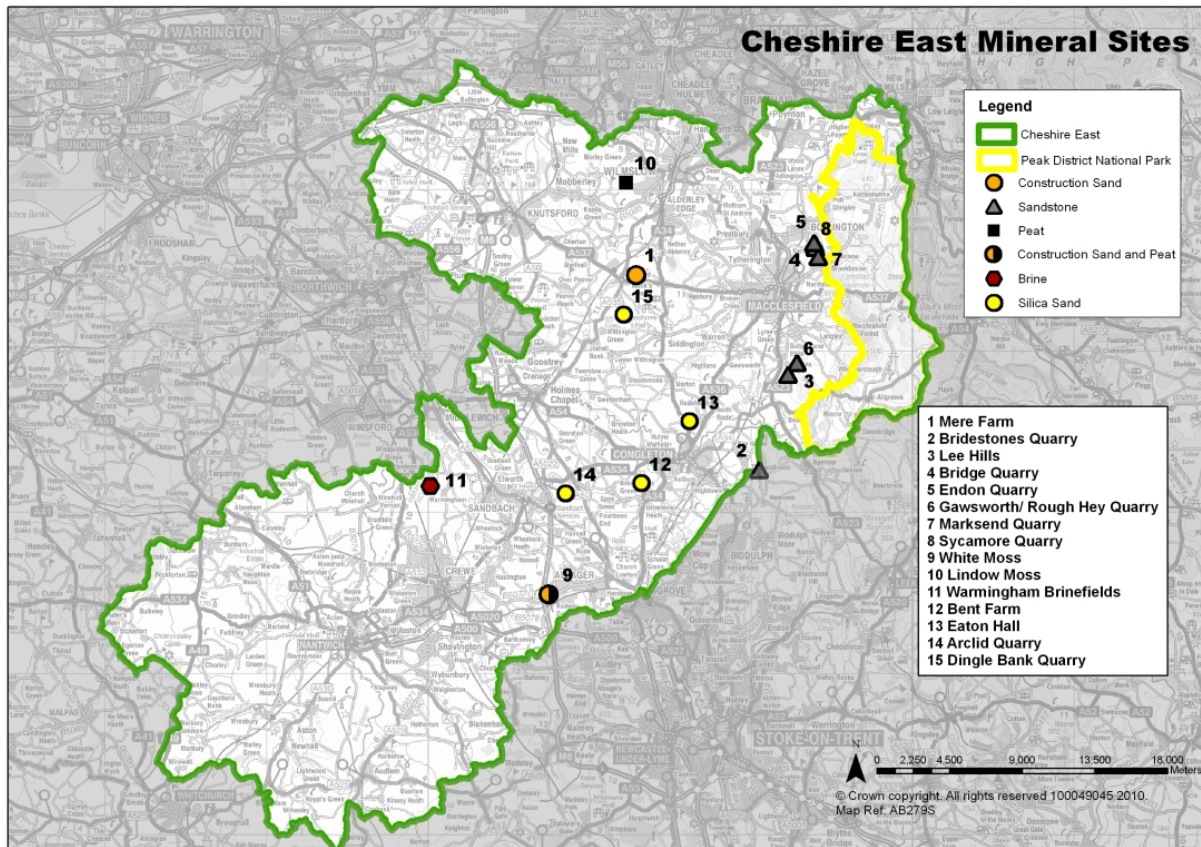
**7.3** Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 7.1).

**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
<b>Cheshire East Sand and Gravel</b>	-	-	-	-	-	0.42	0.26	0.40	0.41	1.67	1.83
<b>Cheshire East Crushed Rock</b>	-	-	-	-	-	0.001	0.001	0.001	0.001	0.001	0.001
<b>Cheshire sub-region<sup>(38)</sup> Sand and Gravel</b>	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	2.09	2.47
<b>Cheshire sub-region Crushed Rock<sup>(39)</sup></b>	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.<sup>(40)</sup>

### 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.<sup>(41)</sup>

### 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.<sup>(42)</sup> 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,<sup>(43)</sup> 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.<sup>(44)</sup>



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.<sup>(45)</sup> This remains significantly higher than the national policy indicator of at least 10 years.<sup>(46)</sup> 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.<sup>(47)</sup>

**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
<b>Aggregate Land-Won Sand and Gravel</b>				
Cheshire East	20.15 years	14.03mt	0.71mt	19.75 years
Cheshire Sub Region	-	-	-	-
<b>Aggregate Crushed Rock</b>				
Cheshire East	122.5 years	4.9mt	0.04mt	122.5 years
Cheshire sub-Region <sup>(1)</sup>	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 <sup>(1)</sup>**

	Monitoring Year	
	2014/15	2015/16
<b>No. of planning applications proposing new capacity granted permission</b>	2	2 <sup>(2)</sup>
<b>Total new capacity (tonnes per annum)</b>	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) <sup>(1)</sup>**

	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
<b>Amount (tonnes)</b>	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.<sup>(48)</sup>

#### **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).<sup>(49)</sup>

#### **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](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.<sup>(50)</sup>

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 <sup>(1)</sup>	-	-	1
Listed Buildings lost	0	0	13 <sup>(2)</sup>
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.<sup>(51)</sup>

**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.<sup>(52)</sup>

**9.7** In terms of flood risk no permissions were granted contrary to Environment Agency advice.<sup>(53)</sup> 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.<sup>(54)</sup>

**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.<sup>(55)</sup> 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 <sup>2</sup> B1b: 0m <sup>2</sup> B1c: 924m <sup>2</sup> B1: 1,504m <sup>2</sup> B2: 8,289m <sup>2</sup> B8: 3,837m <sup>2</sup> Sui Generis: 0m <sup>2</sup> Mixed Use: 86m <sup>2</sup> Total: 19,071m <sup>2</sup>		B1a: 3,738m <sup>2</sup> B1b: -50m <sup>2</sup> B1c: -1,294m <sup>2</sup> B1: 1,163m <sup>2</sup> B2: -24,758m <sup>2</sup> B8: 1,680m <sup>2</sup> Sui Generis: 0m <sup>2</sup> Mixed Use: 1,358m <sup>2</sup> Total: -20,879m <sup>2</sup>	
BD2	Total amount of floorspace on PDL - by type	B1a: 3,978m <sup>2</sup> (90%) B1b: 0m <sup>2</sup> (0%) B1c: 924m <sup>2</sup> (100%) B1: 883m <sup>2</sup> (59%) B2: 7,049m <sup>2</sup> (85%) B8: 763m <sup>2</sup> (20%) Sui Generis: 0m <sup>2</sup> (0%) Mixed Use: 26m <sup>2</sup> (30%) Total: 13,623m <sup>2</sup> (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 <sup>2</sup> )	Net (m <sup>2</sup> )	Gross (m <sup>2</sup> )	Net (m <sup>2</sup> )
		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) <sup>(1)</sup>	0	16,073	5,900	12	1,644	23,629
		Installed applications	0	4	1	1	2	8
		Installed capacity (kW) <sup>(2)</sup>	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	<b>Total LACW Waste: 197,198 tonnes<sup>(56)</sup></b> <b>Recycled/Composted/Reused: 112,439 tonnes (57%)</b> <b>Energy Recovery: 30,433 tonnes (15.4%)</b> <b>Landfill: 54,634 tonnes (27.7%)</b>

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
<b>Population and Housing</b>						
H1	-	Contextual Population size	ONS mid-year population estimates 2009-2015, ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.	2009 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 Number of crimes ONS Effect	ONS	<b>Type of Crime</b> Violence without injury 1,881 Violence with injury 1,858 Drug offences 801 Sexual offences 225 Fraud (and forgery) 733 Robbery 74 Criminal damage and arson 3,875 Domestic burglary 1,167 Non-domestic burglary 1,480 Vehicle offences 1,768 Other theft offences 5,541 Other offences 262	2010/11 1,881 2011/12 1,972 2012/13 2,130 2013/14 1,826 2014/15 801 2015/16 258 2017/18 643 2018/19 98 2019/20 3,726 2020/21 1,019 2021/22 853 2022/23 1,297 2023/24 1,515 2024/25 5,241 2025/26 243 2026/27 738	Cheshire East has seen falling crime rates in several categories and an increase in some others.
H7	SA3 and SA4	Significant Most deprived LSOAs within England Effect	IMD (Index of Multiple Deprivation) data 2015 from the 2015 English Indices of Deprivation, Department for Communities & Local Government, Sept for further details.	2015/16 data 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		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) <b>(2)</b>	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		
H16	SA16	Significant Effect	Number of vacant dwellings	Empty Homes Agency <a href="http://www.emptyhomes.com">www.emptyhomes.com</a>	2015: 4,036 empty dwellings	2014: 4,163 empty dwellings	This equates to 2.4% of the Borough's housing stock.
H17	SA16 <sup>†10</sup>	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. <b>(3)</b> 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%
<b>Economy</b>							
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)	227,500 (2014) 228,700 (2013) 230,800 (2012) 233,000 (2011) 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. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a>	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] <sup>(4)</sup>	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a	
E4	SA17 <sup>13</sup>	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. <a href="https://www.nomisweb.co.uk">https://www.nomisweb.co.uk</a> [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2015 – Mar 2016, ONS, NOMIS. ONS Crown Copyright. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a>	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. <sup>(5)</sup> [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. <sup>(6)</sup> 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. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a>	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. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a> . 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. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a>	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. <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a> . 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 floorspace in town 2016)	Table B.2 Key Town Centre Retail Floorspace (sq.m) (2015)					
R3	SA18	Significant Effect	Town retail centres in sqm Town retail floorspace in the key town centres	Convenience 3,730	Comparison 3,193	Retail Services 1,760	Leisure Services 2,681	Financial & Business Services 1,059	Vacant 882
				5,067	9,612	3,586	7,054	2,197	4,663
				18,750	30,060	2,660	10,750	4,210	10,950
				1,524	1,790	651	1,892	223	1,617
				2,149	8,683	3,226	8,254	2,456	1,496
				6,010	41,930	7,260	18,090	10,350	15,310
				3,808	1,655	1,941	2,986	1,288	1,248
				8,355	13,576	5,985	9,081	3,444	1,681
				3,212	2,884	1,225	2,420	1,035	1,985
				7,354	7,576	1,697	6,140	2,422	1,375
				893	13,708	4,701	6,316	4,169	3,151
R4	SA18	Significant Effect	WYG (Cheshire Retail Study Update floorspace in the 2016) key town centres	Table B.3 Demand for Floorspace in the Key Town Centres 2015 <sup>(1)</sup>					
				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 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	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	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 <sup>(2)</sup>	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	<b>Heritage Present 2016</b> Listed Buildings: 2,625 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one		<b>Heritage Present 2015</b> 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	<b>Buildings at Risk 2016</b> Listed Buildings: 12 Conservation Areas: seven Scheduled Monuments: seven Registered Parks and Gardens: one		<b>Buildings at Risk 2015</b> 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 <sup>14</sup>	Significant Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See <a href="http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx">http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx</a> 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	<b>2015/16</b> Favourable: 776.63ha (36.8%) Unfavourable Recovering: 749.12ha (35.2%) Unfavourable, no change: 425.41ha (20.2%) Unfavourable, declining: 156.77ha (7.4%)		<b>2014/15</b> 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	<b>2015/16</b> 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.		<b>2014/15</b> 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	<b>2015/16</b> Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0 2015/16: No permissions were granted contrary to Environment Agency advice on water quality or flood risk.		<b>2014/15</b> Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 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 <sup>15</sup>	Significant Effect	Average CO <sub>2</sub> 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 <sup>(3)</sup>	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 <sup>(4)</sup> 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 <sup>(5)</sup> 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
<b>Tourism and Culture</b>							
TC1	-	Contextual Indicator	Visitor Attractions in Cheshire East	Annual Survey of Visits to Visitor Attractions, VisitEngland, July 2016 <sup>(6)</sup>	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 <sup>(7)</sup>	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 2,000; rounded to nearest 100); 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.
<b>Infrastructure</b>						
I1	SA2 and SA7 <sup>18</sup>	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: 13.7 minutes -Car: 10.3 minutes -Car: 10.4 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes
I2	SA2 and SA4	Significant Effect Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 8 and Local Infrastructure Plan		
I3	SA2 and SA7 <sup>19</sup>	Significant Effect Length of PROW network	CEBC Rights Of Way Improvement Plan 2015-19 Implementation Plan	<b>Category of PROW</b> Public footpath 1,793 Public bridleway 112 Restricted byway 36 Byway open to all traffic 7 Total 1,947 54% in 2016	<b>2010 (km)</b> 1,787 104 36 7 1,935 54 % in 2015	There has been an increase in length due to the creation of new PROW and the diversion of existing routes.
I4	SA2 and SA7 <sup>19</sup>	Significant Effect Satisfaction with walking and cycling networks	NHT Survey	54% in 2016	54 % in 2015	56% nationally
I5	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		
I6	SA16	Significant Effect Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. <b>(8)</b>	N/a	N/a
I7	SA16	Significant Effect Amount of open space with a Green Flag Award	<a href="#">Green Flag Awards 2015/16</a>	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)	-
I8	SA7 and SA16	Significant Effect Has a Green Infrastructure	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See <a href="http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx">http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx</a> 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.		
<b>Minerals and Waste</b>						
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 Crushed Rock: 0.002mt</p> <p>Sales of primary land-won aggregates in Cheshire Sub-Region 2010</p> <p>Sand and Gravel: 0.95mt Crushed Rock: 0.001mt</p>	<p>Cheshire Total 2015</p> <p>Sand and Gravel: 2.47mt Crushed Rock: 0.002mt</p>	<p>Revised Cheshire East Sub-Regional Apportionment</p> <p>Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa</p> <p>Revised Cheshire Sub-Region Sub-Regional Apportionment</p> <p>Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa</p>
MW2	M2	Core Output	Sales of secondary and recycled aggregates	<p>No updated data available</p>	<p>Secondary Aggregate (2005): 270,000 tonnes* Recycled Aggregate (2006): 596,326 tonnes* Incl. Merseyside</p>	N/a
MW3	-	Local Output	New permitted minerals supply	<p>2015/16</p> <p>None permitted</p>	<p>2014/15</p> <p>None permitted</p>	N/a
MW4	-	Local Output	CEBC Development Management NWRAP Annual Monitoring Report 2015 CEBC Development Management	<p>Cheshire East Sand &amp; Gravel (at 31/12/2015)</p> <p>Permitted reserve: 14.03mt Apportionment: 0.71mtpa Landbank: 19.75yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2015)</p> <p>Permitted reserve: 4.9mt Apportionment: 0.04mtpa Landbank: 122.5 yrs</p> <p>Silica Sand 1 site with landbank &gt; 10 yrs</p>	<p>Cheshire East Sand &amp; Gravel (at 31/12/2014)</p> <p>Permitted reserve: 14.31mt Apportionment: 0.71mtpa Landbank: 20.2yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2014)</p> <p>Permitted reserve: 4.90mt Apportionment: 0.04mtpa Landbank: 122.5 yrs</p> <p>Silica Sand 1 site with landbank &gt; 10 yrs</p>	<p>Aggregate landbank (NPPF, 2012) Sand and gravel: 7 years Crushed rock: 10 years</p> <p>Silica Sand landbank (NPPF, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.</p>
MW5	W1	Core Output	Capacity of new waste management facilities	<p>220,000 tonnes per annum</p>	<p>115,000 tonnes per annum</p>	-





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 <b>Total LACW</b> <b>Waste:</b> 197,198 tonnes <b>Recycled/Composted:</b> 112,439 tonnes (57%) <b>Energy Recovery:</b> 30,433 tonnes (15.4%) <b>Landfill:</b> 54,534 tonnes (27.7%)	2014/15 <b>Total LACW</b> <b>Waste:</b> 194,549 tonnes <b>Recycled/Composted:</b> 114,657 tonnes (59%) <b>Energy Recovery:</b> 31,338 tonnes (16.1%) <b>Landfill:</b> 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%  Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020 Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2015/16)	2015/16 486kg	2014/15 467kg	
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	<a href="#">EA/Urban Mines Survey (2009)</a>	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	
MW10	SA14	Significant Effect	% of C&I Waste recycled/composted	<a href="#">EA/Urban Mines Survey (2009)</a>	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	<a href="#">Smiths Gore Study (2007)</a>	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	<a href="#">Smiths Gore Study (2007)</a>	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/grossvalueaddedgva/bulletins/regionalgrossvalueaddedincomeapproach/december2016>
- <https://www.ons.gov.uk/economy/grossdomesticproductgdp/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





<sup>†1</sup> 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
<b>Communities</b>			
<sup>†1</sup>	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	
<sup>†2</sup>	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
<sup>†10</sup>	Amount of PDL/vacant land	NLUD (Housing Database)	The data has not been collected nationally for a number of years.
<b>Economy</b>			
<sup>†3</sup>	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.
<b>Infrastructure</b>			
<sup>†8</sup>	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways	Data unavailable.
<sup>†9</sup>	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	The indicator has been split to utilise more up-to-date data.
<b>Environment</b>			
<sup>†4</sup>	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 <sub>2</sub> domestic emissions per capita	EA
	Significant effect	CO <sub>2</sub> industrial emissions per capita	DEFRA
	Significant effect	CO <sub>2</sub> 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.<sup>(57)</sup>

**Table C.1 Use Class Breakdown of Town Centre Buildings (2014 to 2016)**

Centre	Use Class	2014		2015		2016		% change (2014 to 2016) <sup>(1)</sup>
		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
	<b>Sub Total</b>	<b>90</b>	-	<b>96</b>	-	<b>95</b>	-	
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
	<b>Sub Total</b>	<b>118</b>	-	<b>118</b>	-	<b>119</b>	-	
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
	<b>Sub Total</b>	<b>312</b>	-	<b>308</b>	-	<b>304</b>	-	

57 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2016).



Centre	Use Class	2014		2015		2016		% change (2014 to 2016) <sup>(1)</sup>
		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
	<b>Sub Total</b>	<b>231</b>	-	<b>231</b>	-	<b>230</b>	-	
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
	<b>Sub Total</b>	<b>161</b>	-	<b>159</b>	-	<b>158</b>	-	
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
	<b>Sub Total</b>	<b>77</b>	-	<b>78</b>	-	<b>77</b>	-	
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) <sup>(1)</sup>
		No. Units	%	No. Units	%	No. Units	%	%
	<b>Sub Total</b>	<b>242</b>	-	<b>240</b>	-	<b>242</b>	-	
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
	<b>Sub Total</b>	<b>587</b>	-	<b>578</b>	-	<b>574</b>	-	
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
	<b>Sub Total</b>	<b>96</b>	-	<b>89</b>	-	<b>88</b>	-	
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
	<b>Sub Total</b>	<b>248</b>	-	<b>248</b>	-	<b>250</b>	-	
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) <sup>(1)</sup>
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.9	10	7.9	-9.1
	<b>Sub Total</b>	<b>126</b>	-	<b>123</b>	-	<b>127</b>	-	
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
	<b>Sub Total</b>	<b>239</b>	-	<b>239</b>	-	<b>234</b>	-	
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
	<b>Sub Total</b>	<b>280</b>	-	<b>284</b>	-	<b>281</b>	-	-
<b>Totals</b>		<b>2,807</b>	-	<b>2,791</b>	-	<b>2,779</b>	-	-

1. Green denotes a positive situation.

**Table C.2 R6: Cheshire East Retail/Leisure Completions (2015/2016)**

Town	Use Class	Location	Gross Completions (m <sup>2</sup> )	Net Completions (m <sup>2</sup> )
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 <sup>2</sup> )	Net Completions (m <sup>2</sup> )
	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 <sup>2</sup> )	Net Completions (m <sup>2</sup> )
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 <sup>2</sup> )	Net Completions (m <sup>2</sup> )
	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) <sup>(1)</sup>**

Attraction <sup>(2)</sup>	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 <sup>(1)</sup>	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 <sup>3</sup> Annual Mean)		
	2013	2014	2015
	Lowest: 33.9 µg/m <sup>3</sup> Average: 46.1 µg/m <sup>3</sup>	Lowest: 32.7 µg/m <sup>3</sup> Average: 44.4 µg/m <sup>3</sup>	Lowest: 31.1 µg/m <sup>3</sup> Average: 40.0 µg/m <sup>3</sup>
A5022/A534 Sandbach	Highest: 49.0 µg/m <sup>3</sup> Lowest: 39.0 µg/m <sup>3</sup> Average: 44.0 µg/m <sup>3</sup>	Highest: 46.4 µg/m <sup>3</sup> Lowest: 38.2 µg/m <sup>3</sup> Average: 42.3 µg/m <sup>3</sup>	Highest: 43.6 µg/m <sup>3</sup> Lowest: 33.2 µg/m <sup>3</sup> Average: 38.4 µg/m <sup>3</sup>
Hospital Street, Nantwich	Highest: 49.7 µg/m <sup>3</sup> Lowest: 37.0 µg/m <sup>3</sup> Average: 43.3 µg/m <sup>3</sup>	Highest: 46.5 µg/m <sup>3</sup> Lowest: 32.5 µg/m <sup>3</sup> Average: 39.5 µg/m <sup>3</sup>	Highest: 46.0 µg/m <sup>3</sup> Lowest: 33.2 µg/m <sup>3</sup> Average: 39.6 µg/m <sup>3</sup>
Nantwich Road, Crewe	Highest: 48.9 µg/m <sup>3</sup> Lowest: 33.2 µg/m <sup>3</sup> Average: 41.0 µg/m <sup>3</sup>	Highest: 49.4 µg/m <sup>3</sup> Lowest: 30.2 µg/m <sup>3</sup> Average: 39.8 µg/m <sup>3</sup>	Highest: 41.8 µg/m <sup>3</sup> Lowest: 28.2 µg/m <sup>3</sup> Average: 35.0 µg/m <sup>3</sup>
Earle Street, Crewe	Highest: 42.9 µg/m <sup>3</sup> Lowest: 42.0 µg/m <sup>3</sup> Average: 42.4 µg/m <sup>3</sup>	Highest: 41.9 µg/m <sup>3</sup> Lowest: 39.9 µg/m <sup>3</sup> Average: 40.9 µg/m <sup>3</sup>	Highest: 40.5 µg/m <sup>3</sup> Lowest: 30.9 µg/m <sup>3</sup> Average: 35.7 µg/m <sup>3</sup>
Wistaston Road, Crewe	Highest: 37.6 µg/m <sup>3</sup> Lowest: 36.4 µg/m <sup>3</sup> Average: 37.0 µg/m <sup>3</sup>	Highest: 41.4 µg/m <sup>3</sup> Lowest: 40.4 µg/m <sup>3</sup> Average: 40.9 µg/m <sup>3</sup>	Highest: 38.9 µg/m <sup>3</sup> Lowest: 33.2 µg/m <sup>3</sup> Average: 36.0 µg/m <sup>3</sup>

- 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.

<b>Affordable Housing</b>	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.
<b>Aggregates</b>	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
<b>Apportionment (amount of minerals needed)</b>	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
<b>Area of Archaeological Potential</b>	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
<b>Authority Monitoring Report</b>	A report assessing progress with and effectiveness of a Local Plan.
<b>Baseline</b>	A minimum or starting point used for comparisons.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
<b>Biodiversity Action Plan</b>	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
<b>Brownfield</b>	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).
<b>Buildings at Risk</b>	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.
<b>Census</b>	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.



<b>Commercial and Industrial Waste</b>	Controlled waste arising from trade, factory or industrial premises.
<b>Comparison Goods</b>	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
<b>Conservation Area</b>	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.
<b>Conservation Area Appraisal</b>	A published document defining the special architectural or historic interest that warranted the area being designated.
<b>Construction, Demolition and Excavation Waste</b>	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
<b>Consumer Price Index inflation</b>	The Government's target measure of inflation.
<b>Convenience Goods</b>	The provision of everyday essential items, such as food.
<b>Development</b>	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.
<b>Development Plan Document</b>	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
<b>Employment Land</b>	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).
<b>Forecast</b>	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>
<b>Infrastructure</b>	<p>Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.</p>
<b>Key Service Centres</b>	<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>
<b>Labour supply (economically active population)</b>	<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>
<b>Landbank</b>	<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>
<b>Landscape Types and Description</b>	<p><b>East Lowland Plain:</b> 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><b>Estate, Wood and Meres:</b> 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><b>Higher Farms and Woods:</b> 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><b>Industry:</b> Land in use for industrial purposes.</p> <p><b>Lower Farms and Woods:</b> 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><b>Moorland Plateau:</b> 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.



<b>Local Authority Collected Waste</b>	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.
<b>Local Development Scheme</b>	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
<b>Localism Act (2011)</b>	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
<b>Local Nature Reserve</b>	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).
<b>Local Plan</b>	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.
<b>Local Planning Authority</b>	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.
<b>Local Plan Strategy</b>	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.
<b>Local Service Centre</b>	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.
<b>Local Wildlife Sites</b>	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.



<b>Principal Towns</b>	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.
<b>Projection</b>	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.
<b>Ramsar Sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>'Real' (or 'constant price') GDP/GVA</b>	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'.
<b>Recycled Aggregates</b>	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
<b>Regionally Important Geological Sites</b>	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
<b>Regional Spatial Strategy (RSS)</b>	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.
<b>Renewable Energy</b>	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.
<b>Scheduled Monument</b>	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
<b>Secondary Aggregates</b>	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
<b>Site of Special Scientific Interest</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Special Area of Conservation</b>	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.
<b>Special Protection Area</b>	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>
<b>Species</b>	<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>
<b>Strategic Housing Market Assessment (SHMA)</b>	<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"> <li>• A review of housing markets;</li> <li>• An assessment of housing need and affordable requirements;</li> <li>• A review of general market requirements; and</li> <li>• Policy recommendations.</li> </ul>
<b>Sustainability Appraisal</b>	<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>
<b>Sustainable Development</b>	<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"> <li>• Social progress which recognises the needs of everyone;</li> <li>• Effective protection of the environment;</li> <li>• Prudent use of natural resources; and</li> <li>• Maintenance of high and stable levels of economic growth and employment.</li> </ul>
<b>Unemployment Count</b>	<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)

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