

Strategic Planning Board

Agenda

Date: Wednesday, 27th February, 2019
Time: 10.30 am
Venue: The Capesthorne Room - Town Hall, Macclesfield SK10 1EA

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

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

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

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

1. **Apologies for Absence**

To receive any apologies for absence.

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

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

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

To approve the minutes of the meeting held on 30 January 2019 as a correct record.

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

4. **Public Speaking**

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

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

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

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

5. **17/3605W-Silica sand extraction and associated development, mineral extraction by dredging, progressive restoration, mineral processing and despatch, Land at Rudheath Lodge, New Platt Lane, Cranage and Allostock, for Mr M Hurley, Sibelco UK Ltd (Pages 13 - 64)**

To consider the above application.

6. **18/4892C-Hybrid Planning Application for development comprising: (1) Full application for erection of a foodstore (Class A1), petrol filling station (sui generis) and ancillary kiosk/convenience store (class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (class A1 / A3), farm shop (class A1) and 2 no. retail 'pod' units (class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (class C2), 92 new dwellings (class C3), conversion of existing building to 2 dwellings (class C3) and refurbishment of two existing dwellings along with creation of associated access roads, public open space and landscaping, Land South Of, Old Mill Road, Sandbach for C Muller, Muller property group (Pages 65 - 112)**

To consider the above application.

7. **18/3672M-Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local centre comprising of retail, residential and community uses (Use Classes A1, A2, A3, A4, A5, D1 and C3 uses); a mixed residential use area to allow for residential dwellings (C3 Use Class), a Hotel (C1 Use Class), and/or a Residential Care Home (C2 Use Class); alongside any associated recreational space, car parking, cycle parking, landscaping, and other works for all proposed uses, Tatton Bluebell Village, Land East of Manchester Road, Knutsford for Mrs Rachel Wilbraham, Tatton Estate Management Ltd (Pages 113 - 148)**

To consider the above application.

8. **Cheshire East Local Plan: Authority Monitoring Report 2017/18** (Pages 149 - 270)

To consider the above report.

9. **Hand Car Washes and Planning** (Pages 271 - 284)

To consider a report on hand car washes and valets in Cheshire East.

10. **Planning Appeals** (Pages 285 - 298)

To consider a report on the Planning Appeals.

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CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 30th January, 2019 at The Capesthorne Room - Town
Hall, Macclesfield SK10 1EA

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors D Brown, B Burkhill, S Edgar, T Fox, P Groves, S Hogben,
J Rhodes, B Roberts and J Wray (Substitute)

OFFICERS IN ATTENDANCE

Mr A Crowther (Major Applications-Team Leader), Ms S Dillon (Senior Lawyer), Mr T Evans (Neighbourhood Planning Manager), Mr A Fisher Head of Planning, Strategy), Mr P Hurdus (Highways Development Manager), Mr R Law (Principal Planning Officer) and Mr G Taylerson (Principal Planning Officer)

80 APOLOGIES FOR ABSENCE

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

81 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 17/4750C, Councillor S Hogben declared that he was a Director of ANSA who had been a consultee, however he had not made any comments nor discussed the application.

In the interest of openness in respect of application 18/2662M, Councillor B Dooley, a visiting Councillor declared that her family owned a business on the high street and that her daughter was in the construction industry.

82 MINUTES OF THE PREVIOUS MEETING

RESOLVED

That the minutes of the meeting held on 19 December 2018 be approved as a correct record and signed by the Chairman subject to the title under Minute No.74 being amended to read 'Peat Farm' and not 'Pete Farm' and subject to the Section 106 Agreement under the same minute no. referring to 'after care scheme' and not 'after care plan' or 'scheme'.

83 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

(Prior to consideration of the following item, Councillor D Brown arrived to the meeting).

- 84 **17/4705C LAND AT JUNCTION WITH CENTURION WAY, HOLMES CHAPEL ROAD, MIDDLEWICH: OUTLINE APPLICATION FOR THE ERECTION OF UP TO 370 DWELLINGS A NEW CHURCH WITH ANCILLARY FACILITIES AND ASSOCIATED PARKING, LANDSCAPING, PUBLIC OPEN SPACES AND PLAY AREAS FOR PERSIMMON HOMES**

Consideration was given to the above application.

(Councillor B Walmsley, the Ward Councillor and Leon Armstrong, representing the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reason:-

The proposed development is unsustainable because it is located within the Open Countryside and would result in an adverse impact on appearance and character of the area and the loss of Grade 2 and 3a agricultural land contrary to Policies PG2 (Settlement Hierarchy), PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles), SE2 (Efficient Use of Land) of the Cheshire East Local Plan Strategy, saved PS8 (Open Countryside) of the Congleton Borough Local Plan, Policies TC6: Locations Outside the Town Centre & H1: Housing Strategy & of the Middlewich Neighbourhood Plan and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use. As such it creates harm to interests of acknowledged importance.

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

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

S106	Amount	Triggers
Affordable Housing	30%	In accordance with phasing

	(65% Affordable Rent / 35% Intermediate)	plan																		
Health	<p>Contribution to support the development of Oaklands Medical Practice & Waters Edge Medical Practice using the below formula:</p> <table> <tr> <th>Size of Unit</th><th>Occupancy Assumptions Based on Size of Unit</th><th>Health Need/Sum Requested per unit</th></tr> <tr> <td>1 bed unit</td><td>1.4 persons</td><td>£504 per 1 bed unit</td></tr> <tr> <td>2 bed unit</td><td>2.0 persons</td><td>£720 per 2 bed unit</td></tr> <tr> <td>3 bed unit</td><td>2.8 persons</td><td>£1,008 per 3 bed unit</td></tr> <tr> <td>4 bed unit</td><td>3.5 persons</td><td>£1,260 per 4 bed unit</td></tr> <tr> <td>5 bed unit</td><td>4.8 persons</td><td>£1,728 per 5 bed unit</td></tr> </table>	Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit	1 bed unit	1.4 persons	£504 per 1 bed unit	2 bed unit	2.0 persons	£720 per 2 bed unit	3 bed unit	2.8 persons	£1,008 per 3 bed unit	4 bed unit	3.5 persons	£1,260 per 4 bed unit	5 bed unit	4.8 persons	£1,728 per 5 bed unit	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>
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Public Open Space	<p>Provision of Public Open Space of 40m2 per dwelling combined amenity green space and children and young person provision for on site provision</p> <p>Contribution of £50,000 towards indoor sport facilities to improve the quality and number of health and fitness stations at Middlewich Leisure Centre to accommodate localised demand for indoor physical activity</p> <p>Contribution of £1,500 per family home and £750 per bed space in apartments for outdoor sport</p>	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>																		
Education	<p>Contribution to support school provision using the below formula:</p> <p>55 x £17,959 x 0.91 = £898,848 (secondary) 4 x £50,000 x 0.91 = £182,000 (SEN) Total education contribution: £1,080,848</p>	<p>50% Prior to first occupation 50% at occupation of 185th dwelling</p>																		
Highways	Contribution of £2,003,180 towards the provision of Middlewich Eastern Bypass	<p>Bypass 50% Prior to first occupation 50% at occupation of 185th</p>																		

	A travel plan monitoring fee of £5,000	dwelling Travel plan 100% on first occupation
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85 18/2662M LAND TO THE NORTH OF BLACK LANE, MACCLESFIELD, CHESHIRE: RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING LAYOUT AND SCALE FOR EXISTING OUTLINE PERMISSION 15/5676M AS AMENDED BY 18/2665M FOR WHATELEY, CEDAR INVEST LIMITED

Consideration was given to the above application.

(Councillor S Carter, the Ward Councillor, Councillor L Durham, the neighbouring Ward Councillor, Councillor B Dooley, the neighbouring Ward Councillor, Town Councillor Gareth Jones, representing Macclesfield Town Council and Peter Icke, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

For the reasons set out in the report and in the written update to the Board, the application be approved subject to the following conditions:-

1. Details of external materials to be submitted and approved (areas of brickwork to be stone clad)
2. Provision of an acoustic fence to the boundary with the properties on Withyfold Drive in accordance with amended plans. Fence to be completed prior to the first use of the retail units hereby permitted
3. Surfacing materials to be submitted and approved
4. Landscaping scheme to be submitted and approved
5. Implementation of landscaping scheme
6. Development to be carried out in accordance with submitted acoustic assessment
7. Vehicular access to Black Lane for use by vehicles servicing Units 1, 2, 3 and 4 only
8. Scheme for dust control to be submitted, approved and implemented
9. Piling Method Statement to be submitted, approved and implemented
10. Floor Floating Method Statement to be submitted, approved and implemented
11. Parking provided prior to first use of development hereby permitted
12. Details of boundary treatments and retaining structures to be submitted, approved and implemented
13. Details of levels to be submitted, approved and implemented

(It was requested that the Ward Councillor be involved/consulted on discharge of condition for the construction/delivery times on the outline application).

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

- 86 **18/5582M LAND NORTH OF GLASSHOUSE , ALDERLEY PARK, CONGLETON ROAD, NETHER ALDERLEY SK10 4TF: FULL PLANNING APPLICATION FOR DEMOLITION OF BLOCK 156; THE ERECTION OF A MULTI-STOREY CAR PARK; THE CREATION OF A MINI-ROUNDBOUT AND OTHER INTERNAL ESTATE ROAD WORKS; LANDSCAPING AND PUBLIC REALM; AND OTHER ASSOCIATED WORKS INCLUDING ANY NECESSARY INFRASTRUCTURE FOR C/O AGENT, ALDERLEY PARK LIMITED**

Consideration was given to the above application.

(Conor Vallely, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

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

1. 3 Year start time
2. Approved plans/documents
3. Materials
4. Landscaping
5. Landscape maintenance
6. Tree Protection
7. Tree Retention
8. Arboricultural Method Statement
9. Contaminated land verification report
10. Foul and surface water on separate systems
11. Surface water drainage
12. Bird nesting season
13. Updated badger survey if start not before Aug 19
14. Gully Pots
15. Remediation strategy
16. Unexpected contamination
17. Piling condition
18. Lighting maximum 1 lux at site boundaries with sensitive woodland

In order to give proper effect to the Board's intent and without changing the substance of its decision, authority is delegated to the Head of

Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

(The meeting was adjourned for lunch from 12.25pm until 1.00pm).

87 REVISED DRAFT LOCAL VALIDATION CHECKLIST FOR PLANNING APPLICATIONS

Consideration was given to a report on the Revised Draft Local Validation Checklist for Planning Applications.

RESOLVED

That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve for consultation the draft Local Validation Checklist and associated documents attached as Appendix 1.

88 ADOPTION OF THE COMMUNITY INFRASTRUCTURE LEVY (CIL)

Consideration was given to a report on the Adoption of the Community Infrastructure Levy (CIL).

RESOLVED

1. That the Community Infrastructure Levy Charging Schedule attached as Appendix 1 to the report, including the identified charging rates and zones be endorsed.

2. That Full Council be recommended to adopt the Community Infrastructure Levy with an implementation date of 1st March 2019.

89 CREWE STATION HUB AREA ACTION PLAN - DEVELOPMENT STRATEGY

Consideration was given to a report on the Crewe Station Hub Area Action Plan – Development Strategy.

RESOLVED

1. That the consultation responses set out at Appendix 1 and the draft Development Strategy Document at Appendix 2 be noted.

2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the Development Strategy attached at Appendix 2 for consultation and that any minor typographical amendments be delegated to officers to agree.

The meeting commenced at 10.30 am and concluded at 2.35 pm

Councillor G Merry (Chairman)

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Application No: 17/3605W

Location: Land at Rudheath Lodge, New Platt Lane, Cranage and Allostock,
Cheshire CW4 8HJ

Proposal: Silica sand extraction and associated development, mineral extraction by
dredging, progressive restoration, mineral processing and despatch

Applicant: Mr M Hurley, Sibelco UK Ltd

Expiry Date: 30-Apr-2018

SUMMARY

The Strategic Planning Board resolved to approve this planning application for a new Silica Sand extraction site within its administrative area at the meeting of 4th April 2018. The proposed development is a cross boundary application with Cheshire West and Chester Council and since the date of the resolution made by Cheshire East Council, further information relating to groundwater and hydrology has come to light during the consideration of the development proposal by Cheshire West and Chester Council. This has resulted in a formal submission of additional information by the applicant requiring consultation and to consideration by both Councils, including further questions relating to the ecological and groundwater effects on land outside of the area of the proposed development site.

The assessment of the additional information is the subject of this additional report together with additional representations from members of the public, clarification of the Jodrell Bank position and an update on the latest published NPPF. The conclusion of the statutory consultees is that the impact of the development on the hydrogeology, hydrology and ecology of the area, in particular New Platt Mere, is considered to be acceptable, and no new objections are raised.

The consideration of the development remains as set out in the report dated 4th April 2017, appended, except where updated by this report, and it is not proposed to revisit this as there is no alteration to the development proposal.

It remains the case that there is a presumption in the NPPF in favour of sustainable development unless there are any adverse impacts that significantly and demonstrably outweigh the benefits. Paragraph 203 of the NPPF states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs and acknowledges that minerals are a finite natural resource, and can only be worked where they are found.

Recommendation

Conditional Approval subject to conditions and Subject to the Secretary of State deciding not to 'call-in' the application under the Departure from the Development Plan procedures and Article 31 Direction of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

1. DESCRIPTION OF THE SITE AND DEVELOPMENT PROPOSAL SUMMARY

1.1 The proposed development is for a silica sand extraction site on a 75.3 hectare site which straddles both Cheshire East (43 hectares) and Chester West and Cheshire (33.5 hectares) at New Platt Lane off the A50 between Knutsford and Holmes Chapel. The site is currently in agricultural use and is near Goostrey and the settlement of Cranage. The site is

proposed to be worked over a 12 year period in a progressive phased manner with a further 2 years for final restoration at the cessation of mineral extraction. The working method is by means of suction dredging from a small floating barge which will create a lake with an average depth of 4.5 metres. Soils will be progressively stripped and used in the creation of visual screening mounds and used to restore the lake margins to a mix of agricultural land, woodland and wildlife habitats. Silica sand will be pumped via a pipe under New Platt Road to a processing plant using wet methods to stockpile sand for loading on to HGVs for onward distribution. The rate of working is a nominal 300,000 tonnes per annum. The application was submitted accompanied with an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA).

1.2 The consideration of the application has been previously made by the Strategic Planning Board in the meeting of 4th April 2018 where a resolution was made to approve the application subject to conditions. There has been little material change to the development proposal save for alterations to a scheme to be required by condition relating to Jodrell Bank, and therefore the matters considered at the meeting of 4th April stand and it is not proposed to revisit those matters. This report focuses on the additional information which has been submitted in response to a detailed representation from consultants acting for Garnett Farms in relation to the impact of the development on the nearby New Platt Mere, which was considered to be additional information for the purposes of the EIA regulations. In order to ensure that all of the relevant environmental information is considered by the decision making authority, the matters relating to the additional information are being put before the Strategic Planning Board for consideration.

2. RELEVANT HISTORY

2.1 Since 1974, the proposed Plant Site within Cheshire West and Chester has been historically used by the applicant as a Plant Site for their New Platt Wood and Shooting Box Wood Quarries. Quarrying in this area ceased around 2002 when the plant site was restored.

2.2 Relevant permissions in the immediate area to the north of the site includes:

4/632/CCC	Extraction of silica sand 28.10.74
4/2733/CCC	Lime sand mortar plant 27.07.76
4/20959/CCC	Extension to existing workings 06.09.89
4/27360/CCC	Extension of existing sand workings Brook House Farm 22.09.93
4/27359/CCC	Extension of existing sand workings –Shooting Box 22.09.93
4/28884/CCC	Modification of Access 13.10.94
4/34528/CCC	Variation of conditions 9, 32 &33 of planning permission 4/27359/CCC to allow continued quarrying.

3. POLICIES

3.1 The Development Plan comprises the Cheshire East Local Plan Strategy 2010-2030 adopted July 2017 (CELPS), saved policies of the Cheshire Replacement Minerals Local Plan 1999 (CRMLP) and the saved policies of the Congleton Borough Local Plan First Review (CBLP).

3.2 The relevant policies of the **Cheshire East Local Plan Strategy (CELP)** are:

MP1 Presumption in favour of sustainable development
PG6 Open countryside
EG2 Rural economy
SC3 Heath and well being
SD1 Sustainable development
SD2 Sustainable development principles
SE2 Efficient use of land
SE3 Biodiversity and geodiversity
SE4 The landscape
SE5 Trees, hedgerows and woodland
SE7 The historic environment
SE10 Sustainable provision of minerals
SE12 Pollution, land contamination and land instability
SE13 Flood risk and water management
SE14 Jodrell bank
CO1 Sustainable travel and transport
CO4 Travel plans and transport assessments

3.3 The relevant Saved Policies are:

Cheshire Replacement Minerals Local Plan (CRMLP)

Policy 2 Need
Policy 9 Planning applications
Policy 10 Geological content of planning applications
Policy 12 Conditions
Policy 13 Planning obligations/Legal agreements
Policy 15 Landscape
Policy 16 Plant and Buildings
Policy 17 Visual amenity
Policy 20 Archaeology
Policy 21 Archaeology
Policy 25 Ground water/surface water/flood protection
Policy 26 - 27 Noise
Policy 28 Dust
Policy 31 Cumulative impact
Policy 32 Advance planting
Policy 33 Public rights of way
Policy 34 Highways
Policy 37 Hours of operation
Policy 39 Stability and support
Policy 41 Restoration
Policy 42 Aftercare
Policy 43 Liaison committees
Policy 46 Future sand and gravel extraction
Policy 47 Sand and gravel area of search
Policy 54 Future silica sand extraction

3.4 The relevant saved policies of the **Congleton Borough Local Plan First Review (CBLP)** are:

PS8 Open Countryside
PS10 Jodrell Bank Radio Telescope Consultation Zone
GR6 Amenity and Health
GR7 Environmental Effects
GR8 Pollution
GR9 Access
GR10 Traffic
GR14 Cycling
GR15 Pedestrians
GR18 Traffic Generation
NR3 Habitats
NR4 Non Statutory Wildlife Sites
NR5 Habitat Conservation
NR6 Reclamation of Land

3.5 This is a cross boundary application the development plan policies of Cheshire West and Chester will apply to the area of land within their jurisdiction, however no specific analysis of CWAC policy is provided in this report. The site also lies outside of the Goostrey Parish Neighbourhood Plan area and this is not considered further.

3.6 National Policy includes:

National Planning Policy Framework 2018 (NPPF)
National Planning Practice Guidance (NPPG)

4. CONSULTATIONS (ADDITIONAL INFORMATION)

Environment Agency Responses to January 2019

4.1 Following the submission of additional reports and information on hydrogeology, hydrology and ecology in relation to the application site and New Platt Mere, the Environment Agency raises no objection subject to a condition that in the event that the water level in Rudheath Lodge lake falls below 52.1m AOD, no abstraction of water or sand shall take place. The Agency is content that a reasonable and precautionary position is being taken against excessive derogation of New Platt Mere. The Agency also recommend the lining of Ditch 3 prior to mineral extraction as an alternative to a scheme for flow measurement and monitoring and mitigation in agreement with the Environment Agency. The Agency does not anticipate the ecological value of New Platt Mere to be significantly affected by a change in water level of less than 25cm. The Designating Authority and Wildlife Trust are the authoritative bodies in respect of defining the ecological requirements of the New Platt Mere site.

Environment Agency Response February 2019 Additional Information

4.2 No objection in principle and recommend that the conditions outlined in our previous correspondence are included in any subsequent planning approval(s).

4.3 The report presented by APEM, presents figures for the assumed change in New Platt

Mere lake volume, by comparing the top water level in New Platt Mere (52.7 m AOD) with the proposed fixed water level in Rudheath Lodge Lagoon (52.1 m AOD). To be valid, this scenario would necessitate a direct connection of the two lakes by open water, which is not part of the proposed development. The lakes noted will be approximately 130m apart, with an intervening land barrier that will offer some resistance to groundwater flow. This principal is exemplified by the differential water levels maintained between the other mineral extraction lakes in the locality.

4.4 Consequently, we therefore believe that it is possible the APEM report is over-stating the volumetric changes likely to occur in New Platt Mere, even at the most extreme part of the annual cycle of water level variation.

4.5 Having reviewed the APEM report and considered a drop in water level of up to ~25cm, (which is more than 2.5 times the maximum predicted seasonal lowering predicted by the ESI modelling, applied as a precautionary factor of safety), we believe that the lake will continue to offer sufficient habitat, with adequate depth retained within the lake to enable the fish populace to effectively adapt to new/altered conditions.

4.6 An advisory is provided that due to public concerns over airborne particles and sensitive receptors that advice should be sought from the relevant internal department.

Natural England

4.7 No Objection, the position of Natural England remains unaltered. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal. Should the proposal be amended in a way which significantly affects the impact on the natural environment then they should be re-consulted.

Cheshire Wildlife Trust

4.8 The trust is concerned that breeding bird surveys were inadequate and should be amended to take account of soil fertility, but recognise that the development is phased and further bird surveys should identify the likely impacts before each phase. Wildflower seed mixes should be locally sourced and conservation areas should be seeded with a wild bird mix. A 10 year habitat management plan is acceptable. Note that 10 years management on the woodland creation scheme is likely to be poor, and limited biodiversity value. Welcome the phasing of the habitat mitigation being brought forward and inclusion of the ditches.

4.9 The Trust is satisfied that the fluctuations in water level within New Platt Mere are highly unlikely to affect the ecological integrity of the woodland habitats on the site associated with the local wildlife site designation, as the woodland is associated with dry conditions. Marginal vegetation may be affected by any long term or drastic changes but this is not of sufficient diversity to meet Local Wildlife Criteria. The trust agrees that the shallow margins of New Platt Mere are likely to be the most important from an ecological perspective. The presence of recreational footfall, fish stock and wildfowl may contribute to disturbance or eutrophication, may contribute to the poor floating and marginal diversity and not meeting the selection criteria for a local wildlife site. From the existing available ecological evidence the Cheshire Wildlife Trust do not anticipate that a drop in water levels of up to 0.25 m would significantly impact the ecological value of the mere or the qualifying features of New Platt Mere Local Wildlife Site.

Cheshire West and Chester Council

4.10 Resolved to endorse the officer responses made with respect to Cheshire West and Chester application reference 17/03104MIN and set out with the agenda report. In summary the officer responses relating to highways, ecology, public health, trees and flood risk raise no objection.

Jodrell Bank Observatory

4.11 Detailed technical response. The revised scheme aims to show equipment is compliant with EN61800-3 and the emissions would need to be 40dB below this level to meet ITU -R-RA.769 at the location of the Radio Telescopes. Sibleco have compared emitted power with received power limits without accounting for propagation losses, and are wrong to imply a focusing effect. Using JBO path losses and clutter values, the total path losses may just be compliant. The table illustrates no significant emissions are detected, but it is not clear if the outdoor measurement set up is sufficiently sensitivity, or to discriminate other received signals. Subject to Sibleco accepting conditions for 1) compliance with the ITU threshold; 2) undertake repeat testing before production commences; and 3) to shut down if these thresholds are exceeded, JBO accepts the principles of the scheme, with the clarification that ITU-R-RA.769 levels apply at the location of the JBO telescopes.

Nature Conservation Officer

4.12 No Objection. The supplementary comments relate to the potential of a reduction in water level at New Platt Mere, to have an impact upon the features for which Newplatt Mere Local Wildlife Site (LWS) was designated for Lowland Mixed Deciduous Woodland and Accessible Natural Green space. The lake and wet woodland are not a qualifying feature of the Local Wildlife Site. There is no reason why the anticipated lowering of the water levels at the lake would significantly affect the designation and the proposed lowering of the water levels within the lake is unlikely to have a significant impact upon the Local Wildlife Site.

Flood Risk Management

4.13 Notes two watercourses run through the site and the western one has a flood zone 2/3 associated with its flood plain. The removal of sand from below the water table will, of itself have a significant impact on local groundwater levels as water moves into the Rudheath Lodge excavation from the surrounding land to replace the volume of sand removed from below the water table. New Platt Mere lake is may require classification as a reservoir under the Reservoirs Act 1975, as amended by the Flood and Water Management Act 2010.

4.14 It is noted that the proposed watercourse diversions are predominantly in Cheshire East, whilst the surface water and effluent discharges from the site, and the required monitoring and mitigation works on ditch fall wholly within the domain of Cheshire West and Chester.

4.15 The developer will need to accommodate peak rainfall runoff in excess of that culvert capacity on site during significant storm events, - both during and after the mineral extraction has completed. Condition required to carry out the development in accordance with the submitted flood risk, water management and hydrological assessments.

VIEWS OF THE PARISH/TOWN COUNCIL

Goostrey Parish Council

4.16 Notified of additional information, but aware other representations have been made which may be material considerations. Cheshire East Council must obtain responses from statutory consultees, in particular the Environment Agency, on all submitted, material and further submissions. The applicant has submitted a Revised Electromagnetic Compatibility Scheme and Cheshire East Council must obtain a response from the Jodrell Bank Observatory. Goostrey Parish Council will generally support the view of the Environment Agency and Jodrell Bank Observatory.

Cranage Parish Council

4.17 Same response as Allostock PC below.

Allostock Parish Council

4.18 Cannot meet the requirements of the Jodrell Bank and notes numerous refusals by Cheshire East Council and refers to a Secretary of State appeal dismissal relating to a site less than 1 km from the Sibelco Site. Supports the concerns relating to the lowering of groundwater raised by Groundwater Solutions Ltd and Environment Agency response dated 15/11/18. Common concerns are shared by statutory consultees, businesses, residents and independently funded consultancy firm. If the application was suitable, appropriate and robust the range of conditions recommended would not be necessary.

4.19 Concerns that Brian Hobson Associates report findings were ignored and misrepresented to the Strategic Planning Board. References are made to quotes from the report regarding ground conditions. The SPB meeting of 4 April was flawed, premature and should not have been presented until all the information was available. The Parish Council is interested to see how Cheshire East Council will deal with the information provided to Cheshire West and Chester Council. The application is subject to a "Call in" application.

4.20 Exceptional need is negated by Sibleco by their intention to submit applications to extend quarrying at Bent Farm yielding 30% more sand from 30% less land compared with Rudheath. There are more suitable ranked sites in the Call for Sites, which have routes to the M6 which avoids sensitive avoids the sensitive locations of Holmes Chapel and Knutsford with no impact on Jodrell Bank.

OTHER REPRESENTATIONS

4.21 A total of 11 representations objecting to the proposal raising the following material considerations.

- Impact on the biodiversity of New Platt Mere.
- Impact on the fish and fishing club in New Platt Mere.
- Reduction of water feeding New Platt Mere and other lakes in the area.
- Reduction of the groundwater and risk of subsidence causing structural damage to properties and the A50 highway.
- Requirement for stability monitoring.
- Lack of base monitoring for groundwater levels and unknown effects.
- Effects on Jodrell Bank Telescope, including an unenforceable electromagnetic interference scheme and an inability to stay within the recommended levels.
- Adverse health effects due to silica dust and PM 2.5-10 particulates.

- Need for cattle to be herded along the A50 and New Platt Lane to access fields post restoration.
- Negative impact on the character of the area, including loss of agricultural land, woodland, flora and fauna.
- Highway impacts, extra HGVs and risk of accidents on the junction with the A50.
- There should be a 250m buffer zone applied to mineral workings.
- Better located alternative sites exist.
- Case for need is not demonstrated.

4.21 In addition, non-material but nevertheless relevant concerns have been expressed relating to the call in procedure and the number of conditions which need to be applied to allow for the uncertainties casts doubt over whether the proposal is acceptable.

5. APPLICANTS SUPPORTING INFORMATION

5.1 The application is supported by a Planning Statement, including drawings and appendices containing a number of schemes, technical assessments, and an Environmental Statement and Non-Technical Summary dated July 2017 together with technical notes relating to ground and surface water matters relating to additional information and a revised Electromagnetic Interference Management Plan.

6. OFFICER APPRAISAL

Reason for Presenting the Application Back to the Strategic Planning Board

6.1 Following the resolution of the Strategic Planning Board of 4th April 2018, a decision notice was not able to be issued because the Government Office had a delegated request to consider call in once both Cheshire East and Cheshire West and Chester (CWAC) had both made a resolution. A report was due to be presented by CWAC in April 2018 to determine their part of the application, however, matters came to light which caused determination to be delayed until 8th January 2018. During this period representations were made by APEM Ltd, hydrogeological consultants, on behalf of the landowner of Garnett Farms regarding concerns that any reduction of the water table at Rudheath would cause the water level in New Platt Mere to fall.

6.2 The response from the applicant was considered to be additional information by CWAC and necessitated a formal consultation under the EIA Regulations. In turn, because EIA has to apply to the entire development, Cheshire East Council also carried out a consultation in December 2018 once the information had been provided to it by the applicant. This report is the consideration of the additional information, matters arising from it and consultation responses.

Impact on New Platt Mere: Groundwater and Surface Water

6.3 The conclusion of the statutory consultees is that whilst it is accepted that there will be an additional reduction of up to 9cm reduction of the water level in addition to the seasonal fluctuations in New Platt Mere due to the lowering of the local groundwater levels, it was not considered that this is significant from a groundwater, or an ecological perspective by the Environment Agency, who advised that it is a matter for the planning authority and Cheshire

Wildlife Trust to make an assessment of the impact on New Platt Mere Local Wildlife Site. In considering their position, the Environment Agency took a conservative assessment of the impact on the groundwater regime by using a maximum of up to 25cm additional reduction due to the effect of recharge flow into the application site. They concluded that whilst there would be a drop in local groundwater, the losses were more than compensated by the increase in volume of groundwater due to the removal of the mineral and concluded that the effects were not significant.

6.4 The removal of each cubic metre of sand is replaced by an influx of groundwater to replace it, which temporarily results in a lowering of the local water table. The consultant acting for Garnett Farms stated that the daily rate of removal will result in a groundwater recharge of 1000 m³ per day, whereas the applicant's consultant has prepared a technical note and stated that the representative value is up to 600 m³ per day, which includes evaporation losses. The Environment Agency has accepted this and has raised no objection subject to a condition requiring that mineral extraction shall stop in the event that the water level in the application site falls below 52.1 m AOD.

6.5 In addition, concerns were raised regarding the lining of the watercourse ditches running across the site. The applicant has re-affirmed that the predicted impact of the operational site flow rates in the diverted ditches flowing across the application site is similar to the predicted rates following completion and restoration of the application site. The applicant has submitted a scheme for the lining the base and lower sides of Ditch 3, which flows into New Platt Mere, prior to mineral extraction. This ensures that water flow will be maintained within the ditch without loss to the extraction lake, but still allows drainage of the adjacent land. This is accepted by the Environment Agency and would be subject to a condition.

6.6 Shortly before CWAC took their report to Planning Committee on 8th January 2019, late representations were submitted by APEN including a hydrographic survey of New Platt Mere, commentary on the hydrogeology and ecological considerations. CWAC resolved to approve the application subject to a further consultation with the Environment Agency confirming no significant change in their previous responses. This information was also provided to Cheshire East Council and has been circulated to the relevant consultees for comment.

6.7 The bathymetric survey prepared on behalf of Garnett Farms indicates that New Platt Mere has shallow margins in the north eastern part of the lake and potentially the lake shoreline may recede by up to 10 metres in that area, and have a volume reduction of up to 36.7%. The effect is disputed by the applicant who using levels obtained on 27th July 2018 calculated a reduction of area of 6.3 % and a reduction of volume of 26.6%. When based on measured levels in New Platt Mere of 52.47 mAOD on 27th July 2018 and 52.27 mAOD on 1st October 2016, a temporary seasonal reduction of 9cm shows a reduction in lake level of 1.4 to 1.5% and a reduction of volume of 6.4 to 7.2% based on the data provided in APEM's report.

6.8 The applicant advises that there would be no predicted change in the lake level in New Platt Mere for several months of a given year, and up to 9cm predicted fall in autumn. The Environment Agency considers that the effect of continuity between New Platt Mere and the lake on the application site to be overstated by APEM, and in practice the degree of hydraulic continuity is more limited, and they would not anticipate the level of the lake in New Platt Mere

to drop to levels that would compromise fish stocks. This is exemplified by the different levels which exist between a number of different lakes created by former mineral workings in the area.

6.9 It is accepted that during the operation of the mineral extraction site there will be a localised additional reduction in the groundwater levels as water moves to replace the void left as mineral is removed, and there will be an impact on the water levels in New Platt Mere, predicted to be up to 9cm on top of the normal seasonal fluctuations in the Autumn. The lake level will recover and for several months of the year the level will be unaltered. Upon completion of mineral operations, an equilibrium will be reached as water will no longer be flowing inwards to the mineral site.

6.10 The Environment Agency has requested a condition requiring mineral extraction to cease if the water level in Rudheath falls below 52.1 mAOD and a scheme requiring the lining of the Ditches. They conclude that the development will have no significant effect on either the ecology or groundwater resources. The lead flood officer has not raised any objections. On this basis, the development accords with SE13 of the CELPS and 25 of the CRMLP.

Impact on New Platt Mere: Ecology

6.11 The Cheshire East ecologist, Natural England, Cheshire Wildlife Trust and the Cheshire West and Chester Ecologist have raised no objections, and have noted that the local wildlife site is designated for woodland habitats and not the waterbody, and the additional seasonal reduction of the water table will not have significant effects on the woodland. The biodiversity of the lake is not sufficiently diverse to qualify for designation, and whilst it is accepted that the lake has some ecological value, seasonal fluctuations are normal and the lake would continue to provide habitats. The lake is stocked with fish for recreational fishing as a business enterprise, and it is noted that these are predatory which limits the value of the lake for many indigenous species.

6.12 The volume reductions are not anticipated to cause death of fish due to overheating or lack of oxygen, and the replenishment of New Platt Mere is primarily via groundwater inflow, so the reduction of flow from Ditch 3 is not significant. Concerns have also been raised about elevated levels of agricultural runoff causing eutrophication of the New Platt Mere, however, there will be a reduction of the area of land available for agricultural use on Rudheath Lodge Farm, and there would be a very significant dilution on account of the increased volume of groundwater held within the Rudheath Lodge Farm lake.

6.13 The impacts of the development on the biodiversity of New Platt Mere Local Wildlife Site and lake which are located within the administrative area of CWAC are not considered to be significant and therefore the proposal is considered to accord with policies SE3 and SE5 of the CELPS and NR3, NR4 and NR5 of the CBLP.

Jodrell Bank Observatory

6.14 Jodrell Bank has previously raised no objection and requested that an electromagnetic interference attenuation calculation is prepared for the development site in accordance with International Telecommunications Union ITU-R RA.769 translated to equipment location using the methodology in ITU-R.P.452 which will establish the interference levels which the

applicant would have to comply with, and for the Electromagnetic Interference Management Scheme to be implemented and maintained for the duration of the development.

6.15 The applicant has prepared a revised scheme which Jodrell Bank has made comments on. Whilst the methodology for meeting the interference levels at the observatory is questioned, as propagation losses are not taken into account and it is not clear whether the outdoor measuring set up is sufficiently sensitive, it is accepted that the plant and machinery is capable of just meeting the required standard, subject to conditions requiring compliance with ITU-R RA.769 threshold, repeat testing before production commences and to cease operations if the thresholds are exceeded. These measures will ensure that the objectives of CELP policy SE14 and PS10 of the CBLP are met.

Other Matters

6.16 Representations have been made about the availability of other sites for silica sand production. No applications are before the planning authority at the present time and irrespective of whatever Sibelco or other operators may or may not bring forward development proposals, it remains the case that there is a need to maintain provision and supply of a nationally important mineral for industrial use. The other site being referred to is at Bent Farm, however the potential reserve at that site would be modest if the proposal does come forward and it remains the case that Dingle Bank Quarry at Chelford is virtually worked out. It is a requirement of the NPPF for each Silica Sand site to maintain 15 years of reserves where possible, and where this is not achievable, replenishment of permitted reserves of nationally important silica sand for industrial and other specialist use is essential. It also remains the case that the reserves of aggregates sand and gravel for construction is low in Cheshire East and only just adequate in Cheshire West and Chester and do not maintain the required 7 years landbank for the duration of either authority's development plan. The development proposal will help contribute to permitted reserves and supply of aggregates.

Air Quality

6.16 Air quality was considered in the original report, however a number of concerns have continued to be expressed about the harmful properties of silica dust on human health. The Air Quality Assessment in support of the planning application shows an increase in the release of particulate matter of $0.1\mu\text{g}/\text{m}^3$ which is several magnitudes below the UK/EU and World Health Organisation recommended air quality thresholds of $25\mu\text{g}/\text{m}^3$ annual average for PM_{2.5} and $40\mu\text{g}/\text{m}^3$ for PM₁₀ annual average and $50\mu\text{g}/\text{m}^3$ for the 24 hour average. It is noted that it is difficult to extrapolate any meaningful correlation of health effects below these levels and the level of any recipient's level of exposure to fine particulate matter varies with circumstances, so factors such as the weather, proximity, lifestyles, length of time spent close to a source of dust. It is noted that the material being sold is sand grade particles, and significantly larger than the PM 2.5 to PM₁₀ fine particulates, which would only arise from grinding or milling processes or constant abrasion, which is not a feature of the proposed development which simply washes the sand to remove silt and clay and then separates the material into different sizes, e.g., coarse, medium and fine sand.

6.17 The proposed mineral extraction is by means of wet suction dredging in a lake, with the sand pumped inside a pipe to the processing & washing plant and is inherently dust free. The stockpiles of sand for sale at the processing plant have a high moisture content and a rapid

stock replenishment rate. HGV loading activity and distribution of the sand out of the site does not present a significant source of dust as the material remains damp and is sheeted. The main long term risk of dust generation at sand workings is largely confined to vehicle movements over sand spillages on the floor of the processing area, which can give rise to nuisance dust from an amenity perspective and this can be controlled by general site housekeeping and a planning condition dust management scheme. The development meets the requirements of SC3 of the CELPS and GR6 and GR7 of the CBLP.

National Planning Policy Framework Minerals Policies

6.18 The National Planning Policy Framework (NPPF) was revised in 2018. Chapter 17 Facilitating the Sustainable use of Minerals contains the policy framework for minerals development.

6.19 Policy 203 states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation. It is noted that Cheshire East contains significant and important silica sand resources which are found on only a few other locations in the UK, and therefore has an important role to play in maintaining the provision and supply of silica sand for industrial and specialist uses.

6.20 Policy 204 advises that planning policies should provide for the extraction of mineral resources of local and national importance, and where practicable take account of contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously. Mineral resources should be safeguarded by defining Mineral Safeguarding Areas; and development plans should adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilized. It also requires policies to set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.

6.21 The NPPF also recognises that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and to ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.

6.22 The development accords with the requirements set out in this policy and places minimal harm to the natural environment and human health.

6.23 Policy 205 advises that when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy. The proposed development ensures that supplies to glass manufacturers, and other nearby industrial and specialist consumers of silica sand are maintained.

6.24 Policy 207 advises that minerals planning authorities should plan for a steady and adequate supply of aggregates. Whilst the application is primarily for industrial minerals, it

will nevertheless contribute towards the supply of sand for construction purposes. Cheshire East and Cheshire West and Chester Councils have prepared Local Aggregate Assessments, and there is a recognised need for new reserves to come forward for aggregate extraction and alternative supplies in minerals plans. The requirement to maintain landbanks of at least 7 years for sand and gravel for the duration of the local development plan period remains, and the landbank is low in Cheshire East.

6.25 Policy 208 is of particular importance because it requires minerals planning authorities to plan for a steady and adequate supply of industrial minerals by:

- a) co-operating with neighbouring and more distant authorities to ensure an adequate provision of industrial minerals to support their likely use in industrial and manufacturing processes;
- b) encouraging safeguarding or stockpiling so that important minerals remain available for use;
- c) maintaining a stock of permitted reserves

6.26 The development site straddles both Cheshire East and Cheshire West and Chester Council areas, and will make a valuable strategic contribution towards the supply of industrial minerals.

National Planning Policy Framework Overarching Policies

6.27 The purpose of the planning system is to contribute to the achievement of sustainable development in accordance with economic, social and environmental objectives. These are

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.28 These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

6.29 So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

6.30 Policy 48 allows local planning authorities to give weight to emerging plan policies according to the stage of preparation, extent of unresolved objections and degree of consistency of emerging policies with the Framework. The emerging Minerals Development Plan Document and candidate site allocations identifies the application site. Bringing the site forward in a planning application does not conflict with the objectives of the emergent DPD. Policy 49 advises that an application is unlikely to be premature other than where the development is both so substantial, or its effect so significant, that it would undermine the plan making process and the emerging plan is at an advanced stage but not formally part of the development plan. Policy 50 of the NPPF states that refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination. Whilst number of comments continue to express concern that the development site is premature or alternative sites exist, there is national policy support in favour of the development.

Conclusions

6.31 Silica Sand is a nationally important strategic resource, providing feedstock for the glass, ceramics, horticulture and casting industries, and a host of other industrial uses. Minerals can only be worked where they occur and the distribution of silica sand across the UK is unevenly distributed and is limited to a small number of locations and Cheshire East contains important deposits east of the M6 motorway.

6.32 There is an ongoing need for silica sand to supply demand, and of the four operational silica sand sites in Cheshire East, two of these are close to being worked out. This proposal is to extract 3.3 million tonnes of silica sand over a 12 year period in an area which has historically hosted silica sand workings, and within a site which in part was allocated for sand and gravel extraction. Approximately 75% of this is suitable for high quality silica sand industrial uses, and 25% would be suitable for sales into aggregate construction sand markets.

6.33 The National Planning Policy Framework supports the sustainable extraction of minerals for industrial use, and the development complies with the sustainability criteria.

6.34 Minerals specific local development plan policy for Cheshire East includes saved policies of the Cheshire Replacement Minerals Local Plan 1999, and includes policies for preferred areas for new mineral extraction. New permissions have already been granted within the preferred areas, and the current situation is that further permitted reserves are required to be brought forward. There is a requirement to provide at least a 15 year supply of silica sand. In addition, the Cheshire East Council Local Aggregates Assessment does not meet the minimum 7 years sand and gravel landbank required by the NPPF. This proposal would therefore contribute towards the 7 year minimum supply of sand and gravel used for aggregates.

6.35 The additional information and concerns relating to the impact on groundwater and surface water and ecology, and the effects on New Platt Mere and have been assessed, and it is considered that the impacts are not significant. On this basis, there are no new objections to the development which was considered at the meeting of 4th April 2017, and the recommendation is that the resolution is safe and planning permission should be granted.

7. RECOMMENDATION

Subject to the Secretary of State deciding not to 'call-in' the application under the Departure from the Development Plan procedures and Article 31 Direction of the Town and Country Planning (Development Management Procedure) (England) Order 2015, planning permission be APPROVED, subject to the following conditions:-

- 1. Commencement & notification**
- 2. Approved plans**
- 3. Cessation of mineral working and restoration within 15 years of commencement.**
- 4. Hours of working**
- 5. Access**
- 6. Soils handling**
- 7. Depth of extraction**
- 8. Phased working**
- 9. Advance Landscape works and planting**
- 10. Annual progress and review meeting and report**
- 11. Electromagnetic compatibility monitoring, scheme and limits**
- 12. Noise limits**
- 13. Noise management plan**
- 14. Dust management plan**
- 15. Archaeological mitigation strategy**
- 16. Environmental protection scheme**
- 17. Pollution prevention measures**
- 18. Contaminated land scheme**
- 19. Unexpected contamination**
- 20. Lighting scheme**
- 21. Surface water management plan**
- 22. Drainage scheme to include lining of ditches**
- 23. Drainage monitoring**
- 24. Stability monitoring**
- 25. Additional boreholes for stability monitoring**
- 26. Protection of trees/vegetation**
- 27. Plant and machinery**
- 28. Site maintenance and emergency repairs**
- 29. Progressive species surveys and mitigation proposals.**
- 30. Groundwater monitoring and mitigation**
- 31. Storage of materials harmful to water quality**
- 32. Liaison Committee**
- 33. Provision of footpaths**
- 34. Groundwater level limitation**

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

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

Appendix: Original report to Strategic Planning Board 4th April 2018

SUMMARY

There is a presumption in the NPPF in favour of the sustainable development unless there are any adverse impacts that significantly and demonstrably outweigh the benefits. Silica Sand is a nationally important strategic resource, providing feedstock for the glass, ceramics, horticulture and casting industries, and a host of other industrial uses. Minerals can only be worked where they occur and the distribution of silica sand across the UK is unevenly distributed and is limited to a small number of locations and Cheshire East contains important deposits east of the M6 motorway.

There is an ongoing need for silica sand to supply demand, and of the four operational silica sand sites in Cheshire East, two of these are close to being worked out. This proposal is to extract 3.3 million tonnes of silica sand over a 12 year period in an area which has historically hosted silica sand workings, and within a site which in part is allocated for sand and gravel extraction. Approximately 75% of this is suitable for high quality silica sand industrial uses, and 25% would be suitable for sales into aggregate construction sand markets.

Minerals specific local development plan policy for Cheshire East includes saved policies of the Cheshire Replacement Minerals Local Plan 1999, and includes policies for preferred areas for new mineral extraction. New permissions have already been granted within most of the preferred areas, and the current situation is that further permitted reserves are required to be brought forward. There is a requirement to provide at least a 15 year supply of silica sand on sites where significant new capital is required. In addition, the Cheshire East Council Local Aggregates Assessment does not meet the maintenance of at least 7 years sand and gravel landbank required by the NPPF. This proposal would therefore contribute towards the maintenance of at least 7 year supply of sand and gravel used for aggregates.

This should be balanced against any potential harm to the loss of Grade 2 and 3a agricultural land, the impact on hydrology and hydrogeology (the water table), residential amenity; particularly in terms of noise and nuisance dust impacts to sensitive receptors; along with the increase in vehicle movements in the area, the impact on the highway network and air quality and ecology and habitats.

The benefits arising from the proposal in terms of the national need for silica sand are considered sufficient to outweigh any harm caused by the scheme, and the potential harm to residential amenity and the environment can be mitigated by a range of planning conditions and through the controls of other environmental legislation.

On the basis of the above, it is considered that the adverse effects of the scheme are significantly and demonstrably outweighed by the long term social and economic planning benefits, along-side long term benefits to nature conservation and return to agriculture. As such, the scheme is considered to accord with policies of the Cheshire East Local Plan Strategy 2017 and the saved policies of the Cheshire Replacement Minerals Local Plan and the Congleton Borough Local Plan First Review, and the approach of the NPPF.

A legal agreement to be entered in to by the applicant is requested by Jodrell Bank with the purpose of providing compliance with permissible radio interference levels to safeguard the efficient operation of the Radio Telescope.

SUMMARY RECOMMENDATION

Subject to the Secretary of State deciding not to ‘call-in’ the application under the Departure from the Development Plan procedures:

Approve subject to conditions and legal agreement.

DESCRIPTION OF SITE AND CONTEXT

The Rudheath Lodge site is approximately 2.4km north-west of the centre of Holmes Chapel, approximately 1.2km north of the centre of Cranage, approximately 1km south east of the centre of Allostock and approximately 0.6km from the centre of Goostrey.

Rudheath Lodge is located in a semi-rural area characterised by mixed grazing and arable farm production, areas of woodland and lakes created by past sand extraction, the settlements of Allostock, Goostrey and Cranage, various commercial and retail uses, and a number of individual residential properties and small groups of housing.

The closest residential properties are those which adjoin the site located in the southwest of the site, and the dwellings of Rudheath Lodge Farm. A small number of residential properties are within 50 metres of the site located along New Platt Lane, Goostrey Lane, and the A50 Knutsford Road.

The development site and the project crosses the administrative boundaries of both Cheshire West and Chester Council (CWAC) and Cheshire East Council (CEC). This application therefore is considered to be a ‘cross boundary’ planning application. 33.5 hectares of the development site falls within CWAC to the north of the development site and 41.8 hectares falls within CEC in the south of the development site.

The planning application before us is to consider the development on land within the jurisdiction of Cheshire East Council. However, operations that are proposed to be carried out in the north of the development site may have an impact on land within CEC and the proposal should be considered as a whole in its entirety in accordance with national planning guidance.

In accordance with national planning guidance on cross boundary planning applications, the applicant has applied to Cheshire West and Chester Council with an identical planning application for their consideration.

The project relates to two parcels of land; one on each side of New Platt Lane which together total 75.3 hectares. The sand extraction area (51.8 hectares), soils storage and landscaping activities would take place within the larger 73.6 hectare parcel of land to the south of New Platt Lane, bounded by Knutsford Road (A50) to the west, New Platt Lane to the north, Goostrey Lane to the South and a woodland belt (Racecourse Wood) within agricultural land

beyond to the east. This southern parcel is currently in agricultural use and forms part of the agricultural holding of Rudheath Lodge Farm. The existing farm dwellings and the majority of the farm buildings and the immediately adjoining land are excluded from the application area.

Access to the extraction site would be from a newly formed access to the south of New Platt Lane. An additional access to the extraction area would also be used on a temporary basis for initial site establishment works. The northern parcel with a site area of 1.6 hectares would accommodate the plant, office buildings and facilities needed to process and dispatch the sand. This part of the proposal falls within the jurisdiction of CWAC. Access to the plant site would be from a new access off New Platt Lane to the north. The plant site to the north of New Platt Lane would be within a partly wooded area (New Platt Wood) which comprises of a former restored plant site which has been used in the past by the applicant for previous quarrying processing operations associated with a site known as New Platt Wood Quarry which is now restored to a lake and woodland. The two main land areas of the site would be linked by a narrow corridor under New Platt Lane, which will contain underground pipework and services.

There are no designated sites of ecological importance within the application area. The nearest internationally designated site for nature conservation are i) Rostherne Mere (Ramsar) (c.10km away), ii) Midland Meres and Mosses Phase 1 and Phase 2 (Ramsar) (c.9km away) and West Midlands Mosses Special Area of Conservation (c.8km away). In terms of nationally designated sites, the application area lies c.5.4km away from the River Dane and Holly Banks Site of Special Scientific Interest and c.4km from Brereton Heath Local Nature Reserve. In terms of locally designated sites (Local Wildlife Sites, LWS); New Platt Mere LWS is located adjacent to the proposed processing plant site, Goostrey Heaths LWS is located c.0.5km distance, Rudheath LWS is c.1km away, Hermitage Thornes LWS is c1.7km away and Shakerley Mere Country Park LWS is located c.2km away from the application site.

RELEVANT HISTORY

Since 1974, the proposed Plant Site within Cheshire West and Chester has been historically used by the applicant as a Plant Site for their New Platt Wood and Shooting Box Wood Quarries. Quarrying in this area ceased around 2002 when the plant site was restored.

Relevant permissions in the immediate area to the north of the site includes:

- 4/632/CCC Extraction of silica sand 28.10.74
- 4/2733/CCC Lime sand mortar plant 27.07.76
- 4/20959/CCC Extension to existing workings 06.09.89
- 4/27360/CCC Extension of existing sand workings Brook House Farm 22.09.93
- 4/27359/CCC Extension of existing sand workings –Shooting Box 22.09.93
- 4/28884/CCC Modification of Access 13.10.94
- 4/34528/CCC Variation of conditions 9,32 &33 of planning permission
- 4/27359/CCC to allow continued quarrying.

DETAILS OF PROPOSAL

The applicant seeks planning consent to extract silica sand, install processing plant and equipment and related facilities, and carry out associated works and landscaping with progressive restoration at Rudheath Lodge, Allostock and Cranage.

Method of Working

Sand extraction would be carried out by dredging to an average depth of 4.5 metres and a maximum depth of 6.5 metres. Dredging involves a small electrically powered barge which is placed in a lake created when the underlying groundwater in the sand is exposed by removal of the overlying soil. The dredge will pump the sand from below the water level using a flexible suction pipe and progressively move around the site.

After establishing small settling ponds by conventional earth excavating equipment in the early phases, the dredge would be placed in the lake and sand will be suspended in water and pumped via an underground pipeline to the processing plant site to the north of New Platt Lane. Water from the process plant would be returned to the dredging lake by a second pipeline.

The processing area will include offices and weighbridge, and will be the loading point for all heavy goods vehicles. The level of proposed processing is not extensive and is limited to wet grading with two sand product towers to produce stockpiles of product for sale to customers.

Phasing

The site has been divided into twelve phases which would operate for about 1 year per phase in a progressive manner. The sand extraction would not progress into further phases until required. Soil, hedgerows and trees would remain in place for as long as possible so that only small areas of the site would be developed at any one time. As sand extraction progresses, the site would be progressively restored by replacing soil onto the land stripped of soils from the extractive boundary to the shoreline, leaving a future mere and future agricultural land.

Life of site

It is proposed that the sand extraction itself would take place at an extraction rate of up to 300,000 tonnes per annum and the duration of the extraction would last around 12 years, with a further 2 years to complete the restoration of the final sand extraction phases, and remove the processing plant site and access points.

End uses

The silica sand would be processed and sold for a wide range of end-uses including coloured glass containers (bottles and jars), specialist tinted float (flat) glass, tiles, sanitary ware, specialist flooring, sports and horticultural applications, water filtration, electrical distribution and specialist coatings. The balance, produced as a consequential by-product of making the other grades, is likely to be sold as concreting and mortar sand to users in the construction sector.

Site Activities

Apart from daily access by a member of staff to operate the dredge and check health and safety matters and any requisite maintenance and environmental monitoring, the activity in the sand extraction area would be confined to intermittent use of mobile plant for a period of up to eight consecutive weeks, typically in the autumn of each year, to strip and replace soils, create soil storage and landscaping bunds and to undertake progressive restoration works.

The mobile plant would likely comprise a 360° excavator, a bulldozer and three dump-trucks, all of which would gain access via the entrance off New Platt Lane opposite the plant site. The

majority of activity on a daily basis is the operation of the processing plant and loading of heavy goods vehicles within the discrete separate northern parcel of land to the north of New Platt Lane which lies within the application being considered by Cheshire West and Chester Council.

Traffic generation

All dispatch of products would be from the process plant area, with no despatch proposed from the sand extraction area. The maximum predicted average daily HGV loads would be 54 per day (or 108 HGV movements - where one movement would be either an inbound or an outbound journey). It is expected that 60% of HGVs would arrive at the London Road (A50) / New Platt Lane junction from the north and depart the same way. The remaining 40% would be expected to arrive from (and depart to) the south. All heavy goods vehicles would be required to enter and exit the site via New Platt Lane from the A50 Knutsford Road.

Access and highways improvements

A new access point is proposed for the plant site off New Platt Lane and for the extraction site opposite the new plant site and a temporary access opposite Brick Bank Lane. Junction and road improvements are proposed to be undertaken along a length of New Platt Lane from the junction with the A50 to the proposed new plant site entrance. This will include the provision of an advisory speed warning sign on the A50 Knutsford Road. Improvements will be subject to the provisions of S.278 of the Highways Act.

A permissive off-road path will be provided on the southern side of New Platt Lane from the junction with the A50 Knutsford Road as far as the access with the processing plant site the along the section of New Platt Lane. There are no public rights of way affected by the development proposal.

Operating hours

07:00 – 18:00 hours Monday to Friday, 08:00-13:00 Saturdays with no working Sunday or bank/public holidays.

Landscaping

It is proposed to carry out advance landscaping works in the southwestern corner of the site to provide screening for a number of residential properties which are adjacent to the site to enable vegetation and trees to become established. Stripped soils and overburden would be used to create screening storage mounds around the periphery of the site along the boundary with New Platt Lane, Goostrey Lane, the A50 Knutsford Road and Rudheath Lodge Farm to provide visual screening as the working phases progress. These would be removed in the final phases to enable completion of the restoration of the site.

Restoration

The final side slopes of the restored lake would be created at a gradient of 1 in 3 (where formed in sand) and 1 in 5 (where formed using site derived backfilled soils). In all cases, the final gradients in the first 1 metre above and continuing below the final water level in the lake would be 1 in 4 to minimise the risk of wave erosion. The stripped soils would be used in the restoration of the lake margins and the plant site. Restoration of the area south of New Platt Lane would be to agriculture with shallow gradients surrounding a mere (maximum water level 52.1 metres AOD) with landscaped margins and would take place progressively

throughout the life of the development. The area to the north of New Platt Lane meanwhile would be restored to broadleaved woodland once the extraction site is worked out.

Aftercare and after-uses

Once restored, the area of land south of New Platt Lane would be returned to agriculture with a mere, and the area to the north of New Platt lane would be returned to woodland. Both areas would be managed for 5 years following restoration, to ensure successful establishment.

POLICIES

The Development Plan comprises the Cheshire East Local Plan Strategy 2010-2030 adopted July 2017 (CELPS), saved policies of the Cheshire Replacement Minerals Local Plan 1999 (CRMLP) and the saved policies of the Congleton Borough Local Plan First Review (CBLP).

The relevant policies of the **Cheshire East Local Plan Strategy (CELP)** are:

MP1 Presumption in favour of sustainable development

PG6 Open countryside

EG2 Rural economy

SC3 Heath and well being

SD1 Sustainable development

SD2 Sustainable development principles

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The landscape

SE5 Trees, hedgerows and woodland

SE7 The historic environment

SE10 Sustainable provision of minerals

SE12 Pollution, land contamination and land instability

SE13 Flood risk and water management

SE14 Jodrell bank

CO1 Sustainable travel and transport

CO4 Travel plans and transport assessments

The relevant Saved Policies are:

Cheshire Replacement Minerals Local Plan (CRMLP)

Policy 2 Need

Policy 9 Planning applications

Policy 10 Geological content of planning applications

Policy 12 Conditions

Policy 13 Planning obligations/Legal agreements

Policy 15 Landscape

Policy 16 Plant and Buildings

Policy 17 Visual amenity

Policy 20 Archaeology

Policy 21 Archaeology

Policy 25 Ground water/surface water/flood protection

Policy 26 - 27 Noise

Policy 28 Dust
Policy 31 Cumulative impact
Policy 32 Advance planting
Policy 33 Public rights of way
Policy 34 Highways
Policy 37 Hours of operation
Policy 39 Stability and support
Policy 41 Restoration
Policy 42 Aftercare
Policy 43 Liaison committees
Policy 46 Future sand and gravel extraction
Policy 47 Sand and gravel area of search
Policy 54 Future silica sand extraction

The relevant saved policies of the **Congleton Borough Local Plan First Review (CBLP)** are:

PS8 Open Countryside
PS10 Jodrell Bank Radio Telescope Consultation Zone
GR6 Amenity and Health
GR7 Environmental Effects
GR8 Pollution
GR9 Access
GR10 Traffic
GR14 Cycling
GR15 Pedestrians
GR18 Traffic Generation
NR3 Habitats
NR4 Non Statutory Wildlife Sites
NR5 Habitat Conservation
NR6 Reclamation of Land

This is a cross boundary application the development plan policies of Cheshire West and Chester will apply to the area of land within their jurisdiction, however no specific analysis of CWAC policy is provided in this report. The site also lies outside of the Goostrey Parish Neighbourhood Plan area and this is not considered further.

Other considerations
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

CONSULTATIONS

Strategic Highways and Transport Manager: No objection. The direct impacts on the highway network occur within Cheshire West and Chester Council, and concurs with the views of the CWAC Network Manager in terms of highway capacity, safety, layout and proposed highway improvements. These conclude that the increase in traffic can be accommodated by the junction with New Platt Lane and the A50. Speed activated warning and junction improvement works will be subject to a S278 agreement. Conditions relate to

details of works to the highway, traffic management plan and daily limitation of 130 HGV movements.

Environmental Health Officer: No objection.

Noise

All works will be compliant except for a short duration event during soil stripping close to Lakeside Farm. Three conditions proposed to cover 1) temporary works of 70dBLAeq 1hr for 8 weeks, 2) Noise to not exceed background LA90 by more than 10 dB up to a maximum of 55dBLAeq 1hr for normal operations and 3) Scheme to monitor noise.

Dust and Air Quality

Potential to create short and long term impacts off site particularly during dry windy weather and a condition is required for dust monitoring. Wet working acts as a suppressant which controls dust generation and good practice and mitigation will secure effective control. Traffic emissions will not exceed the Air Quality Objectives for Nitrogen Dioxide or PM10. Assessments for air quality are not required off-site. Conditions requested for 1) Dust Suppression Scheme, 2) Wheel cleaning, 3) Operational hours and 4) Delivery hours.

Lighting

Recommends a condition to control lighting spillage from the site.

Contaminated Land

Conditions are requested relating to 1) Scope of risks, remediation strategy, and verification report, 2) Restriction on import of material and testing and verification of such material, and 3) Unexpected contamination, assessment and remediation.

Nature Conservation Officer: No objection. Notes that Natural England have not raised concerns regarding statutory designations and a regulation 61 assessment concludes no significant impact. Woodland and hedgerows will be created and provide overall gain. Welcomes retention of a pond for toads and field margins, and enhancements to lake margins and wetland habitats management sought. Restoration should account for priority species birds. Status of wildlife can change and update surveys for species such as Badger required prior to each phase of development. Consideration of wetland habitats for birds.

Landscape Officer: No objection. Acknowledges loss of hedgerows and trees, and a change in landform and land use. Broadly agrees with the landscape assessment. Effects range from moderate for some residents, to minor and negligible from other vantage points. Screen bunds and advance planting will provide mitigation and does not consider there to be significantly adverse visual effects.

Archaeology: No objection. The proposed scheme of investigation is appropriate, and should be subject to a watching brief. The scheme should be subject to a condition.

Tree officer: A TPO applies to the processing area and individual trees in area A1 in the main extraction site, which are located in CWAC. Calculates the removal of 152 trees. Restoration provides broad detail. Root protection areas need to be defined.

Flood risk manager: No objection. The development requires an ordinary watercourse consent under Section 23 of the Land Drainage Act 1991 prior to alterations taking place. Notes it is the responsibility of the riparian owner to maintain watercourses within their ownership for the lifetime of the development and thereafter, including any remedial work to clear channels of silt and debris, reduce spillage risk and ensure unobstructed flow of water. A condition covering drainage is requested.

The Environment Agency: No objection. The downstream flood risk will be regulated by not enlarging existing culvert 4 and the developer will have to accommodate excess peak runoff on site during and after mineral extraction is completed. Request two conditions are applied to 1) Limit extraction and dewatering, and 2) Maintain and record data from monitoring boreholes.

Water losses may necessitate metering of the abstracted and returned water. May require an EPR trade effluent discharge consent, and an EPR Mining Waste Permit. An existing lagoon to the north is down hydraulic gradient of the proposed quarry and the water table is unlikely to be derogated. Measures are required to protect the flow in ditch 3.

Natural England: No Objection. Agrees that the information contained within the application has addressed the concerns raised in the response dated 29/08/2017. Satisfied with the soils profile, movement, stripping and handling strategies. Has considered paragraphs 109 and 112 of the NPPF for the sustainable use of soil and notes that some of the restoration proposals are for non-agricultural purposes and considers the reclamation to biodiversity to be acceptable provided the methods of restoration and aftercare enable the land to retain its land classification potential for the future. The local planning authority should consider other possible impacts such as local biodiversity sites, local landscape character and local/national biodiversity priority habitats and species. Standing advice on Protected Species.

Health and Safety Executive: HSE does not advise, on safety grounds, against the granting of planning permission in this case.

National Air Traffic Safeguarding NATS: No objection. Does not conflict with safeguarding criteria.

Manchester Airport: No Objection. Whilst outside of the consultation zone, has concerns about the safety of the scheme. Accepts the design has measures to deter larger wild birds, but the site may still increase the number of gulls which have commuting distances of tens of kilometres. To minimise the risk of bird-strike, request conditions for: 1) Bird Hazard Management Plan prior to restoration, 2) No islands or promontories are created, and 3) Prevention of feeding of wild-foul and gulls.

Public Health England: The main emissions of concern with regard to potential impact on public health are emissions to air of traffic related pollutants and of fugitive particulate matter and emission of noise. Notes that the Environmental Statement concludes the significance of noise and vibration are negligible, and traffic related emissions would not have a significant effect on air quality and that fugitive emissions of particulate matter would be likely to result in an impact of minor significance to public health. Questions the potential impact of HGV traffic through Knutsford and Holmes Chapel and Air Quality Management Areas, and advises that the EHO officer should comment on the need for further assessments.

United Utilities: No objection. Standard response. Conditions for foul and surface water.

Jodrell Bank: Draft conditional response. Appropriate levels for the development to comply with are specified in International Telecommunication Union ITU-R RA. 769 and should be translated to equipment location using the methodology in ITU-R P.452. These levels have been accepted by the Planning Inspectorate and Secretary of State in recent appeal decisions.

VIEWS OF THE PARISH / TOWN COUNCIL

Knutsford Town Council: Strongly Objects due to massively increased HGV traffic through Knutsford and through an air quality management area at the Manchester Road/Canute Place roundabout. Concerns about silica particulates carried by the HGVs and considers that the Primary Authority should require a health impact assessment of the site and all its operations and routes. If approved, Knutsford would be seeking S106 contributions to road improvements and improved pollution monitoring.

Cranage Parish Council: Object. Local Plan Strategy adopted, and the Minerals and Waste DPD is still under review and yet to be consulted, and will contain any necessary site allocations. CBLP does not identify Rudheath Lodge as a preferred site for silica sand, and applicant must demonstrate national need is exceptional and no alternative to the site. Concerns over HGV traffic, and A50 junction is a potential accident hotspot and traffic congestion when the M6 has problems, and villages not designed for use by HGVs. Concerns regarding health effects of respirable crystalline silica. Loss of agricultural. No statement on number of jobs and no sustainable employment prospects. Concerns about sale of hydraulic fracking sands and anti-fracking protesters if approved. Devaluation of property prices.

Goostrey Parish Council: Object. Request conditions for environmental control and pollution, provision of footpaths and a resident's liaison committee. Not allocated as a permitted site in the CELP, and no comparison with other potential sites. Conflict with NPPF sustainability and CE Local Plan. CELPs compliant assessment of the application cannot be carried out. Loss of open countryside and increase of traffic. Only 5 FTE jobs and permanent loss of agricultural land. No assessment of use of alternative materials for end use. Increase in noise, light and dust pollution. Air quality impact from PM10/2.5 on respiratory health. Safeguarding of Jodrell Bank observatory. Comments on regulatory compliance and reporting to a Residents Liaison Committee. Traffic mitigation not sufficient and calming required. A50 is a red route with high risk of accident. HGVs will exacerbate danger. Assessment of frequency of M6 blockages should be made as this impacts the A50. Junction and speed controls, and signage to prevent HGV traffic travelling through Goostrey. Hours of working supported. Footpath to FP20 should be provided, a circular path and along Goostrey Lane.

Neighbouring Parish Council; Allstock Parish Council: Objection, long term effect on the welfare and environment of residents. Concerns include highways impact, increased numbers of HGVs, and congestion heading towards Holmes Chapel at peak hours, and problems of M6 diversion to the A50 causing congestion. The effects of air pollution and noise from HGVs will continue for many years. Loss of productive agricultural land and destruction of rural environment. Loss of mineral should not be a reason to not provide islands for wildlife. Object if any impact on Jodrell Bank telescope. If permitted, developer should provide 40mph speed limit ¼ mile either side of the New Platt Lane/A50 junction, and signposting. Sight lines need

to be improved. Signage required to prevent HGVs entering into Goostrey and no parking/waiting on New Platt Lane. Lighting should be kept to a minimum to avoid light pollution. Retention of trees on the south side of New Platt Lane.

Neighbouring Parish Council; Holmes Chapel Parish Council:

No Objection provided:

- 1) Air quality surveys are undertaken to provide a baseline and that such surveys are conducted regularly throughout the life of the extraction process.
- 2) Traffic movements be monitored and reported to the liaison group throughout the process.
- 3) Some of the land to be available to the public on completion of the works including footpaths and rights of way.
- 4) Contribution to village infrastructure to mitigate disruption.

OTHER REPRESENTATIONS

In excess of 260 letters of objection have been received, copies of which are available on the website. Issues raised include:

- Validity and procedural issues associated with the submission and notification of the application
- Cross boundary application procedural matters
- Lack of benefits for the local community after mineral extraction has taken place. Lack of public access post restoration.
- Disruption to local community for years
- Communities would be blighted during the extraction period
- Future extensions to the site should it be approved which could blight the area for decades
- The application site is a rural area with a number of residential properties who's amenity would be severely impacted from an increase in volume of traffic, noise and dust which could cause health impacts
- Mud on the road would result from increased heavy goods vehicles and surrounding lanes would be more dangerous when it rained
- Impact on farmland
- Impact on the green belt
- Impact on a peaceful rural landscape
- Capacity of A50 and M6
- Pollution and safety concerns associated with increased HGV traffic
- Increase in HGV traffic
- Impact of the proposal on the junction of New Platt Lane and the junction with A50
- Congestion
- Anti-social behaviour
- Adverse effects on neighbouring business interests
- Affect water flow of stream feeding other lakes
- Air quality along A50 and towns
- Respiratory illness from PM10, NOx and fine silica dust
- Impact on wildlife
- Adverse effects on livestock and animals
- Effects on wildlife

Applicants Supporting Information

The application is supported by a Planning Statement, including drawings and appendices containing a number of schemes, technical assessments, and an Environmental Statement and Non-Technical Summary dated July 2017.

OFFICER APPRAISAL

Development on Unallocated Site

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Cheshire East Local Strategy (2017), the saved policies of the Cheshire Replacement Minerals Local Plan (1999) and the Congleton Borough Local Plan First Review (2005). Material considerations include national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG) which includes Mineral Planning Guidance.

The Cheshire Replacement Minerals Local Plan (CRMLP) identified part of the site as an Area of Search for sand and gravel extraction, however this is predominantly within the administrative area of Cheshire West and Chester and no saved policies of this plan apply in their jurisdiction. However, within Cheshire East the relevant policies of the CRMLP relating to allocations and preferred areas have been saved, and the area of the site within Cheshire East is not identified as a preferred area for silica sand, (and only a very small section is identified as part of an Area of Search for sand and gravel). It is therefore considered to be a departure of the development plan. If approved, no decision would be issued until the Government Office has confirmed that it is acceptable to issue a planning permission. The status of the CRMLP is discussed further below.

Development in Open Countryside

CELP policy PG6 and CBLP policy PS8 applies. In the open countryside development will only be permitted if it is for one or more of the purposes listed within the policy unless it is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure and works by public services/statutory undertakers, or other uses appropriate to a rural area. Minerals development is appropriate in the open countryside and Preferred Areas for future silica sand and Areas of Search for sand and gravel identified in the CRMLP are all located within the open countryside. As such it is considered that the development does not conflict with policies PG6 and PS8.

Sustainability

The proposed development should be considered against the National Planning Policy Framework (NPPF) which identifies that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

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

- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural

resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

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

ECONOMIC SUSTAINABILITY

Need

The UK economy requires the provision of raw materials for investment, goods and infrastructure, and where available, it is often more sustainable to source these from within the UK rather than to rely upon imports. The proposed development will provide reserves to meet an ongoing need for high quality silica sand for industrial uses and for sand and gravel used in the construction market. There is a requirement within the NPPF for silica sand sites to provide a stock of permitted reserves of at least 15 years supply of sand for industrial uses where significant new capital is required and Cheshire East Council also has a responsibility to maintain a landbank of at least 7 years permitted reserves of construction sand and gravel aggregates as required by paragraph 145 of the NPPF. The landbank identified by the 2017 Cheshire East Local Aggregate Assessment (covering 1st January 2014 to 31st December 2016) for sand and gravel is only 0.52 years, significantly short of the minimum requirements. Although a new permission to extend the life and reserves of silica sand at Eaton Hall Quarry has been granted in 2017, the reserves and landbank situation remains low. The demand forecast for aggregate sand and gravel landbank over the next 15 year period currently indicates a minimum provision of between 6.66 and 10.41 million tonnes needs to be secured, depending upon which calculation measure is used. Assuming 25% of the Rudheath deposit is sold for aggregate use, it would contribute approximately 0.825 million tonnes towards this.

Silica sand is defined (in the British Geological Survey (BGS) minerals planning factsheet, 2009) as sand which normally has a silica content of more than 95%. In the UK, most silica sand deposits are also 'soft' sands; so-called because of their relatively fine and predominantly more rounded grains which give them a softer feel, compared with more angular 'sharp' sands. Such sands are used as construction aggregates, but those which are also silica sands are capable of being used in more specialist applications.

Silica sand is recognised in the National Planning Policy Framework (NPPF) as an industrial mineral, to which particular national planning policies apply. Planning Practice Guidance notes that, because industrial minerals provide essential raw materials for a wide range of downstream manufacturing industries, their economic importance extends well beyond the sites from which they are extracted.

Silica sand is recognised in national policy as an important industrial mineral. It occurs in only a limited number of locations within the UK and used in a range of specialist (non-aggregate) applications. Therefore, silica sand is treated differently from more general construction aggregate materials in terms of mineral planning.

Paragraph 146 of the NPPF states that minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- Co-operating with neighbouring and more distant authorities to co-ordinate the planning of industrial minerals to ensure adequate provision is made to support their likely use in industrial and manufacturing processes;
- Encouraging safeguarding or stockpiling so that important minerals remain available for use; and
- Providing a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant and the maintenance and improvement of existing plant and equipment.

For silica sand, the stock of permitted reserves required by the NPPF is “*at least 10 years for individual sites*” (quarries) or “*at least 15 years where significant new capital is required*”. The proposed site would be operational for 12 years with a further 2 years for restoration and therefore the timescales proposed would be within the parameters set out in the NPPF. This site would be a new quarry which would require new plant and equipment. The characteristics of silica sand deposits vary at different locations, relating to sand grain size distribution, grain shape and sharpness, chemical purity and the presence of contaminants. The application and use of silica sand from a given deposit cannot always be substituted by other deposits elsewhere in the UK, so as an example a deposit which contains soda contamination may not be suitable for moulding sand, or the presence of heavy metals may not be suitable for the production of clear float glass, or a particular sand grading may not be suitable for specialist filtration sand. The British Geological Survey report on Silica Sand published in 2006 notes that “Cheshire is the most important source of silica sand in Britain, accounting for about 25% of total production”. This is a reflection of the distribution and availability of the geological deposits, and the situation has not significantly altered.

Minerals Resource Assessment

A Minerals Resource Assessment estimates an exploitable deposit of 3.3 million tonnes lying beneath a thin layer of soil and overburden. It is estimated that 75% of the deposit will be sold for high quality silica sand end uses with the balance produced as by-product of processing being used for concreting and mortar sand uses in the construction sector. A series of boreholes have been used to determine the characteristics of the deposit and grading and chemical analysis of samples has confirmed that the deposit is generally uniform across the site, with an average size grading concentrated in the 0.5 to 0.15 mm size range and has a chemical purity which is suitable for silica sand industrial uses. The proposed processing at the site is limited to wet washing and size grading and no drying plant or dry processing is to take place. The consultant advising the Council has confirmed that the sand meets the specification for silica sand and that the proposal meets the objectives of the NPPF. This therefore meets the requirements of policies SE10 of the CELPS, and policy 10 of the CRMLP.

Reserves and Landbank

Policy 54 of the saved CRMLP requires landbanks to be maintained for silica sand of at least 10 years at each production site throughout the plan period. This is reflected by Paragraph 146 of the NPPF and paragraph 090 of the PPG. Whilst many of the policies of the CRMLP have been retained, a number of the allocated and preferred sites identified within this plan have continued to be worked throughout the anticipated life of the CRMLP, with some sites being worked out, and extensions into the preferred areas identified at four sites have already been made. There is a hiatus between this plan and the emergent Cheshire East Site Allocations and Development Policies and the Cheshire East Minerals and Waste Development Plan Document, which will consider where new allocations and preferred areas will be.

The proposed development site has been submitted in the call for sites, and the site has been recommended by the Minerals Sites and Areas Assessment report May 2015 to be included as a preferred area for silica sand, however, this work remains ongoing and has limited weight. At the present time the development site is not allocated within Cheshire East.

Choice of site

Part of the site is within an area identified as a potential area of search for sand and gravel in the Cheshire Replacement Minerals Local Plan. The area to the immediate north of the site has been worked in the recent past for sand which is indicative of the presence of workable sand deposits. The site lies within the Chelford geological deposits covering a band of ground running north south between Wilmslow and Alsager which has historically been worked for silica sand and sand and gravel. Other sites in the ownership of Sibleco have been extended in the past and are reaching the limit of accessible deposits. This site is intended to be a replacement for Dingle Bank Quarry, Chelford, which is close to being worked out. Sites in the ownership of other operators have also already been extended, and these are not available to the applicant.

Minerals can only be worked where they occur and also where the land is available to work them, and this limits the locations for extraction at any point in time. Sites outside of Cheshire East and Cheshire West and Chester areas have been discounted, because the proposal is to maintain supply from the former Cheshire County area to service near-by markets. Silica Sand deposits in more distant locations do not necessarily match the specification requirements of the sands produced in the former Cheshire area, and in the majority of instances would cause travel distances to markets to increase to unsustainable levels. This would apply to those deposits located in Kent, Sussex, Norfolk and Scotland.

In conclusion, it is acknowledged that there is an ongoing need for the provision of both new silica sand reserves and construction aggregate sand to replenish the diminishing landbanks for the respective mineral types. It is accepted that the site contains exploitable quantities of high quality silica sand and can also make a contribution to the aggregates sand market. It is considered that this proposal meets the requirements of the NPPF and policies MP1 and SE10 of the CELP, and Policy 2 of the CRMLP. Although the majority of the site does not fall within the areas of search and none of the site falls within a preferred areas set out in policies 46, 47 and 54 of the CRMLP, it is considered exceptional circumstances apply sufficient to overcome these policies. Mineral workings operational when these policies were adopted have continued to work resulting in some becoming worked out, and many of the preferred areas and areas of search have already been developed, meaning that the provision of allocated land is in limited supply. Furthermore the evidence base for the emerging Cheshire

East Minerals and Waste Development Plan Document recommended that Rudheath is included as a preferred area for silica sand. It is considered that a grant of planning permission would not undermine the objectives of the existing or proposed spatial policies, which ultimately seek to ensure that mineral required by society is able to be provided from sustainable locations and does not undermine the development of mineral resources elsewhere.

ENVIRONMENTAL SUSTAINABILITY

Control of Pollution

New development should be appropriate for its location (NPPF paragraph 120). The effects (including cumulative) of pollution on health, the natural environment, or general amenity, and the potential sensitivity of the area to adverse effects from pollution should be taken into account. Policy 25 to 28 of CRMLP reiterates the approach of CBLP, particularly policy GR6 of CBLP which does not permit development adjoining or near to residential properties or sensitive uses where there would be unduly detrimental effects on their amenity due to environmental disturbance or pollution; whilst policy GR7 states that development will not be permitted which would be likely to lead or contribute to (amongst others):

- significantly increased air, land, water, light or noise pollution;
- involve significantly greater risk to the lives and health of members of the public
- expose more members of the public to unacceptable risk; and
- be a significant source of statutory nuisance, apprehension or danger or loss of amenity to people living or working in the immediate area.

Lighting

Lighting will be necessary during the hours of darkness within the plant processing area and during the site construction works and subsequent dismantling. All lighting is proposed to be LED, including internal lighting. Within the extraction area three LED lights will be required for safe access to the dredge, boom and boat mooring area. Two of these will be PIR controlled to be normally turned off, and in the dredge cabin would contain a small LED lighting source. The majority the extraction area would be unlit, and thus maintain the darkness associated with a rural area, and minimise nuisance and disturbance to wildlife, such as bats, invertebrates and other nocturnal animals.

A lighting scheme has been submitted and indicates that the proposal should cause no light glare onto adjacent properties. The hours of working are limited to daytime hours only for normal operations and would therefore unlikely to be a potential nuisance to occupiers of residential properties. Any lighting not required outside of the normal hours of operation should be turned off at the appropriate times.

In addition to the submitted lighting scheme, a condition will require that the scheme is implemented and that the lighting shall thereafter be installed and operated in accordance with the approved details. Following completion of lighting installations a confirmation of lighting levels in comparison to the predicted levels and their impact on residential receptors shall be carried out. The proposal and conditional control is considered to accord with policies SE12 of the CELPS and GR6, GR7 of CBLP.

Noise

The proposed development is a wet working utilising an electrically powered dredge and pumped movement of mineral to the processing area. The noise associated with operation of this is minimal compared with conventional working methods. The processing and loading area to the north of New Platt Lane contains the majority of the noise generating operations normally associated with mineral working sites. A noise limit of 55dBA LAeq 1hr as measured at noise sensitive properties would apply to the daily operations at mineral operations at noise sensitive properties and all operations are predicted to be compliant. National planning policy guidance advises that some noise will be expected at mineral workings and measures should be taken to minimise the impact of noise. The proposals in the application seek to minimise the potential for the generation of noise by use of screening mounds, fencing, appropriate use of plant and equipment, and limiting the working hours.

Within the extraction area noise associated with heavy earth moving plant will be generated for short periods during initial development to create the pool for the dredger and settling pool areas, and soils stripping and replacement and the creation of soil and overburden storage and screening mounds. This work is not continuous and will only be carried out for discrete periods of time once the relevant phase of working has been reached. Government guidance allows open air operations such as soil stripping and creation of screening bunds at mineral sites to take place at higher noise levels of up to 70 dBA (1hr) for maximum of 8 weeks in any given year. The proposed development is predicted to be compliant for the life of the site with the exception of a predicted exceedance of 2dB at Lakeside Farm for a very short period when earth moving equipment is close to the property amounting to a few days. This has been assessed by the Environmental Health Officer, who does not consider this to be a significant impact.

At any given location, once the initial soil strip, soil storage and screening mound works have taken place, the intensity of the operations is very limited, comprising a slow moving barge gradually extending the extent of the waterbody, with materials being sucked up a flexible pipe and conveyed to the shore within floating pipes and thereafter buried underground to reach the processing compound, and has significantly less potential to create noise nuisance compared with dry working techniques. A noise scheme is included within the submissions and this together with conditions governing noise limits and noise monitoring will provide controls to ensure noise remains within acceptable levels. The proposal and conditional control is considered to accord with policies SE12 of the CELPS, GR6, GR7 of the CBLP and 26 and 27 of the CRMLP.

Dust

Dust is an inherent risk of mineral operations, and is associated with activities such as soil stripping and replacement, excavations, processing, stockpiling, loading and the movement of delivery vehicles. However the proposed development is a wet working which lacks the wholesale operation of excavating equipment and internal haulage normally associated with mineral workings. The processing, stockpile and vehicle loading area is a separate discrete site which is screened by trees and relatively remote from sensitive receptors. This means that the daily extraction of mineral is not capable of generating dust as all movement of sand is by suspension in water contained within pumped pipework. The processing plant uses wet processing techniques and the stock piles are produced in a damp condition. The stockpiled

material is generally of fine to coarse sand grading and relatively free of significant quantities of fines, and so does not contain particles of a size fraction which can be considered to be dust.

Dust can nevertheless be created by handling and loading activities, and the repeated scuffing and abrasion of sand on the plant floor by the action of HGV wheels and loading plant. The loading area is able to be regularly swept to keep clean and damped down to minimise the transit of sand and fines out onto the public highway. The proposal includes the stripping handling and replacement of soils and overburden. Whilst these are inherently damp, dust can be produced during dry and windy weather. Controls are proposed to limit the risk of dust generation, including monitoring of weather conditions to avoid activities during conditions liable to generate dust.

Concerns have been raised by members of the public about the health impacts of silica dust. Firstly, whilst this may be a silica sand deposit, the characteristics of the sand do not present a risk different to any other sand, as with a few exceptions, almost all sands are silica rich in composition. There are no milling processes proposed which will generate large quantities of fine dust at exposure levels detrimental to health. The potential for dust from the extraction site is limited to incidental fugitive windblown dust of fine sand sized particles during soils stripping and handling operations, with risks similar to agricultural practices working soils. The processing compound has the greater latent risk of dust generation from the scuffing effect of moving vehicles, and effective site management controls are normally sufficient to control such dust.

The potential for health impacts arising from silica is normally related to workplace occupational exposure where there is regular and persistent exposure to very fine silica dust, such as may be expected at a milling plant where sand is ground into flours for the ceramics industry. No such processing operations are proposed at this site. Indeed, the wet extraction, handling and grading operations effectively prevents the dispersal of such dust. Neither the Environmental Health Officer, nor Public Health England has raised objections or concerns relating to dust. A dust management plan has been submitted which includes mitigation measures to minimise the generation of dust and monitoring proposals. Conditions would be applied to ensure this plan is implemented and for the requisite monitoring to take place. The proposal and conditional control is considered to accord with policies SE12 of the CELPS, GR6, GR7 of the CBLP and 28 of the CRMLP.

Contaminated Land

The site is predominantly natural agricultural land with no history of industrial development and therefore no risk of associated contamination. There is a small risk of pockets of agricultural related contamination due to the storage or spreading of agricultural slurry on farmland. This is a normal agricultural practice and if applied within accepted limits is able to be broken down in the soil without harm to the water resources and forms a nutrient and soil conditioner where it is taken up by the growth of vegetation. The replacement of all of the soils from the site will result in a deeper soil profile and it is possible that this could give rise to increased levels of contaminants, however the act of soils mixing during stripping, storage and replacement would bring about dilution and the soils would continue to breakdown organic matter. Any runoff or subsurface movement of water from the storage mounds or

restored agricultural land which contained elevated levels of agricultural contamination would reach the waterbody where the dilution factor would be considerable.

In accordance with the NPPF, the Environmental Health Officer has recommended standard conditions which require an assessment of risks and in the event of remediation being necessary, a strategy shall be required to manage the risks, together with a verification report prior to the completion of the aftercare period. Conditions also relate to the import of any materials for restoration, the testing of such materials, and means of addressing unforeseen contamination. On the basis of securing these planning conditions, the proposal is considered to accord with the approach of the NPPF, SE12 of the CELPS and GR6, GR7 of CBLP.

Stability

The proposed excavation will initially begin using backhoe excavators and dump trucks to work mineral down to the water table to create a small pond in which a floating barge will be placed. Thereafter the barge will work mineral by suction pipe, and subsequent slopes are created by the action of slumping in the waterbody that is created. Once the intended limit of excavation is reached, the slopes will be prepared by tracked excavator and overburden, subsoils and top soils replaced to the required thickness to achieve the final restoration slopes falling typically 1 to 3 metres at surface with a gradient of 1:3, reducing to shallower 1:4 gradients in the zone 1 metre above and below the shore area. Where clay rich backfill is placed to recreate slopes during restoration, the maximum slope angle for the fill will be 1:5.

The workings cut through thin soils and sand and gravel deposits of up to 4.5 metres depth below the water table down to the underlying clay, which is relatively shallow. The maximum vertical extent of slopes from original ground level to the bottom of the lake is approximately 6 metres. The resting level of the lake is nominally 52.1 metres AOD and will vary according to season. Instability can arise from the action of groundwater drawdown which can potentially cause materials to be flushed out of the slopes through a process known as piping. This effect is most pronounced with rapid removal of material, however, the advance of the lake and creation of slopes will take place over a 12 years, and coupled with relatively shallow slopes and depths, allows groundwater equilibrium to be reached over a prolonged, reducing this effect. Instability may also occur where groundwater is trapped behind an impermeable barrier, and where clay rich materials are back filled, the slopes will be reduced and drainage channels installed with sand fill at 10 metre centres. Wave erosion can also lead to slope instability as material is washed out and the shore advances. To counter this the shore line slopes are reduced to 1:4, and where necessary geotextiles can be used to provide stabilisation. Fencing is proposed which will deter livestock induced erosion. Consolidation settlement of surrounding land due to the drawdown of the underlying water table can take place. A stand-off of between 15 and 30 metres from the excavation boundary and the planning boundary is proposed. The predicted settlement at residential properties outside of the application boundary is considered to be negligible.

A stability assessment has been prepared by the applicant and reviewed by a person appointed by the Council. The Council's appointed advisor agrees that the proposed slopes are acceptable, and that geotextiles should be used to provide erosion control on slopes of 1:3 in loose sand, but considers that the borehole data around the peninsula supporting Rudheath Lodge Farm is low, and recommends that in these areas all slopes in loose sand are protected by geomembrane to provide erosion control, a 30 metre stand-off is maintained

between the edge of extraction and the site boundary, slopes at risk of undercutting from wave erosion are protected with a geomembrane and that dewatering is controlled to avoid running sand conditions. They consider the risk of further consolidation to be low/medium. The applicant advises that a maximum of 10 to 20 mm settlement could occur at the top of the clay, which equates to differential settlement of less than 1:10,000 across buildings at Rudheath Lodge, but this is not problematic because there would be no differential settlement, and possible damage only needs to be considered if the differential settlement is greater than 1:1000, and therefore there is no risk to Rudheath Lodge Farm structures.

Controls over stability are required by the Quarries Regulations 1999, and the applicant has proposed a stability monitoring scheme where 20 monitoring stations will be installed 12 months prior to commencement of sand extraction operations and will be recorded every 2 months until 2 years after restoration or stabilisation of groundwater levels. The scheme and data will be reviewed annually and where necessary the frequency and locations of any additional monitoring stations can be reviewed. If triggers of more than 5mm movement are recorded, additional monitoring will be provided and the phasing of the development reviewed. This could include providing a greater standoff, or a reduction of slope angles. It is recommended that additional borehole data is provided by condition around Rudheath Lodge Farm to provide greater geotechnical certainty over predicted ground movement, together with conditions relating to the monitoring and review scheme.

Slope stability will be conditioned and in the event that the additional borehole data requires a slope design alteration, or the as dug slopes do not behave as predicted, corrective action will be applied to the remainder of the workings, such as reducing the slope angle or increasing the stand-off between the limit of extraction and the site boundary, to ensure that adjacent land is not at risk of the effects of instability or settlement. There are a number of former and existing sand workings in the Chelford and Congleton sands, and their general behaviour and slope stability characteristics are well known, and similar waterbodies and slopes have been successfully restored. This site is within flat topography and is a relatively shallow excavation, meaning that the groundwater head and drawdown gradient and surface water gradient towards the site is shallow, reducing the driving mechanisms which can give rise to instability and erosion. The design of the slopes meets the factors of safety, and differential consolidation settlement is predicted to be negligible. A monitoring and review scheme is proposed and will be subject to conditional control. It is considered that the site does not present a risk to the stability of adjacent land and therefore complies with policies SE12 of CELP and 39 of CRMLP.

Air Quality

Concerns have been raised by local residents and Parish & Town Councils and Public Health England about the impact of road traffic emissions from the HGV traffic from the site. The NPPW identifies that considerations in respect of air emissions will include the proximity of sensitive receptors (ecological and human) and the extent to which adverse emissions can be controlled through the use of appropriate and well maintained equipment and vehicles. The air quality assessments have concluded that the impact of HGVs is low. The applicant has confirmed that much of its fleet is the more modern generation of low emission vehicles. It is also the case that the proposal does not seek to cumulatively increase the level of traffic through locations such as Knutsford, as the proposal is intended to replace output from the existing Dingle Bank Quarry, which is approaching the end of its life. The output proposed from Rudheath Lodge is limited by the capacity of the processing plant to about 300,000

tonnes per annum and would be half of the present output of Dingle Bank, and therefore when it becomes operational there would be a net decrease of HGV traffic through Knutsford.

Traffic would not be directed to travel through the known Air Quality Management between the A50 and A5033. Public Health England acknowledge that the predicted emissions from HGVs are low and the Environmental Health Officer has confirmed that additional assessments are not required, and that emissions levels would not be exceeded at a school close to the highway. Air Quality Modelling used ADMS software and a Nitrogen Dioxide survey and concludes traffic emissions will not exceed the Air Quality Objectives for Nitrogen Dioxide or PM10. The development and its off-site impacts comply with policies SC3 of the CELP, 28 and 31 of the CRMLP, and GR6, GR7 and GR8 of the CBLP.

Health and Wellbeing

The potential effects of the development on human health has been considered throughout the Environmental Statement and the salient points are summarised within chapter 17.7 of the Environmental Statement (ES). Potential risks include, highway safety, noise, air quality, surface water quality and flood risk, land stability and land contamination. All of the individual chapters within the ES places the risk of impact on human health as insignificant or low. Controls built in to the design of the development and proposed conditions will mitigate and control emissions and effects to levels which are unlikely to have an impact on human health and wellbeing. These include direct impacts such as stability, noise, water quality, flood risk and contamination, and indirect effects such as off-site air quality impacts associated with the movement of HGV traffic associated with the development. Public Health England have not raised concerns other than the potential impact on air quality from HGVs, which have been addressed in the section on air quality. The Environmental Health Officer has not raised any concerns relating to health and wellbeing, and the impacts of the development can be controlled and mitigated by conditions and other legislative controls. The proposal meets the objectives of policy SC3 of the CELPS and GR6 and GR7 of CBLP.

Ecology

There are no designated sites of ecological importance within the application area. The nearest internationally designated site for nature conservation are i) Rostherne Mere (Ramsar) (c.10km away), ii) Midland Meres and Mosses Phase 1 and Phase 2 (Ramsar) (c.9km away) and West Midlands Mosses Special Area of Conservation (c.8km away). In terms of nationally designated sites, the application area lies c.5.4km away from the River Dane and Holly Banks Site of Special Scientific Interest and c.4km from Brereton Heath Local Nature Reserve. New

Platt Mere Local Wildlife Site (LWS) is located adjacent to the proposed processing plant site, and Goostrey Heaths LWS is located c.0.5km distance.

Policy SE3 of CELP requires all development to aim to positively contribute to the conservation and enhancement of biodiversity and not negatively affect these interests. Development which may adversely affect any designated sites, habitats or species will not be permitted except where the reasons or benefits of the proposal outweigh the impact. The development proposal does not make any direct impact upon the local wildlife designated sites. Measures to minimise potential disturbance to the adjacent New Platt Mere from the plant processing area includes fencing and stand-off from trees to prevent incursion.

The main sand extraction site is currently in active agricultural use and has only limited ecological value. There is a network of hedgerows containing a number of mature oak trees, a network of drainage ditches and a small overgrown pond which has some ecological value. There is an extensive advance works proposal to gap fill all hedgerows to be retained across the site and to create a belt of temporary new woodland in the far south-west, and to re-create hedgerows with progressive restoration and to create permanent a new woodland belt along the western edge of the site bordering the A50 Knutsford Road and a small copse in phase 11 opposite the plant processing area. Upon removal, the processing area will also be restored to woodland. This, combined with the retention of existing hedgerows and trees for as long as possible before they are required to be removed will serve to conserve and enhance the ecological value of the site and provide wildlife corridors. The mere will also provide some habitats for aquatic life and other small animals and birds and local marginal wetland re-vegetation. The Councils Nature Conservation Officer acknowledges that woodland and hedgerows will be lost, but will be replaced by advance and restoration planting, and The proposal is considered to accord with the requirements of policies SE3 and SE5 of the CELPS and NR3, NR4 and NR5 of the CBLP.

Landscape and Trees

The site is characterised as Cheshire sandy woodland and is predominantly in agricultural use, with thin hedgerows and isolated mature trees, predominantly oak. The topography is flat and wooded areas, lakes and residential and commercial development are located around the site. The loss of the agricultural land and up to 193 trees will be offset by advance planting and progressive restoration including woodland belts. New hedgerows will be created. The openness of the landscape will be retained and upon restoration will be appropriate and largely in keeping with the surrounding landscapes. Visual impacts are considered to be low, with locally moderate impacts during mineral operations, and the long term impact is low. This accords with the policy objectives of PG6, SE4, SE5 of the CELP, Policy 15, 17,32 and 41 of the CRMLP, and PS8 of the CBLP.

Cultural Heritage and Archaeology

The Environmental Statement concludes that a study of the site has indicated that the only archaeological feature that may remain on the site is the line of a parish boundary between the ancient parishes of Great Budworth and Sandbach which now reflects the boundary between Cheshire East and Cheshire West and Chester Councils.

Steps would be taken to ensure that any surviving remains associated with the parish boundary, preserved beneath the current ground level are recorded prior to extraction. Whilst agriculture would have destroyed any earthwork remains at the upper levels of any archaeology present, there remains a possibility of deeper archaeology such as ditches which may be associated with the parish boundary formation.

To mitigate against any possible damage of deeper archaeology which maybe present, the proposed Archaeological Mitigation Strategy includes a watching brief during soil stripping along the former parish boundary which would be monitored by an archaeologist, and further investigations would be undertaken where monitoring indicates that it is appropriate.

The Archaeological Planning Advisory Service have reviewed the submitted Archaeological Mitigation Strategy, and, subject to the imposition of a condition requiring its implementation, they would have no objections to the proposal. The proposal meets the requirements of policies SE7 of the CELPS and 20 & 21 of the CRMLP.

Soil Resources and Agricultural Land

The development affects 73.6 hectares of agricultural land, the majority of which is best and most versatile grade 3a. The mineral extraction area is 51.8 hectares comprising 0.8 hectare grade 2 and 50.8 hectares grade 3a and 0.2 hectares non-agricultural land. The creation of the 35.7 hectare mere and 9.5 hectares non-agricultural land (woodland and peripheral grassland) will result in a loss of 45.2 hectares agricultural land. Land outside of the extraction area will be used for the progressive storage and site screening landscaping, and will be returned to agriculture and woodland during progressive restoration works.

The applicant states that in total, 27.7 hectares of land affected by the mineral workings will be returned to agriculture on restoration, comprising 12.7 hectares of grade 2 and 14 hectares of other agricultural land described as having a grade 3a profile. This gives a net increase of over 13 hectares grade 2 land over the existing 0.8 hectares grade 2. This increase in the area of grade 2 is on account of the restoration using a greater depth of soils, which increases water retention and reduces droughtiness and will make the soils more productive.

Minerals can only be worked where they occur and involve letting the surface down. For sand workings, where the water table is high and backfilling is not appropriate, it is inevitable that there will be losses of agricultural land. All preferred areas in the CRMLP for example would or have resulted in the loss of the best and most versatile land and provides a justification for loss. The NPPF identifies the importance of silica sand at a national level and is also a locally important resource, and the need to maintain permitted reserves to supply the industrial markets is sufficient to overcome the net loss of agricultural land. Whilst there is a net loss of agricultural land, there is a proposed increase of the best and most versatile agricultural grades upon restoration which should help offset any loss of productive capacity of the agricultural unit.

Soil handling and storage will be subject to controls to ensure that the structure and organic viability of the soil remains intact. A soils handling method statement has been prepared and would be subject to conditions requiring the implementation of this scheme. This includes industry standards such as ground and weather conditions, avoidance of compaction, maximum storage mound heights and methods of stripping and replacement. The site is currently overlain by relatively thin soils and on replacement the depth of soils will be increased. Overburden, typically glacial clays, would be used to create the landform slopes leading down to the lake, and soils would be placed over these. Once placed, the soils would be subject to a period of aftercare to bring them up to the required standard, and to control weeds. It is considered that this meets the requirements set out in policies SE2 and SE4 of the CELPS and 41 of the CRLMP

Jodrell Bank

The site lies within the consultation zone of the Jodrell Bank Radio Telescope and CELP SE14 and CBLP PS10 applies. Development which would impair the efficient operation of the

telescope and data processing centre should not be permitted. Jodrell Bank considers that the level of uncontrolled radio and electromagnetic interference associated with human activities has reached a saturation level and they are resisting new development which would introduce additional uncontrolled cumulative interference, in particular from residential and commercial development. However, some industrial development is able to be controlled in a consistent manner due to the relative absence of human occupation which limits the associated uncontrolled activities which they undertake. Unlike a domestic or commercial premises, industrial installations are capable of being permanently enclosed and screened, and control rooms can be designed to minimise interference and enforceable controls can be applied to the activities undertaken at the site, and this includes the behaviour of employees and operatives visiting the site.

An electromagnetic compatibility monitoring scheme has been submitted by the applicant and a condition is proposed to secure these measures and provide further details of screening, specifications, design and monitoring to be provided before any such plant is installed to ensure that the radio interference generated from the site is suppressed to the requisite levels. The applicant has provided details of the types of measures that it is intending to implement, such as using direct signalling via armoured fibre optic cabling to control the barge, and direct cabling of processing equipment instead of using wi-fi communications, and a range of screening methods such as installation of faraday cages to critical equipment to minimise the levels of radio interference. Jodrell Bank have requested that an electromagnetic interference attenuation calculation is prepared for the development site in accordance with International Telecommunications Union ITU-R RA.769 translated to equipment location using the methodology in ITU-R.P.452 which will establish the interference levels which the applicant would have to comply with. The applicant has agreed to enter into a unilateral agreement requiring the scheme to be implemented and maintained for the duration of the development. These measures will ensure that the objectives of CELP policy SE14 and PS10 of the CBLP are met.

End-use of Sand Products

The end use of the mineral is not material in planning terms. The site is intended to provide silica sand for a continuity of supply for Sibelco's existing customer base, with applications in glass manufacture, metals casting, specialist industrial and horticulture. Sand which does not meet grading or purity characteristics and will be sold into the construction market as an aggregate for mortar and concreting.

Aerodrome Safeguarding

Whilst the site is approximately 1.7km outside of the Manchester Airport consultation/safeguarding areas, the design of the restoration has paid regard to guidance in relation to bird strike in order to minimise the likelihood that it would prove attractive to large birds which could pose a risk of bird strike to aircraft approaching and leaving Manchester airport. This includes the use of fencing to deter large wild-fowl from landing and taking off, and not creating habitat which would be suitable for overwintering or breeding of flocking birds, and an absence of promontories, islands and peninsulas. It is intended that the after-use will be agricultural and whilst it is inevitable that localised habitats attractive to smaller birds will develop over time in hedgerows, drainage ditches and lake margins, these are

substantially less problematic for aerodrome safety than the target species such as geese, gulls and crows.

Manchester Airport have requested conditions that would require the submission of a bird management plan and a scheme to prevent the feeding of wildfowl and gulls, and requested that no islands, peninsulas or promontories are added to the restored lake in the interests of aviation safeguarding.

Water Resources, Flooding & Drainage

NPPF states that new development should be planned to avoid increased vulnerability to the impacts arising from climate change. In addition, flood risk should not be increased elsewhere; and local planning authorities should only consider development appropriate in areas at risk of flooding where, informed by a flood risk assessment following the sequential test, it is demonstrated that the most vulnerable development within the site is located in areas at lowest risk; development is appropriately flood resilient and resistant; any residual risk can be safely managed; and priority is given to the use of sustainable drainage systems. The proposed development for sand extraction is considered 'water-compatible development, and a sand processing plant, considered to be 'less vulnerable' development in accordance with NPPF.

Policy SE13 of the CELPS requires new development to demonstrate that there will be no increase in flood risk on site or elsewhere, and opportunities to reduce the risk of flooding are sought, taking into account the impacts of climate change. All new developments should seek improvements to the current surface water drainage network, including appropriate sustainable drainage measures to store, convey and treat surface water prior to discharge so as to reduce the existing runoff rate.

The locality has a relatively near surface water table and due to the flat topography there is use of land drains and ditches to help carry away excess surface water. The proposed development will result in the letting down of the surface to create a lake as mineral is extracted which lower the water table in the immediate area. The consequences of this are that the surrounding land will be better able to accommodate surface water as a steeper hydraulic gradient will exist between the surrounding surface and the body of the lake which will eventually reach a resting level with only seasonal variation due to the movement of the wider water table. Water entering the lake will form part of the groundwater flow. In the event of a storm event, the lake will offer increased capacity to hold water which otherwise would

have saturated the pre-existing ground and as a consequence flooding off site due to the development is unlikely. Pluvial and groundwater flooding are the main sources of flood risk to the site. The risks from these sources can be safely mitigated and managed.

There are a number of surface water drainage ditches crossing the site and these will be diverted around the periphery of the site to ensure that the flow within is maintained, and to continue to serve to capture and drain surface water run-off from both within the land and adjacent land. Invert levels will be maintained to provide a suitable flow gradient to the discharge points and culverts which pass under New Platt Lane. Drainage will be controlled by weirs and whilst the policies expect improvements to drainage channels and culverts, the act of doing this would result in increased discharge rates, which would risk increasing flood

risk downstream of the site. In order to control surface water discharge rates, it is proposed to restrict the flow of water by maintaining the drainage ditches and culverts at the current dimensions.

Concerns were raised by local residents that the development would cause a reduction in the feed water and groundwater level to lakes to the north of the site. The Environment Agency has concluded that there is unlikely to be an impact on the groundwater levels to the north as it is down stream of the development site. However, detailed advice has been given relating to the need to maintain flows in ditch 3 to the east of the site, as the fall in groundwater will drop below the invert level of the stream flowing in the ditch, and conditions will be imposed to monitor and mitigate this.

The applicant has submitted a flood risk consequences assessment, and detailed hydrological and hydrogeological assessments within the Environmental Statement, together with a surface water management plan, groundwater monitoring scheme, processing plant drainage scheme, a ditch 3 monitoring scheme and clarification responses from the applicant to address issues raised by the Environment Agency. The Environment Agency has not objected the proposals and has made detailed comments relating to groundwater and surface water drainage. Council Flood Risk Management officers have not raised an objection and note that drainage culvert works under New Platt Lane form part of the Highways S278 details, and would also require ordinary watercourse consent under Section 23 of the Land Drainage Act 1991 prior to alterations taking place. They also advise that it is the responsibility of the riparian owner to maintain watercourses within their ownership for the lifetime of the development and thereafter, including any remedial work to clear channels of silt and debris, reduce spillage risk and ensure unobstructed flow of water. A condition covering drainage is requested. Conditions are proposed to control water resources and the proposals are considered to accord with policies SE13 of CELPS and 25 of the CRMLP.

Highway Impacts

It is estimated that the site would be extracted at rate of up to 300,000 tonnes per annum over a 12 year period. Once operational the site would be managed by just four employees. Under normal periods of operation, the site would be expected to generate up to 108 two-way HGV movements per working weekday day i.e. (54 arrivals and 54 departures) over an 11 hour period (0700-1800 hours); resulting in an average hourly two-way flow of 10 HGV's per hour.

The submitted Transport Assessment has considered a higher production output rate of 11,000 tonnes per week in order to test capacity, design and suitability of the proposed off-site highway improvements. In this scenario, 200 two-way HGV movements per working weekday day i.e. (100 arrivals and 100 departures) over an 11 hour period (0700-1800 hours); resulting in an average hourly two-way flow of 18 HGV's per hour has been used in the assessment.

However, to allow for periods of high demand, the applicant has requested a condition that would restrict HGV movements to 130 two-way HGV movements per working weekday day i.e. (65 arrivals and 65 departures) over an 11 hour period (0700-1800 hours); resulting in an average hourly two-way flow of 12 HGV's per hour (6 arrivals, and 6 departures per hour).

It is expected that 60% of the HGVs would arrive at the site via the London Road (A50)/New Platt Lane Junction from the north and depart the same way, the remaining 40% are expected to arrive from, and depart to the south.

However, once distributed onto the highway network, the commuter peak hour and daily traffic volumes associated with the proposal would not be expected to have a material impact on the operation of the adjacent or wider highway network and it is considered that the proposed level of increase for an A class road remains within the capacity of the A50.

It is noted that the proposed site is intended to replace output from the existing Dingle Bank quarry. This means that a proportion of the existing HGV traffic will transfer to the application site and would not result in a cumulative increase of HGV traffic through Knutsford, albeit that a different section of the A50 would be used. The output from the application site 300,000 tpa, would be less than the current output from Dingle Bank Quarry which is approximately 600,000 tpa.

Based on the information submitted in the TA, and assessed by CEC's SIM, the proposed vehicle numbers expected to use M6 junctions 18 and 19 are not considered to be material in terms of capacity or junction safety. Furthermore, Highways England are satisfied that the vehicles that would be generated by this development would not have a material impact in terms of traffic upon the strategic road network nearby, namely the M6.

Junction capacity modelling shows that there is minimal queuing and delay at the New Platt Lane/A50 junction in the baseline. It is considered that the proposed additional predicted yearly average, and worst case flows arising from the proposal would not result in any material increase in queuing or delay.

Concerns have been expressed during the consultation with regards to the proposal and how it would impact on the A50 when there are problems on the M6 or road works etc. During survey work for the TA an incident did occur on the M6 which resulted in a diversion onto the A50.

It is considered that whilst there are diversions onto the A50 which would result in an increase in vehicle numbers travelling in both direction on the A50, it is considered that the A50/New Platt Lane junction would continue to work well within capacity, given the large amount of spare capacity.

A swept path analysis of the junction of A50 and New Platt Lane has been undertaken to check that the existing junction layout is adequate. This shows that improvements would be required. The junction would be improved and widened and the stretch of New Platt Lane between the proposed plant access to the junction with the A50 would be widened to have a consistent width of 7 metres which is considered adequate to accommodate the HGVs that would be generated. Highway improvements are subject to an order under Section 278 of the Highways Act and include:

- Junction improvements/widening
- Road surfacing
- Road widening to a consistent width of 7 metres
- Repairing the culvert
- Highways maintenance strategy (s278)

- Minimal site personal
- Transportation from the excavation site to the processing site by pipeline

Speed activated warning lights along A50 have been agreed, with appropriate signage.

Routing

All HGVs collecting sand for delivery to customers from the processing and dispatch site would be routed via New Platt Lane and the Knutsford Road. There would be no access through Goostrey Village. The junction and kerbing at the junction would be constructed in a way which would prevent HGVs from turning left out of the site towards Goostrey. A 'no left turn' sign would also be erected at the exit of the plant site and drivers would be told that they are not permitted to turn left out of the site. In addition, there is a weight restriction of 7.5 tonnes at the eastern end of New Platt Lane preventing HGVs from passing through the village of Goostrey.

A traffic management plan has been submitted which sets out how traffic to and from the site will be managed.

Concerns have been raised in relation to the Traffic Assessment not taking into account the Traffic Order (The Square, Holmes Chapel, Prohibition of Heavy Commercial Vehicles over 7.5 tonnes (except for access) Order 2016. This order prohibits HCV's over 7.5 tonnes from travelling through the town of Holmes Chapel on the A50 London Road from its Junction with A535 Macclesfield Road to its junction with the A54 Chester Road, and A535 Macclesfield Road westbound only from its junction with Manor Lane to its junction with London Road. Vehicles travelling to the site from the direction of Holmes Chapel and from the site towards Holmes Chapel would not need to travel through Holmes Chapel so therefore the Order would not effect the proposal.

Site access, parking and cycling

The site is located on the boundary between Cheshire East Council (CEC) and Cheshire West & Chester Council (CWAC); access to the highway network would be via New Platt Lane and, the A50 London Road/Knutsford Road, these roads/junctions and the proposed highway mitigation works are all within the CWAC boundary. CEC's Strategic Infrastructure Manager (SIM) has therefore not made comment in relation to access and mitigation works as these matters are for CWAC to comment on however the SIM has advised that they accept the conclusions and recommendations made by the CWAC highways engineer.

Concerns have been expressed with regards to the impact the proposal would have on cycling safety. Sustrans Regional Route 73; Congleton to Davenham is located to the east of the application site. However, as vehicles would not be permitted to exit the site in an easterly direction it is considered that the proposed development would not have an impact on this cycle route

Sustainability

The accessibility of the site by alternative modes has been considered.

Due to the very low numbers of people to be located at site, and in line with Government Guidance, measures to promote sustainable travel are not regarded as a key issue. It is considered therefore that a Travel Plan would not be necessary in this case.

Products that would be produced at this site could only be delivered to the expected wide range of customers by road (HGV) as there are no nearby rail freight heads or wharfs.

The assessment made of the likely significant effects of the proposed traffic generated by the proposed development concludes that there are likely to be insignificant effects on New Platt Lane and the wider highway network. It is considered that the proposed development would not lead to material adverse effects in terms of road capacity or safety issues.

CEC's SIM is satisfied that the development proposals can be safely accommodated on the adjacent highway network within the CEC boundaries; accordingly, CEC's SIM has no objection to the planning application. Overall, the site is reasonably accessible to the wider arterial highway network and it is concluded that it is acceptable from a sustainability perspective.

Subject to the conditions required by the Highways Officer the scheme is therefore considered to accord with the approach of NPPF, Policies CO1, CO4 of CELP, Policy 34 of CRMLP GR 9, GR10, GR14, GR15 and GR18 of the CBLP.

Rights of Way

There are no rights of way over the application area and therefore no direct impact adverse on the public rights of way network. The applicant has proposed a permissive path for the duration of the development to take pedestrians off New Platt Lane between the access to the processing plant and the junction with the A50 Knutsford Road, which alleviates any safety concerns from pedestrians who may use this section of New Platt Lane. The applicant has recently offered a new path to be provided running south east to north west from Wood Corner on Goostrey Lane to Newplatt Farm alongside the Racecourse Wood shelter belt of trees. This would link to existing Cranage footpath 20Y and provide a convenient link between Goostrey Lane and New Platt Lane. This path can be provided once the eastern restoration works have been completed and therefore delivered whilst the site remains operational. A condition is proposed to require the provision of a pathway as part of the restoration requirements.

The details remain to be fully agreed and the legal mechanism for delivering the path as a public right of way would be through a dedication agreement under Section 25 of the Highways Act 1980. The Rights of Way Officer has made extensive comments on the potential for the delivery of public access to the site, including provision of a circular path. However, the land is in private ownership and is intended to be returned to agricultural use and not for public recreation, and it is not in the gift of the applicant to make such provision. Furthermore, a number of residents have expressed concerns about wider public access and concerns about antisocial behaviour and security. Taking this into account, the provision of the path to the east of the site is a significant improvement to the path network, and offers linkages to the local public rights of way network for local residents. The Rights of Way Officer notes that the restoration of the site could offer benefit to the wider community through the provision of amenity access for outdoor activities in line with policies and objectives of the Council's statutory Rights of Way Improvement Plan, and accords with paragraph 75 of the NPPF. The provision of the path is welcomed by the Rights of Way Officer, and the provision accords with policies 33 of the CRLPM, and GR6 and GR15 of the CLBP.

Procedural issues

The planning application has been made and considered in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The application is for Environmental Impact Assessment development, and is accompanied by an EIA and has been considered under the provisions of the 2011 EIA regulations under transitional arrangements. The application does not accord with the development plan as the site falls largely outside of the area of search, and entirely outside of the preferred area and allocations for silica sand and construction aggregates in the Minerals Local Plan. The application area for the whole development crosses administrative boundaries, and as such separate consideration and determination is required from both Cheshire East and Cheshire West and Chester Councils.

CIL Regulations

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

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

In this case, a legal agreement is for the purposes of ensuring that the levels of electromagnetic interference from the proposed development are not exceeded and for compliance to be maintained for the duration of the development in order to comply with the Jodrell Bank Telescope Consultation Zone. It is necessary to ensure the development does not adversely interfere with the efficient operation of the observatory and to comply with policies of CELP policy SE14 and PS10 of the CBLP. The requirements will be proportionate and specific to the development, and can be reasonably achieved.

Conclusions

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise, and should be delivered without delay. In addition paragraph 14 of the NPPF, applications should be considered in the context of the

presumption in favour of sustainable development by evaluating the three aspects of sustainable development described by the framework (economic, social and environmental).

In this case, the development would provide a supply of silica sand to meet an ongoing need for a nationally important resource, and would make a contribution to the supply of construction aggregates to help meet the required maintenance of at least 7 years landbank which Cheshire East Council is required to provide.

The scheme also provides other benefits, including the restoration back to agricultural use and wildlife conservation, and the provision of a footpath for long term public amenity use.

Balanced against these benefits must be the negative impacts arising from the scheme, particularly in terms of the loss of agricultural land and localised amenity impacts such as visual effects, loss of trees and hedgerows, noise, dust and traffic generation. These matters can be controlled by proposed mitigation and conditions to keep any such impacts to within nationally acceptable standards.

The development is in general accordance with the policies of the development plan. Where there development does not strictly comply, such as policies 46,47 and 54 of the CRMLP, these policies make provision for exceptional circumstances. In this case much of the land allocated for mineral exploitation has already been consumed, leaving limited alternatives and there is a need to replenish both silica sand and aggregate mineral reserves.

On the basis of the above and given the strategic need for silica sand, it is considered that the proposal represents sustainable development. Furthermore, applying the tests within paragraph 14 it is considered that the adverse effects of the scheme are significantly and demonstrably outweighed by the benefits. Accordingly the proposal complies with the relevant development plan policies and should be approved.

RECOMMENDATION

That subject to the Secretary of State deciding not to ‘call-in’ the application under the Departure from the Development Plan procedures, planning permission be APPROVED subject to:

A Unilateral Undertaking to ensure Jodrell Bank mitigation and the following the following conditions:

- 1. Commencement & notification**
- 2. Approved plans**
- 3. Cessation of mineral working and restoration within 15 years of commencement.**
- 4. Hours of working**
- 5. Access**
- 6. Soils handling**
- 7. Depth of extraction**
- 8. Phased working**
- 9. Advance Landscape works and planting**

- 10. Annual progress and review meeting and report**
- 11. Electromagnetic interference mitigation**
- 12. Electromagnetic compatibility monitoring**
- 13. Noise limits**
- 14. Noise management plan**
- 15. Dust management plan**
- 16. Archaeological mitigation strategy**
- 17. Environmental protection scheme**
- 18. Pollution prevention measures**
- 19. Contaminated land scheme**
- 20. Unexpected contamination**
- 21. Lighting scheme**

22. Surface water management plan
23. Drainage scheme
24. Drainage monitoring
25. Stability monitoring
26. Additional boreholes for stability monitoring
27. Protection of trees/vegetation
28. Plant and machinery
29. Site maintenance and emergency repairs
30. Progressive species surveys and mitigation proposals.
31. Groundwater monitoring and mitigation
32. Storage of materials harmful to water quality
33. Liaison Committee
34. Provision of footpaths

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

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

UPDATE REPORT TO MEMBERS FOR 4TH APRIL STRATEGIC PLANNING BOARD

UPDATE IN POSITION

Rights of Way – The proposed offer of a path linking New Platt Lane and Goostrey Lane is accepted and whilst this is mainly in the jurisdiction of Cheshire West and Chester, a very short section on the immediate boundary between Cheshire East and Cheshire West and Chester may fall within Cheshire East. Concerns have been expressed on the delivery of the paths as public rights of way and a condition can be applied to require details of a creation agreement to be provided. Thereafter the delivery of the creation agreement(s) with the respective Councils may be pursued at the appropriate time.

Aerodrome Safeguarding – Manchester Airport made a recommendation for a condition for a Bird Management Plan. The site is 1.6 km outside of the safeguarding zone, and practical measures to manage birds are inherent in the design and restoration of the site. There are no islets or promontories, and fencing and hedgerows and steep water margins will deter waterfowl. There is no public access to the waterbody and therefore the risk of feeding birds

is low. The site will remain in agricultural use following restoration. It is not necessary to apply a condition requiring a bird management plan and it would fail the tests applicable to the imposition of conditions.

Cheshire West and Chester Council – There is no formal consultation response to Chester East Council because their response is required to be endorsed at their planning committee. Like wise, the consultation response of Cheshire East Council will be provided to Cheshire West and Chester Council once endorsed at Strategic Planning Board. Due to close dialogue between the two authorities, the overall comments of respective professional officers are known and there is broad consensus in the views which have been expressed.

Jodrell Bank University of Manchester

Jodrell Bank has further clarified their position as summarised below. Radio telescopes at Jodrell Bank carry out a range of astronomical investigations as part of national and international research involving hundreds of researchers from around the world. The site was chosen as a quiet rural location. The equipment to be used at the development site is likely to be a source of radio frequency interference from but not limited to inverter drives in an industrial setting where such interference would be expected. Illustrations of the emission levels are given and a description of the frequencies and attenuation in the protected passive band is described. The University of Manchester appreciates industrial operations such as proposed can be dominated by a few large pieces of equipment and that these may be housed in shielded environments. Whilst maintaining overall opposition to new development within the consultation zone the University would propose agreement by the operator to comply with a range of

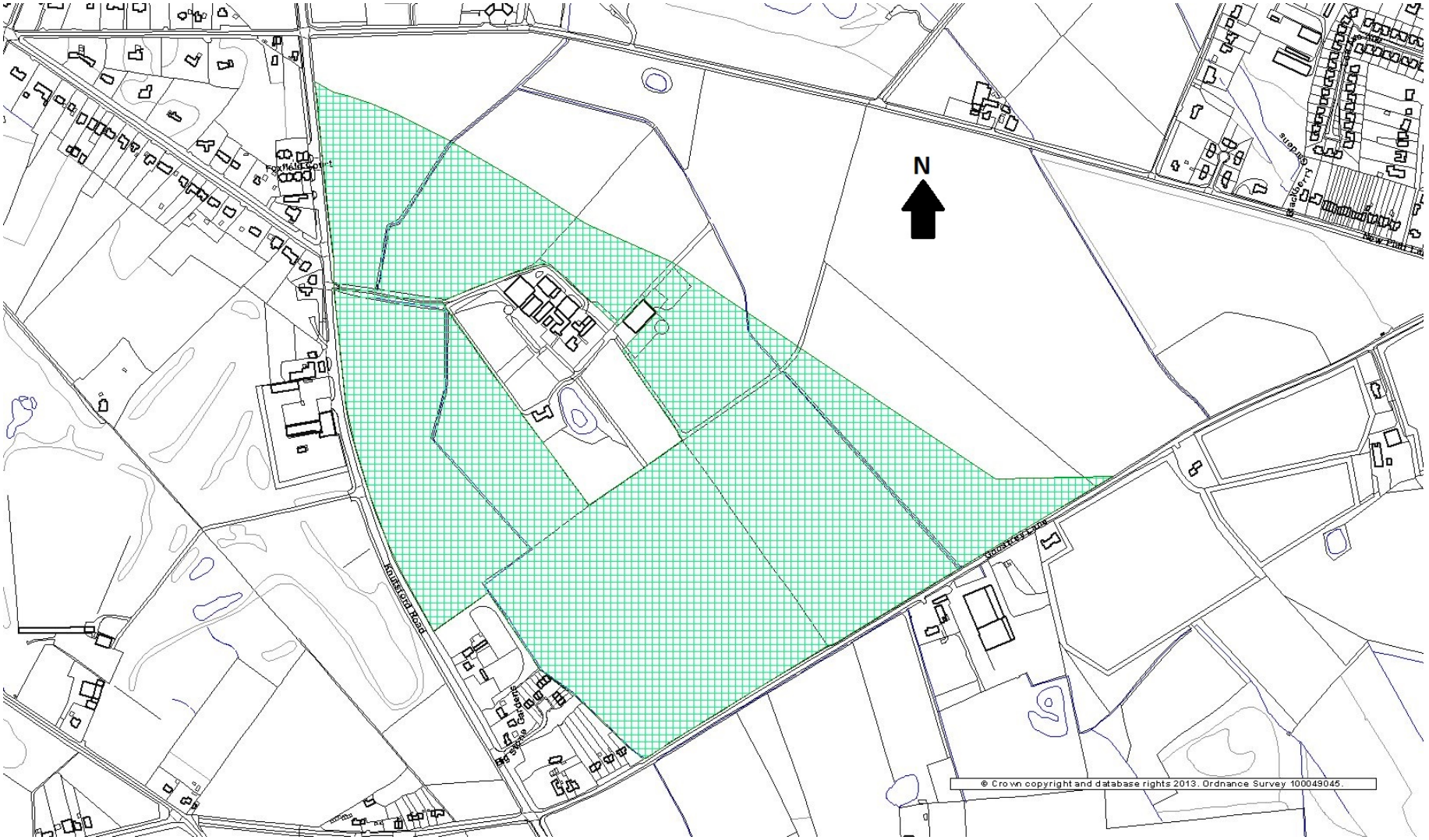
measures which can be set out within a condition. These include:

1. Prior approval of a control of radio emission plan
2. Compliance with a bandwidth power emissions limit (using ITU –R P.452)
3. A scheme for a liaison forum between the operator, LPA and University of Manchester with annual meetings
4. Scheme for testing equipment and plant prior to operation
5. Scheme to secure mitigation measures
6. Scheme for monitoring radio emissions
7. Operator to implement the control of radio emissions plan at all times.

The University has confirmed that it does not require a legal agreement to be entered into by the developer.

RECOMMENDATION

As a consequence of the comments from Jodrell Bank the application is still recommended for approval but without the need for a legal agreement/ unilateral undertaking. The above conditions would however need to be incorporated.



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Application No: 18/4892C

Location: Land South Of, OLD MILL ROAD, SANDBACH

Proposal: Hybrid Planning Application for development comprising: (1) Full application for erection of a foodstore (Class A1), petrol filling station (sui generis) and ancillary kiosk/convenience store (class A1), drive-through restaurant (Class A3 / A5), drive-through coffee shop (class A1 / A3), farm shop (class A1) and 2 no. retail 'pod' units (class A1 / A3 / A5), along with creation of associated access roads, parking spaces and landscaping. (2) Outline application, including access for erection of a care home (class C2), 92 new dwellings (class C3), conversion of existing building to 2 dwellings (class C3) and refurbishment of two existing dwellings along with creation of associated access roads, public open space and landscaping.

Applicant: C Muller, Muller property group

Expiry Date: 01-Mar-2019

SUMMARY

The application site is within the Settlement Zone Line as identified by the Sandbach Neighbourhood Plan (SNP) and has an extant planning permission for residential development.

The proposal includes an out-of-centre retail development. It is accepted that there are no sequentially preferable sites. However the development would have a high trade impact and would have a significantly adverse impact upon Sandbach Town Centre. As a result the proposed development is contrary to the NPPF and policies EG5 of the Cheshire East Local Plan Strategy (CELPS) and HC2 of the SNP.

The highways implications of the development are considered to be acceptable. However the site would be dependent on private motor vehicle with no public transport provision and there is a lack of detail to show linkages to Sandbach Town Centre to encourage linked trips. The proposed development would be contrary to Policies SD1, SD2, CO1 and CO2 of the CELPS, Policies GR9, GR10 and GR13 of the CLP and Policies H5 and JLE1 of the SNP.

The amenity implications of the proposed development, including noise, air quality and contaminated land are considered to be acceptable and would comply with GR6 and GR7 of the CLP and SE 12 of the CELPS.

The site is an important gateway to Sandbach and the proposed commercial development fails to take the opportunities available for improving the character and

quality of the area and is contrary to Policy SE1 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

The site has a challenging topography and the application does not include sufficient landscape information and contains little information in terms of landscape mitigation. The proposed development is therefore contrary to Policies SD2, SE1 and SE4 of the CELPS and PC2 of the SNP.

The impact in relation to the trees on and adjoining the site is considered to be acceptable and would comply with Policy SE 5 of the CELPS (however the tree losses would have landscape implications).

As the principle of retail development on the site is not considered to be acceptable, the impact upon bats fails the tests within the Habitat Directive. Furthermore there is insufficient information contained within the application in relation to water vole and the Sandbach Wildlife Corridor. The development is contrary to Policies NR2 of the Congleton Local Plan, SE 3 of the CELPS, PC4 and JLE1 of the SNP.

The drainage and flood risk implications of the proposed development are considered to be acceptable and the development complies with Policy CE 13 of the CELPS.

The proposed development would affect PROW Nos 17, 18 and 19. The PROW would be accommodated along narrow corridors at the rear of the retail development or residential properties affording no natural surveillance and the potential for anti-social behaviour. The proposed development would be contrary to Policy CO1 of the CELPS, Policy GR16 of the CLP, Policies PC5 and JLE1 of the SNP.

The application does not demonstrate that the development can accommodate the required level of Public Open Space (POS) to serve the proposed quantum of development. As such the proposed development is contrary to Policy SE6 of the CELPS, Policy GR22 of the CLP.

The impact of the development upon archaeology, infrastructure (education and health) and the affordable housing provision is acceptable and would be controlled via a S106 Agreement.

Finally the development of the site would have some employment benefits as identified above and this does attract some weight. However this would be outweighed by the harm identified.

RECOMMENDATION

REFUSE

PROPOSAL:

This is a hybrid application which seeks full planning permission for 2.89 hectares of the site for the following;

- Foodstore (1,956sqm gross internal area and 116 vehicular parking spaces)
- Petrol filling station and ancillary sales kiosk/convenience store (expected to be operated by BP with the kiosk/convenience store operated by M&S simply food. This would have a gross floor area of 481sqm)
- Drive-through restaurant (gross internal area of 306sqm and including 34 parking spaces)
- Drive-through coffee shop (gross internal area of 167sqm and including 33 parking spaces)
- Farm shop (gross internal area of 375sqm and including 18 parking spaces)
- Two retail units (each with a gross internal area of 139sqm occupied by a national chain bakery operator and a national sandwich chain operator)

The outline part of the application relates to the remaining 4.14 hectares for the following;

- Care home (78 bed extra-care facility)
- 92 dwellings (mix of 2-4 bed houses including two apartment blocks which are 1-2 bed)
- Conversion of an existing barn building into two dwellings
- Subdivision and refurbishment of the existing farmhouse to create two dwellings

The application will also include the associated site access (an enlarged 5 arm roundabout off Old Mill Road), internal road network, vehicular parking spaces, landscaping and public open space.

The application is EIA development and is accompanied by an Environmental Statement.

SITE DESCRIPTION:

The application relates to 7.03 ha of land. The site is located within the open countryside as defined by the Congleton Borough Local Plan. However the site is located within the Settlement Zone Line as identified within the Sandbach Neighbourhood Plan. Part of the site is also located within a wildlife corridor.

The site comprises Fields Farm and the surrounding agricultural land. This is located to the east of the A534 and to the west of residential properties that front onto Palmer Road, Condliffe Close and Laurel Close. The site has uneven land levels which rise towards the residential properties to the west. The site includes a number of hedgerows and trees which cross the site. To the north of the site is a small brook and part of the site to the north is identified as an area of flood risk.

RELEVANT HISTORY:

18/2540S - EIA Screening Opinion – EIA Required 6th June 2018

14/1193C - Outline planning application for up to 200 residential dwellings, open space with all matters reserved – Approved 12th October 2017

13/2389C - Outline Planning Application for up to 200 Residential Dwellings, Open Space and New Access off the A534/A533 Roundabout at Land South of Old Mill Road – Appeal for non-determination – Strategic Planning Board 'Minded to Refuse' – Appeal Allowed 11th December 2014

13/2767S – EIA Scoping – Decision Letter issued 7th August 2013

13/1398S – EIA Screening – EIA Required

12/3329C - Mixed-Use Retail, Employment and Leisure Development – Refused 6th December 2012. Appeal Lodged. Appeal Withdrawn

POLICIES

Cheshire East Local Plan Strategy (CELPS)

MP1 – Presumption in Favour of Sustainable Development
PG1 – Overall Development Strategy
PG2 – Settlement Hierarchy
PG6 – Open Countryside
PG7 – Spatial Distribution of Development
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE 1 - Design
SE 2 - Efficient Use of Land
SE 3 - Biodiversity and Geodiversity
SE 4 – The Landscape
SE 5 – Trees, Hedgerows and Woodland
SE 6 – Green Infrastructure
SE 7 – The Historic Environment
SE 9 – Energy Efficient Development
SE 12 – Pollution, Land Contamination and Land Instability
SE 13 - Flood Risk and Water Management
EG3 - Existing and Allocated Employment Sites
EG5 – Promoting a Town Centre First Approach to Retail and Commerce
IN1 – Infrastructure
IN2 – Developer Contributions
SC4 – Residential Mix
SC5 – Affordable Homes
CO1 – Sustainable Travel and transport
CO2 – Enabling Growth Through transport Infrastructure
CO4 – Travel Plans and Transport Assessments

Congleton Borough Local Plan

PS4 – Towns
PS8 – Open Countryside
GR6 – Amenity and Health
GR7 – Amenity and Health
GR9 - Accessibility, servicing and provision of parking
GR10 - Accessibility, servicing and provision of parking
GR13 – Public Transport Measures
GR14 - Cycling Measures
GR15 - Pedestrian Measures
GR16 - Footpaths Bridleway and Cycleway Networks
GR17 - Car parking
GR18 - Traffic Generation
NR3 – Habitats
NR4 - Non-statutory sites

NR5 – Non-statutory sites

Sandbach Neighbourhood Plan (SNP)

The Sandbach Neighbourhood Plan was made on 12th April 2016.

PC2 – Landscape Character

PC3 – Policy Boundary for Sandbach

PC4 – Biodiversity and Geodiversity

PC5 – Footpaths and Cycleways

HC1 – Historic Environment

HC2 – Protection and Enhancement of the Town Centre

H1 – Housing Growth

H2 – Housing Layout

H3 – Housing Mix and Type

H4 – Housing and an Ageing Population

H5 – Preferred Locations

JLE1 – Future Employment and Retail Provision

IFT1 – Sustainable Transport, Safety and Accessibility

IFT2 – Parking

IFC1 – Community Infrastructure Levy

CW1 – Amenity, Play, Recreation and Outdoor Sports

CW3 – Health

CC1 – Adapting to Climate Change

National Policy:

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

Of particular relevance are paragraphs:

11 Presumption in favour of sustainable development.

50. Wide choice of quality homes

85-90 Ensuring the Vitality of Town Centres

102-107 Promoting Sustainable Transport

124-132 Requiring good design

CONSULTATIONS:

Cheshire Archaeology: No archaeological objection to the start of development subject to the implementation of the agreed mitigation.

United Utilities: A public sewer crosses this site and UU may not permit building over it. UU will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

Conditions suggested.

CEC Education: To mitigate the impact of this development the following contributions should be secured via a S106 Agreement;

17 x £11,919 x 0.91 = £184,387.00 (primary)
14 x £17,959 x 0.91 = £228,798.00 (secondary)
1 x £50,000 x 0.91 = £45,500.00 (SEN)
Total education contribution: £458,685.00

CEC Housing: No objection.

CEC Environmental Health: Conditions suggested in relation to noise mitigation, hours of use, construction management plan, external lighting, electric vehicle infrastructure, low emission boilers and contaminated land. Informatives suggested in relation to contaminated land and construction hours.

CEC Spatial Planning: As the principal of housing on the site has already been established, the main policy consideration is whether the 'out of centre' retail element of the application will have a significantly adverse impact on Sandbach town centre bearing in mind the 'town centre first' policy approach of the Council and national policy. The two key tests that need to be satisfied are the sequential test and the town centre impact test.

Spatial Planning have no reason to disagree with the conclusions reached by WYG (retail consultants) in respect of both the sequential test and the assessment of retail impact on Sandbach town centre. Therefore, from a policy perspective, it is considered that the proposed development will have a significant adverse impact on the viability and vitality of Sandbach town centre and should be considered for refusal for this reason.

Natural England: No objection.

CEC PROW: Object to the application. The diversion or accommodation of a public right of way along estate roads or pavements is effectively an extinguishment of the public right of way and therefore not a suitable provision. This applies to most of Footpath no. 19 and most of Footpath no.17. Footpath no. 18 is depicted as being accommodated along a narrow corridor between retail development and particularly the rear of a large food store.

A section of FP 19 is proposed to be diverted around the perimeter of the site but outside the redline boundary. It is not clear what this area of land is or is proposed to be however the alignment of the path follows an unnatural trajectory hugging the site boundary with several right angled bends. This would not be an acceptable alternative provision.

Footpath no. 50 which is off site in the north eastern corner is not shown on its correct alignment.

Ramblers Association: No comments received.

Sustrans: No comments received.

Highways England: No objection.

CEC Regeneration: No comments received.

CEC Head of Strategic Infrastructure: The application is considered acceptable and no objections are raised although this is subject to the access roundabout works being constructed prior to any construction work taking place on the site.

CEC Public Open Space: There are several small pockets of open space, however most of which offer nothing more than a visual amenity. Some of these areas are tucked behind or adjacent to properties with the potential to cause nuisance to residents.

A LEAP (Local Equipped Area for Play) is proposed to the South East of the site connecting through to existing housing. There is a deficiency of children's play within 800m of the development site. This size of development should offer a NEAP (Neighbourhood Equipped Area for Play) catering for all ages to 'Fields in Trust' standards taking into account the 30m buffer to the nearest dwelling. There should be the consideration of LAPs (Local Area for Play) within the development.

Additional LAPs/public realm spaces for employees to relax eat lunch etc. during breaks in their day, for shoppers and pedestrians to rest should also be considered.

For this development the POS Officer expects to see a combined 40m² children's play and amenity green space for the family dwellings, 20m² amenity green space for the care home. This is in addition to this 20m² should be allocated to G.I. Connectivity.

In line with Policy SE6 Outdoor Sport contributions are required. For family dwelling of £1,000 or £500 per 2 bed apartment space.

For the commercial development A1 shops food retail and non food retail require £300 per space. A3 restaurants and fast food/drive through is £100 per space.

Indoor sport contribution of £30,530 Required.

Cheshire Wildlife Trust: No comments received

NHS England: Contribution of £79,496 required to mitigate the impact of the development.

CEC Flood Risk Manager: No objection in principle providing EA's objection is withdrawn. Conditions and an informative are suggested.

Environment Agency: Object to the proposed development, on the following grounds:

- There is an inadequate undeveloped buffer zone provided to Arclid Brook

VIEWS OF THE TOWN COUNCIL:

Sandbach Town Council: The Town Council object to this application for the following reasons;

- This Development is not on the Cheshire East local Plan Strategy.
- CEC has adequate housing for next 5 years.
- If this development were to go ahead it would worsen an already bad traffic situation.
- Enlarging the roundabout won't improve traffic flow as the main holdup is at the lights.
- The infrastructure in Sandbach is already stressed.

- There are enough of the types of shops in Sandbach that have been included in the Planning application.
- An out of Town Retail centre would cause shops in town to close due to dilution of trade and will contribute to a loss of identity in Sandbach.
- Footpaths 17, 18 and 19 would be adversely affected if this application went ahead.
- There will be an increase in litter from new food outlets.
- The setting of the Sandbach Community will be significantly affected.
- The Transport Assessment is greatly flawed in several aspects, as detailed by the resident from 215 Crewe Road.
- Members also support the comments, queries and objections made by Cllr Corcoran (Particularly in relation to the retail impact assessment by CBRE), the NHS and Housing.

As a result of the above, this application is in contravention of the following Planning Policies: HC2, PC5, H1, H3, and IFT1 of the Sandbach Neighbourhood Development Plan and PG2, SD2, EG5, SC5, CO1 of the Cheshire East Local Plan Strategy.

Furthermore, Councillors urge CEC Councillors on Planning boards to urgently revisit the decision not to revisit the local plan.

REPRESENTATIONS:

Letters of support have been received from 4 local households which raise the following points;

- This type of development is needed in Sandbach
- New businesses should be supported in Sandbach
- Job creation
- Reduce journeys to Crewe to shop
- This development would be good for the increasing population of Sandbach

Two letters of general observation has been received which raise the following points;

- The S106 should include a pedestrian/cycle crossing on The Hill at the junction with Heath Road and Hassall Road
- The idea of having shops closer to residential areas would be convenient. However there is not need for further housing

Letters of objection have been received from 89 local households, a petition signed by 118 local residents and 2 local businesses which raise the following points; (It is also understood that there is an online petition with some 695 signatories)

Principle of Development

- Employment opportunities generated by this development will be limited to low value, part time and zero hours
- There are brownfield sites available for certain aspects of this development (the petrol station and the care home)
- The development will open up land for further development on the opposite side of Houndings Lane towards Malkin Bank
- There are already numerous farm shops in the area and another is not needed
- There are enough housing being built in Sandbach
- Loss of countryside
- This development is not identified within the CELPS

- Cheshire East has an adequate housing supply
- This application is not sustainable
- This application is contrary to the Sandbach Neighbourhood Plan
- Degradation of the countryside
- The applicant relies heavily on the approved fall back position for the approved application for 200 dwellings
- The proposed development is contrary to the open countryside policies within the local plan
- The application does not refer to the CEC design Guide
- Landscape impact of the proposed development

Retail Impact

- This development will replicate the problems at the Grand Junction Retail Park in Crewe
- Detrimental impact upon the viability of the town centre
- The development will cause harm to those trading on the high street. Sandbach is a small town and small companies work hard to make a living
- The development would divert footfall from the town centre
- The development will detract from the businesses operating in the town centre
- There is no need for a coffee shop or fast food outlet
- No need for a further supermarket
- There is a new petrol filling station at J17
- At a time when the high street is struggling it would be irresponsible to approve additional retail provision.
- The jobs created by this development need to be balanced against the employment losses within the town centre when businesses fail to survive
- Concern about the livelihood of the small independent traders in Sandbach Town Centre
- The Aldi store has had a recent expansion
- Four petrol filling stations have closed in Sandbach indicating that there is no demand
- The retail assessment shows that the development does nothing to bring the out of Sandbach shoppers back into town all it does is take the majority of sales from existing stores
- No need for further drive through coffee shops – unsustainable car usage, unsustainable coffee production, unrecyclable cups
- The applicant has not stated how they have applied a flexible approach to the Sequential Test
- The Sequential Test is inadequate and the applicant has not demonstrated a flexible approach.
- The applicant has not disaggregated the retail elements from the housing/care home. As a result the sequential test should be revisited
- The sequential test has not looked at the Homebase Store in Sandbach
- The Town Centre Health Check for Sandbach is 3.5 years old and any survey needs updating
- There is a retail allocation at Brookhouse Road within the Congleton Local Plan which is not acknowledged in the retail impact assessment (RIA)
- The catchment areas in the RIA need to be reduced in size excluding the post code areas closer to Crewe, Congleton and Middlewich which are already supported by retail provision. The RIA should not rely on trade draw from these zones

- There is a strong level of food retail provision within the applicant's Catchment Area and if people live near on of the stores in Middlewich, Holmes Chapel, Alsager or Congleton they are unlikely to drive past that store to shop in Sandbach.
- Discount retailers like the one proposed have been known and accepted smaller localised catchment areas (5 minute drive time extending to 10 minutes in rural areas)
- The household survey should have a sample size of 1% of the total population (100 respondents have been surveyed in each zone). The applicant has surveyed 0.5% of the total population and 0.4% of the total population of Sandbach
- The population data used is based on outdated figures (ONS figures from September 2018 show a lower population projection). Overstating the population is likely to overstate the amount of expenditure that is available within a catchment area to support development and has the knock-on effect of overstating the turnover of stores and understating the predicted impact levels.
- The Experian Planner Briefing Note 15 (December 2017) has been used for expenditure growth rates per capita, sales efficiency growth rates, and special forms of trading. These need to be updated with the new version published prior to Christmas.
- The discount food retailer is anticipated to be Lidl and if so the sales density rate is too low. This means that the predicted turnover is too low and the subsequent predicted impact is likely to be too low
- The Applicant needs to confirm whether they are willing to accept a condition to restrict the proposed number of product lines that can be sold from the unit to ensure that it can only be occupied by a discount retailer. If not the site could be occupied by a retailer like Asda or Tesco and have a greater impact
- There needs to be some form of condition restricting the occupier of the proposed farm shop to ensure that it cannot be occupied by a national multiple retailer that would have a substantially higher sales density rate.
- The Applicant states that the 2 'pods' are excluded from the Impact Assessment because they are targeting a national bakery chain and a national sandwich chain. There are two issues with the above approach - the first is that the use applied for is A1/A3, and a bakery is arguably an A1 use. Unless the Applicant can suggest a suitably worded condition that can be applied to the pods to restrict their use, they should be included within the Impact Assessment.
- The second issue with the pod units is that the threshold set by Paragraph 8.9 of NPPF specifies that the threshold is a gross, not net figure. The total gross floorspace of the proposed development is 2,813sqm, or 3,093sqm if the pods are included, which is clearly above the NPPF threshold. It is entirely appropriate and correct that a retail impact assessment is carried out for the proposed development.
- The trading impact shown for Sandbach Town Centre is incorrect as it excludes Aldi
- The impact upon Sandbach Town Centre in terms of benchmark turnovers (30.6%) and the impact upon survey derived turnover (22.3%) are very high and could significantly, adversely affect the healthy centre. Furthermore if recalculated to put the turnover of the proposed development as a 'worse-case' the level of impact would be even greater
- There are 8 vacant units in the town centre which could be used
- A number of the supporting reports are reliant from findings from 2012-2018

Design/Heritage Issues

- Urban sprawl
- The development will not create a sense of place as stated by the applicant. The development will diminish the character of the existing town centre

- The proposed development is not in keeping with the historical market town of Sandbach

Highways

- The TA does not take into account cumulative site developments
- Increased HGV delivery movements in a congested area
- Poor road layout at the junction of Old Mill Road/The Hill
- Sandbach needs a bypass before this development is approved
- Existing difficulties accessing the Palmer Road estate (including emergency vehicles)
- The proposed development is very car orientated
- The roadworks on the M6 have had a major impact upon traffic in Sandbach
- Old Mill Road is at capacity at peak times
- Access to this site would suffer from the existing heavy congestion
- Increase in traffic congestion
- Traffic congestion is already a problem at the Old Mill roundabout/The Hill
- Providing a pedestrian crossing near the Waitrose roundabout will worsen existing congestion
- There would be severe disruption when the access is constructed to serve the site
- The heavy traffic on Old Mill Road creates a dangerous barrier for people wishing to access the town centre
- Car parking is below CEC Standards

Amenity

- Noise pollution from increased stop start traffic
- Light pollution
- The development will result in an increase in Nitrogen Dioxide air pollution
- The development will impact upon local air quality
- Loss of amenity to the users of the footpath through Dingle Wood
- Noise and disturbance from the proposed supermarket

Green Issues

- Impact upon protected species
- Impact upon wildlife
- Loss of wooded and green areas

Infrastructure

- Impact upon local infrastructure (A&E, doctors, dentists and schools)
- The developer should provide a medical centre or school instead of POS
- Lack of electric vehicle charging provision within the development
- The chemists cannot handle more prescriptions

Flood Risk/Drainage

- Drainage – water run-off could impact upon water quality at the brook on site
- Increase in risk of flooding
- The EA are objecting to the application due to the impact upon Arclid Brook
- Part of the site is located within a flood zone

Other issues

- Impact upon mental health of residents

- Detrimental impact upon the footpaths crossing the site. These paths should be kept as distinct paths
- An online petition has 649 signatures against this development
- A fast food outlet would not match the governments promotion of eating healthily
- Loss of agricultural land
- There are potential features of archaeological importance on this site
- Local footpaths will be turned into pavements through retail and housing development
- Existing developments are struggling to sell the houses approved
- Lack of pedestrian infrastructure
- The applicant has not undertaken a scoping opinion and matters of ecology, landscape, noise, vibration, land use and cultural heritage should be included within the Environmental Statement.

A representation has been received from Fiona Bruce MP which states that a number of her constituents have contacted her about this application raising the following points;

- Unacceptable increase in traffic to the A534/A533 roundabout including problems with access, noise pollution and air pollution.
- Lack of need for another petrol station, supermarket or drive thru which will draw customers from local vendors
- There is a lack of pedestrian infrastructure
- Loss of established wooded and green area
- There is not sufficient infrastructure to support more housing e.g. schools and doctors

An objection has been received from the Sandbach Woodland and Wildlife Group (SWWG) raising the following points;

- There appears to be no protection from contaminated drainage water entering Arclid Brook. The provision of a petrol filling station plus all of the associated car parking raises the risk of potential contamination
- The application states that there are no designated sites affected by this development. This is incorrect. The site is adjacent to the Sandbach Wildlife Corridor which is designated as a Local Wildlife Site in the SNP.
- The area has a colony of Banded Demoiselle Dragonflies and there is some evidence of Water Vole in this location
- The provision of controlled interceptors for car parks is inadequate
- The objection letter from the Environment Agency is fully supported
- The proposals for the existing PROW are unacceptable. The PROW would be swallowed up by pavements and ginnels.

An objection has been received from the Sandbach Footpath Group (SFG) raising the following points;

- In the parish of Sandbach at least 17 footpaths have been lost and are now ginnels/alleyways
- In the parish of Sandbach there are only 20 green open space PROW remaining. Of these 3 are threatened by this development
- PROW Sandbach Footpaths 17, 18 and 19 threatened by this application would become pavements next to roads or be narrow ginnels. The effect would be to negate the footpaths as green open space country footpaths and reduce them to uninteresting ways through housing and industrial areas

- Losing the 3 footpaths would be a 15% loss in the number of footpaths in Sandbach Parish
- Footpaths are enshrined in Law and should be preserved
- This application should be refused

A representation has been received from Cycling UK which makes the following points;

- The point where the emergency access is located onto Houdings Lane is located should be considered to be upgraded to a cycle link.
- Houdings Lane could be marked as a through route for cyclists (currently signed as a cul-de-sac)
- The pedestrian route via Laurel Close should be considered for upgrade to a cycle route
- Cycle parking for the apartments should be 1 space per unit and details are not shown on the submitted plans
- It is assumed that the remodelled roundabout will result in higher entry speed to the roundabout and make on-road cycling more challenging. The existing shared footways for pedestrians and cyclists are hardly used due to their inadequate width and poor design. They will be almost identical to the enlarged roundabout and provide little useful alternative for cyclists
- The proposed signalised crossing will be located 30m further than the existing crossing. People dislike deviating from their desire line.
- The central pedestrian refuge has a right hand stagger. This forces pedestrians and cyclists to look away from car traffic when reaching for the push button thereby compromising safety. A straight crossing should be installed rather than a staggered crossing (as at the Toucan crossing outside the Capricorn development). If a staggered crossing is required it should have a left hand stagger
- To make the roundabout more pedestrian/cyclist friendly it is suggested that the Toucan crossing is left out and each arm of the roundabout is signalised.

APPRAISAL

Principle of Development

Open Countryside/Settlement Zone Line

The majority of the application site is located outside of the Sandbach Settlement Zone Line, and within the open countryside, as defined by Policy PS8 (Open Countryside) of the Congleton Local Plan (CLP). However it should be noted that the site is within the Settlement Zone Line identified on Figure 2 of the Sandbach Neighbourhood Plan (SNP). Where there is a conflict between policies within the Development Plan the PPG advises that the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (in this case the SNP).

Housing

As stated above the site is within the Settlement Zone Line as defined by the SNP. Policy PC3 (Policy Boundary for Sandbach) of the SNP states that;

'New development involving housing, commercial and community development will be supported in principle within the policy boundary defined around Sandbach and shown on the Proposals Map for Sandbach (Fig.2)'

Furthermore there is an extant permission for up to 200 dwellings on this site as approved by application 14/1193C. Therefore the principle of residential development on this site is considered to be acceptable.

Retail

The NPPF requires a retail impact assessment if the development is over a proportionate, locally set floor space threshold (if there is no such threshold the default threshold of 2,500m² of gross floor space is applied). The NPPF also requires the application of a sequential test for main town centre uses that are not in an existing centre nor in accordance with an up-to-date development plan. The application site is an out-of-centre location.

Policy EG5 of the CELPS states that Town Centre will be promoted as the primary location for main town centre uses. Point 7 of this Policy then states that;

Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of centre locations. Edge-of-centre and out-of-centre proposals will be considered where:

- i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and*
- ii. it is demonstrated that the tests outlined in current government guidance can be satisfied.*
- iii. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development in line with the government guidance.*

Policy HC2 of the SNP states that out of centre retail outlets will only be supported following application of a sequential test if they do not have an adverse effect on the town and town centre. Applications will only be supported if they meet the following criteria;

- Complement and enhance the town and town centre without reducing its commercial viability.
- Are compatible with the size and scale of the existing town centre.
- Do not have an unacceptable impact on the existing road network.

Policy JLE1 (Future Employment and Retail Provision) of the SNP states amongst other things that development proposals must;

- Not adversely impact on locally identified natural environmental assets. Proposals will positively enhance watercourses and wildlife corridors and development which harms or does not demonstrate compatibility with the wildlife corridor will not be permitted.
- Demonstrate their impact upon the highway network and identify measures to mitigate any harmful impact
- Demonstrate sustainable access (public transport, pedestrian and cycle provision) and green corridors

Within the town centre the Cheshire Retail Study 2016 identifies that Sandbach Town Centre has a low vacancy rate with no long term vacancies. The majority of the units are occupied by

independent retailers but there are several multiple retailers present in the centre which act to provide a good mix. Overall Sandbach is considered to be a healthy Key Service Centre.

It should be noted that the council has employed a Retail Planning Consultant White Young Green (WYG) to assess the retail planning implications of this development.

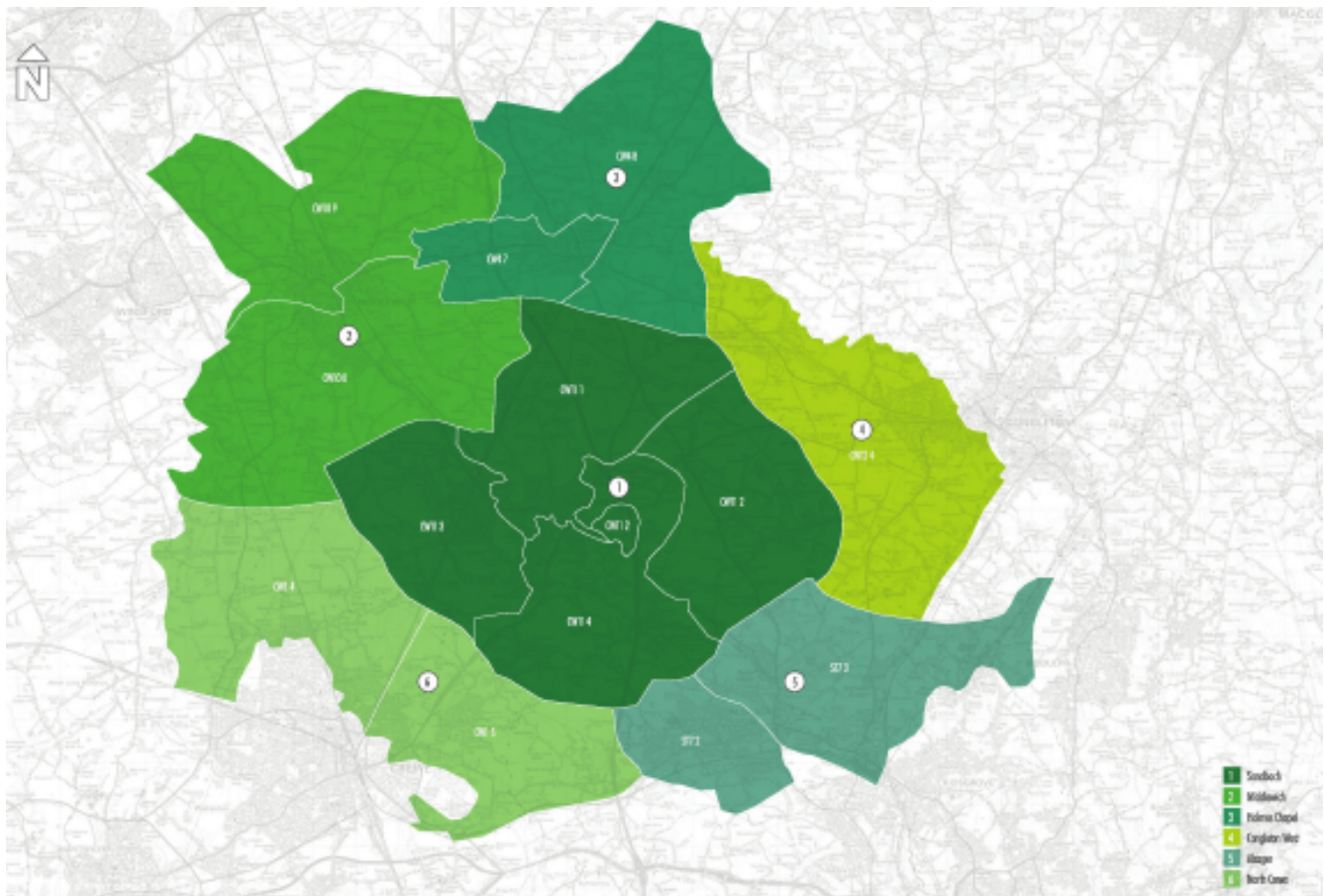
Sequential Test

The NPPF advises that where an application fails to satisfy the sequential test then the application should be refused. This is supported by Policy EG5 of the CELPS and HC2 of the SNP.

The sequential test is a key element of the NPPF. In support of this the Planning Practice Guidance states that the sequential test should be proportionate and appropriate for the given proposal and should;

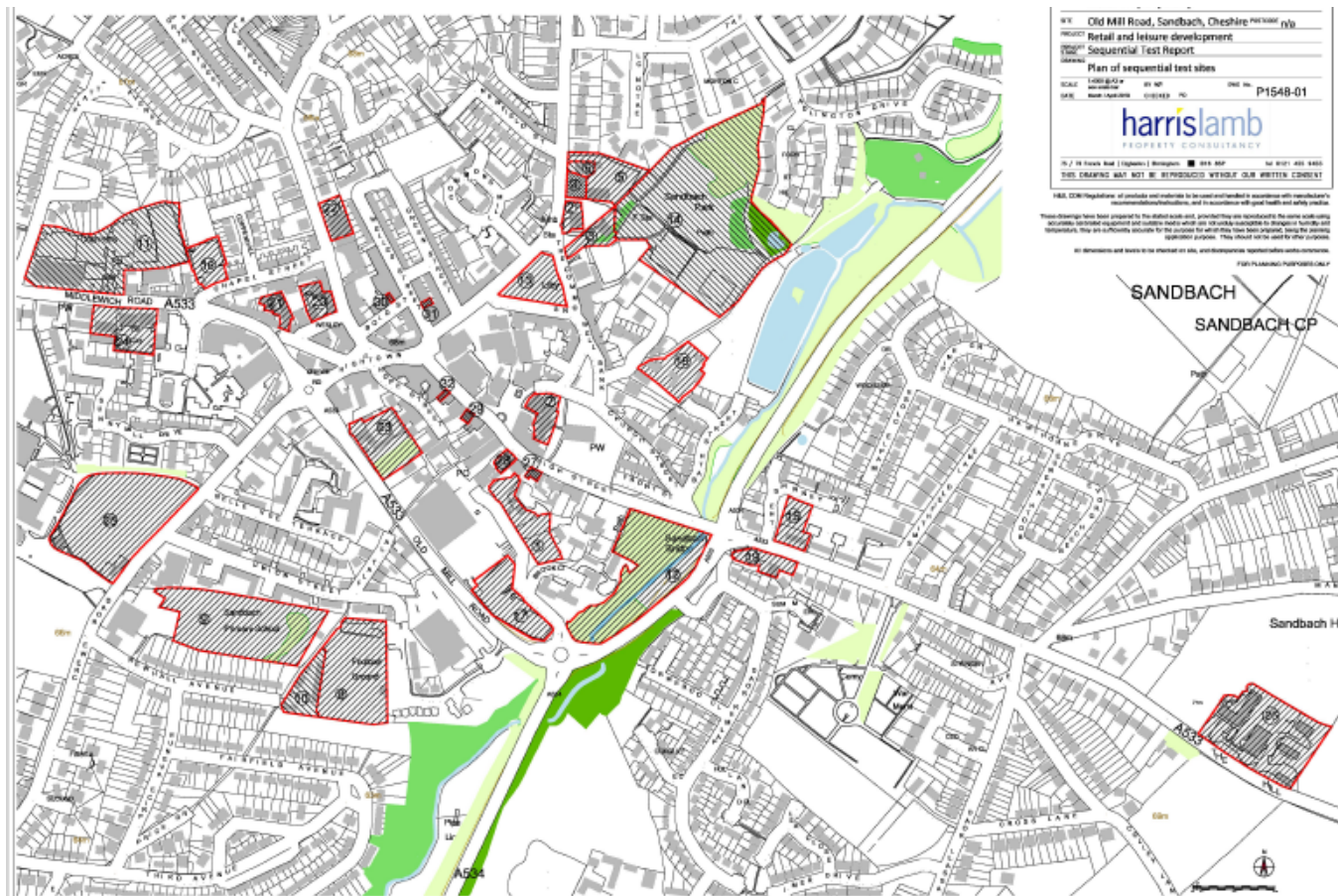
- Have due regard to the requirement to demonstrate flexibility. Has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location preference should be given to sites that are well connected to the town centre.
- Is there scope or flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can be accommodate precisely the scale and form of the development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.
- If there are no suitable sequentially preferable locations, the sequential test is passed.

It is agreed between the parties that the site is situated in an 'out-of-centre' location in retail policy terms. As a result the sequential test needs to consider sites within and on the edge of defined centres. If suitable sites are not available, then the assessment should consider the potential alternative out-of-centre sites that are more accessible and better connected to the town centre than the application site. It is agreed that Sandbach (zone 1 on the plan below) represents the appropriate catchment area for the proposed scheme (rather than zones 1 to 6).



It is agreed between both parties that there is no requirement to disaggregate elements of the proposed development and that the search for alternative sites should be able to accommodate the broad type of the development proposed. This view is supported by appeal decisions at Rushden Lakes and Braintree.

In this case 32 alternative sites have been considered within and outside Sandbach town centre. These are identified on the extract of the plan below;



The applicant has not adopted any minimum site size threshold in searching for potential sites within and on the edge of Sandbach Town Centre. As a result almost all of the sites are well below the size of the application site. The applicant discounts 29 of the 32 sites assessed as being 'insufficient site area'. The largest of these 29 sites extends to 1.4 hectares which represents just 20% of the size of the application site (7 hectares) and 48% of the commercial area (2.89 hectares). It is accepted that 29 out of the alternative sites are of an unsuitable size to accommodate the proposed development.

The remaining sites are as follows;

Site 11 – Westfields, Middlewich Road

This site measures 1.6 hectares and in use as Council offices and associate car parking. It is also acknowledged that there is a small underdeveloped area to the eastern part of the site, but this has no frontage to the main road.

Given the limited size of the site (1.6 hectares) and that it is in active use. It is accepted that the site is not available for development whilst the parcel of land to the east is not suitable for the proposed development.

Site 14 – Sandbach Park, Congleton Road/The Common

Sandbach Park extends to 3.1 hectares and is designated as a protected area of open space. The site includes a children's play area, skate park, tennis courts, open space and other community facilities.

It is agreed that the site serves an important recreational function in Sandbach and is not available for the proposed development.

Site 26 – Leonard Cheshire Home, The Hill

The site measures 1.1 hectares and is in an out-of-centre location and is in active use as a care home. It is accepted that the site is neither suitable nor available for the proposed development.

In addition to the above sites the Homebase store on Old Mill Road measures 0.7 hectares and will become vacant in April 2019. The site is approximately 25% of the size of the site associated with the 'full element' of the hybrid application. WYG is of the view that even when applying a sufficient degree of flexibility in format and scale it is not considered to be a suitable alternative to accommodate the broad type of development proposed.

It is accepted that there are no sites within or on the edge of Sandbach Town Centre that can be assembled into a larger site of a sufficient scale to accommodate the proposed development. Furthermore there are no alternative out of centre sites that could accommodate the proposed development and are more accessible and better connected to Sandbach Town Centre.

Retail Impact Assessment (RIA)

Paragraph 89 of the NPPF indicates that applications for retail development may be refused where a 'significant adverse' impact is likely to arise from the development.

Further guidance is provided within the NPPG which states that;

'A judgement as to whether the likely adverse impacts are significant can only be reached in light of local circumstances. For example, in areas where there are high levels of vacancy and limited retailer demand, even very modest trade diversion from a new development may lead to a significant adverse impact.'

The applicant has identified a catchment area for the development which is focussed on Sandbach and its surrounding hinterland. This is a reasonable approach and the defined centres identified comprise Sandbach, Alsager and Middlewich (Key Service Centres) and Haslington (Local Service Centre). WYG have advised that they would expect to see an assessment of impacts for each of the defined centres within the catchment area. The applicant has focussed its assessment on Sandbach Town Centre and WYG do not consider that sufficient explanation is provided as to the impact upon other defined centres within the catchment area.

In order to assess the potential impact a proposal may have on a town centre, the applicant should firstly assess the existing performance and overall health of the relevant defined centres. The Retail Impact Statement submitted concludes that the findings of the WYG 2016 health check remain valid and that the centre continues to be vital and viable.

The key conclusions of the WYG assessment highlighted by the applicants are as follows;

- The centre performs an important role in catering for the retail and service needs of the surrounding residential catchment. Waitrose and Aldi function as key anchor stores. Convenience goods provision (Broadly defined as food, drinks, tobacco, newspapers, magazines, cleaning materials, toilet articles) is above national average in terms of both the proportion of units and floorspace. The proportion of comparison goods (Other goods not classified as convenience goods) is below the national average, and has decreased since the previous health check in 2009. Nevertheless the overall range of comparison retail in the town centre is considered to be good for a centre of its size.
- The proportion of vacant units and floorspace is below the national average. The majority of the vacant units are small and there is no evidence of long term vacancy.
- Overall Sandbach town centre is considered to be healthy with a strong representation from convenience and independent operators.

The Aldi store has recently been extended and refurbished (completed in November 2018). However there are no planned or committed investment schemes in Sandbach town centre that could be affected by the proposed development.

The RIA focusses on the assessment of impacts upon Sandbach Town Centre in terms of convenience goods only. The impact upon comparison goods is not provided as the proposed comparison goods floorspace is limited and significantly below the NPPF. This is considered to be appropriate and reflects the ancillary and limited nature of the comparison goods floorspace proposed.

The applicant's assessment of convenience goods turnover of the proposed scheme is summarised in table 4.1 below taken from the WYG assessment.

Table 4.1: Estimated Convenience Turnover of the Proposal

Proposal	Gross Floorspace (sq.m)	Net Floorspace (sq.m)	Net Convenience Floorspace (sq.m)	2018 Sales Density (£/sq.m)	Turnover at 2023 (£m)
Discount Foodstore	1,959	1,256	1,005	10,134	10.36
M&S Simply Food Kiosk	481	278*	278	10,476	2.96
Farm Shop	372	298	298	3,000	0.91
Total	2,813	1,832*	1,581	-	14.23

Notes: *There are inconsistencies in the Retail Planning Response, which suggests that the net floorspace of the M&S kiosk is 278 sq.m, but also states at Tables 7A and 10A that the net floorspace is 475 sq.m. In providing our advice, we have assumed that the net floorspace will be 278 sq.m.

WYG have confirmed that they are satisfied with the sales density and the overall approach to estimating the turnover of the discount foodstore, the farm shop and the M&S kiosk. However they note that there are inconsistencies in the retail planning response over the overall net sales area floorspace of the kiosk. It is considered that a condition could be imposed to limit the net sales floorspace of the unit to 278sqm convenience sales.

The pods are expected to be occupied by a bakery and sandwich shop. This is an acceptable approach as they will act as ancillary functions to the wider development.

The applicant's trade draw assessment of the proposed scheme is summarised in table 4.2 below taken from the WYG assessment.

Table 4.2: Assumed Convenience Trade Draw of the Proposal

Proposal	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Inflow
Discount Foodstore	80.0%	-	-	2.5%	10.0%	2.5%	5.0%
M&S Simply Food Kiosk	60.0%	2.5%	2.5%	2.5%	10.0%	2.5%	20.0%
Farm Shop	80.0%	-	-	2.5%	10.0%	2.5%	5.0%
Proposal Total	75.8%	0.5%	0.5%	2.5%	10.0%	2.5%	8.1%

Table 4.3 below provides a summary of the trade draw from existing key convenience retail facilities in Sandbach. The existing trade draw figures are calculated as a proportion of the existing destinations turnover derived from each of the six survey zones.

Table 4.3: Trade Draw of Key Existing Facilities in Sandbach

Facility	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
Waitrose, Flat Lane	76%	1%	8%	2%	10%	4%
Sandbach Town Centre	78%	1%	7%	2%	9%	3%
Aldi, Middleton Road	85%	1%	0%	0%	11%	2%

(Please note that the tables 4.3 – 4.8 provided by WYG all refer to the Aldi Store being on Middleton Road. Clearly this should say Middlewich Road).

WYG have confirmed that they are satisfied with the trade draw assumptions in table 4.2 and that the trade estimated to be drawn from residents to be drawn from residents outside zones 1 to 6 (inflow) appears to be realistic.

Table 4.4 below provides a summary of the trade diversion and impact assessment of the proposed development taken from the WYG assessment.

Table 4.4: Assumed Convenience Trade Diversion to the Proposal

Destination	Trade Diversion to Proposal			
	M&S Simply Food	Discount Foodstore	Farm Shop	Proposal Total
	Diversion	Diversion	Diversion	Diversion
Sandbach Primary Shopping Area				
Iceland, High Street	£0.07m (2.5%)	£0.26m (2.5%)	-	£0.33 (2.3%)
Waitrose, Flat Lane	£1.18m (40%)	£0.26m (2.5%)	£0.55m (60%)	£1.99 (14.0%)
Local Shops	£0.15m (5%)	-	£0.23m (25%)	£0.38 (2.6%)
Total Sandbach Principal Shopping Area	£1.40m (47.5%)	£0.52m (5%)	£0.78m (85%)	£2.7 (18.9%)
Sandbach Edge of Centre				
Aldi, Middleton Road	£0.30m (10%)	£7.77m (75%)	£0.05m (5%)	£8.11 (57.0%)
Total Sandbach Edge of Centre	£0.30m (10%)	£7.77m (75%)	£0.05m (5%)	£8.11 (57.0%)
Sandbach Out of Centre		-		
Co-op, Middlewich Road	£0.07m (2.5%)	-	-	£0.07 (0.5%)
Co-op, Lawton Way	£0.07m (2.5%)	-	-	£0.07 (0.5%)
Co-op, Saxon Cross PFS	£0.07m (2.5%)	-	-	£0.07 (0.5%)
Total Sandbach Out of Centre	£0.21m (7.5%)	-	-	£0.21 (1.5%)
Total Destinations Outside Sandbach	£1.04m (35%)	£2.07m (20%)	£0.09m (10%)	£3.2 (22.5%)
Total	£2.96 (100%)	£10.36m (100%)	£0.91m (100%)	£14.23 (100%)

Based on existing shopping patterns and the location of the proposal WYG is broadly satisfied with the trade diversion assumptions in relation to the proposed M&S kiosk and farm shop.

The applicant assumes that 20% of the expected turnover from the proposed discount foodstore will be diverted from outside Sandbach. WYG state that given the extended/refurbished Aldi in Sandbach that it is unlikely that the proposed discount foodstore will divert such a substantial proportion of its turnover from destinations outside Sandbach. The household survey undertaken identifies that the most popular convenience shopping destinations outside Sandbach are Tesco on Vernon Way in Crewe and Morrisons at Dunwoody Way in Crewe. WYG state that the proposed discount foodstore will not offer a significantly different retail offer to that already available in Sandbach to enable it to attract shoppers from the 'Big 4' supermarket operators such as those in Crewe. Instead a greater proportion of the proposed discount foodstore's trade will be diverted from destinations in Sandbach town centre.

However it should be noted that the applicant states that its assessment is based on the worst-case scenario for reasons including that the M&S kiosk is likely to offer an element of comparison goods and the farm shop may include a coffee shop which would reduce the convenience sales area floorspace of both units. WYG agree that this would result in a lower convenience turnover and trade diversion to the proposed development. On balance WYG are satisfied that the impact assessment provides a robust assessment of the likely trade diversion from Sandbach Town Centre.

WYG have provided a summary of the assessment of trade impact on Sandbach town centre and they have stated that it is important that the impact on individual stores located within the centre to consider whether the proposal could result in the closure of an anchor retailer within the town centre. WYG have also identified the percentage trade diversion impact on individual stores as shown in table 4.5.

Table 4.5: Convenience Trade Impact of the Proposal Estimated by CBRE

Destination	No Development Turnover at 2023 (A)	Proposal Total	
		Diversion (B)	Impact (C)=(B)/(A)
Sandbach Primary Shopping Area			
Iceland, High Street	£1.00	£0.33	33.0%
Waitrose, Flat Lane	£20.34	£1.99	9.8%
Local Shops	£0.81	£0.38	46.9%
Total Sandbach Primary Shopping Area	£22.15	£2.7	12.2%
Sandbach Edge of Centre			
Aldi, Middleton Road	£22.38	£8.11	36.2%
Total Sandbach Edge of Centre	£22.38	£8.11	36.2%
Sandbach Out of Centre			
Co-op, Middlewich Road	£1.83	£0.07	3.8%
Co-op, Lawton Way	£3.51	£0.07	2.0%
Co-op, Saxon Cross PFS	£0.21	£0.07	33.3%
Total Sandbach Out of Centre	£5.55	£0.21	3.8%
Total Destination Outside Sandbach	-	£3.20	-
Total	-	£14.23	-

The applicant has not assessed the cumulative impact of the proposed development and the extension/refurbishment of the existing Aldi store is not taken into account in its assessment of trade impacts.

WYG consider that the Aldi store is trading exceptionally well and that this store is most likely to better serve existing customers rather than divert significant levels of trade from other destinations. It is the view of WYG that the cumulative impact assessment of the application proposal in conjunction with this implemented scheme is not necessary.

The policy test is whether the proposal will have a significant adverse impact on the vitality and viability of the town centre as a whole. This is not simply just assessed looking at the quantitative level of trade impact alone but should include an assessment of what the potential implications are 'on the ground' resulting from the level of monetary diversion, consumer choice and general commercial confidence in the market.

Whilst the impact test is concerned with the impact of proposals on the overall vitality and viability of the centre (i.e. both convenience and comparison), as we state above, it is also important to consider whether a proposal could cause the closure of a retailer.

Both the Waitrose and Aldi offer a wide range of convenience products which could realistically meet shopper's main food requirements. The recently completed extension to the Aldi store will have added to this comprehensive offer. Given the level of convenience goods floorspace which

would be delivered at Old Mill Road should the application be permitted, we consider it likely that of the convenience provision within the town centre, these two stores will be most affected by the proposal.

The trade diversions applied by the applicant result in an impact of 36.2% on the Aldi, 9.8% on the Waitrose, 33% on Iceland and 46.9% on the 'local shops'. The impacts identified on the existing foodstores within the town centre boundary are high, particularly in the case of the Aldi store, Iceland and the local shops, and above what may be considered acceptable from an impact point of view.

In table 4.6 below WYG have recalculated the applicants assessment of the performance of the Aldi store to take into account its recent extension.

Table 4.6: Performance of Aldi Store with No Development at 2023 taking into account Store Extension

Store	Net Convenience Floorspace (sq.m)	Benchmark Sales Density at 2023 (£ per sq.m)	Benchmark Turnover at 2023 (£m)	Survey Derived Turnover (£m)	Trading Performance Against benchmark (£m)
Aldi, Middleton Road	1,198	11,012	13.19	23.38	10.19

This shows that the over-trading at the store reduces from £14.32m TO £10.19m once the extension is taken into account. WYG have recalculated the combined trade impact assessment of the proposal on Aldi and the trading performance against its company average reduces from £6.21m of over-trading to £2.08m. Although the impact is high the store would still be performing above benchmark average post development. This indicates that the proposed development is unlikely to be at a level which could cause significant adverse impact on this store.

In any event the Aldi store is edge of centre and not policy protected. Nevertheless the Aldi is located in close proximity and is well connected to the town centre and fulfils an important anchor centre that attracts shoppers to the town centre and generates linked trips.

The impact on the Iceland and the local shops in Sandbach town centre are also considered to be exceptionally high. WYG consider that the turnover of the Iceland and local stores may have been under-estimated to some extent. Nevertheless they are of the view that the exceptionally high impacts suggest that the application site could potentially result in the closure of some of these stores.

The applicants trade impact assessment indicates that the application scheme will overall result in a direct 12.2% convenience trade impact upon the Sandbach primary shopping area and a 23.7% reduction in trade in the wider town centre.

The trade impact upon the Waitrose (9.8%) is not on its own considered to be at a significant adverse level and the Aldi is edge-of-centre (36.2%). However WYG anticipate that the substantial loss of over a third of the Aldi stores trade along with the diversion from Waitrose is likely to have a significant knock on effect on footfall and trade across Sandbach through a loss of linked trips.

Potentially, the loss of trade from in centre destinations could therefore be even higher than indicated by Table 4.8 due to an associated loss of linked trips currently generated by the

Waitrose and Aldi stores in the centre. The loss of linked trade is likely to extend beyond convenience operators to include comparison, retail service, leisure and other in-centre traders.

Table 4.8: Convenience Trade Impact of the Proposal on Sandbach Town Centre (inc. Aldi Store) with Development Estimated by CBRE

Destination	No Development Turnover at 2023	Proposal Total	
		Diversion	Impact
	(A)	(B)	(C)=(B)/(A)
Sandbach Town Centre			
Iceland, High Street	£1.00	£0.33	33.0%
Waitrose, Flat Lane	£20.34	£1.99	9.8%
Local Shops	£0.81	£0.38	46.9%
Aldi, Middleton Road	£23.38	£8.11	36.2%
Total Sandbach Town Centre	£45.53	£10.81	23.7%

Notes: No development turnover and trade diversion at 2023 sourced from Table 10C of the RPS (Incorrectly labelled as Table 9C). Percentage trade impacts calculated by WYG from CBRE's assessment.

The healthy trading position and performance of the centre is estimated to be completely absorbed by the application scheme, which the applicant estimates will divert £10.81m of trade from the town centre. Overall, convenience trading performance is estimated to be reduced to slightly below company average benchmarks. WYG set out above that the exceptionally high impacts identified from the applicants assessment on the Iceland store and overall impact on local shops could result in the closure of some of these stores.

The impact assessment suggests that the vitality and viability of the centre as a whole could potentially decline substantially from its currently healthy level to an 'average' level, which would represent a substantial and significant reduction in the performance of Sandbach town centre. WYG therefore consider that the overall impact of the application scheme on the vitality and viability of the town centre as a whole is likely to be significantly adverse.

It is recognised that the application scheme will improve consumer choice, providing local residents with access to an additional discount convenience operator in the town. Nevertheless, WYG note that Sandbach residents already benefit from the presence of a discount foodstore operator in the town centre as well representation from two other main foodstore operators (Waitrose and Iceland). WYG therefore consider that the significant adverse trade impact on Sandbach town centre significantly outweighs the small improvement in consumer choice that the application scheme would deliver.

Policy HC2 of the Sandbach Neighbourhood Plan includes that applications for out of centre retail development will only be supported if they are compatible with the size and scale of the existing town centre. The application proposal is large relative to the existing convenience retail facilities in Sandbach. However, the applicant has not provided an assessment of the scheme's compatibility with the size and scale of the Sandbach town centre.

Employment Generation

Policy SD1 of the CELPS states that development should wherever possible create a '*strong, responsive and competitive economy for Cheshire East*' and '*prioritise investment and growth within Principal Towns and Key Service Centres*'.

The applicant has stated that the likely number of jobs sustained by the operational phase of the commercial part of the development proposal is likely to be between 183-242 FTE jobs calculated as follows;

- Food store 98-130 jobs
- Petrol Filling Station Kiosk 29-38 jobs
- Drive through restaurant 15-20 jobs
- Drive through coffee shop 8-11 jobs
- Farm shop 19-25 jobs
- Retail pod unit 14-18 jobs

In terms of the residential part of the scheme the applicant quotes a report by Nathaniel Lichfield on behalf of the Home Builders Federation (HBF) which found an industry average of 1.5 jobs created per dwelling. The applicant has also referred to benefits to the supply chain from residential development (2.25 jobs created elsewhere per dwelling) and the additional expenditure by the future occupants (Per annum - £4,875 per household on food, £7,575 per household on non-food and £4,040 per household on leisure goods and services).

It is not disputed that both the commercial and residential parts of the development would create employment in this area. However the employment figures for the commercial development seem very high when compared to other recent applications in Cheshire East and this needs to be weighed against the retail impact of the development as discussed above.

Highways Implications

A previous planning consent 13/2389C (now expired) for 200 residential dwellings has been approved on this site. The permission was in outline form with access being determined, the existing roundabout at the A533/A534 was to be significantly enlarged and a fifth arm providing access to this site.

The extant planning consent on this site under application 14/1193C is with all matters including access reserved.

Access Proposal

This application proposes a single point of access using the access strategy for the previous application 13/2389C to the roundabout on the A533/A534. The main access would be 6.75m wide together with shared pedestrian/cycle paths. An emergency access is indicated on the southern boundary of the site that links to Houndings lane.

A new toucan crossing is to be provided across the A533 located just north of the roundabout that will link the site for both pedestrians and cyclists.

Internal Layout

The main spine road is 6.75m wide and is suitable to provide access to the proposed level of development, swept paths have been submitted for articulated vehicles delivering to site and being able to turn. An emergency access is proposed to Houndings Lane located on the southern boundary of the site.

Car Parking

As the application is a hybrid application, there car parking requirements for the outline residential development can be determined at reserved matters. In regard to the commercial parking provision on site, there are total of 248 car parking spaces provided overall for the uses proposed. Using current CEC standards for each use class the requirement would be 269 car parking spaces. It is considered that the level of parking provision is sufficient for the proposed commercial uses on the site.

Development Impact

An assessment of the likely traffic impact of the development has been undertaken by the applicant, the assessments have been undertaken in 2019 and 2014. The assessments have included a number of committed developments in Sandbach. The modelling has been based on traffic count data undertaken in 2018 at a number of junctions that would be directly affected by the proposed development; traffic growth has also been added to the committed developments flows to form the basis of the assessments.

The following junctions have been assessed as part of this proposed development;

- A533 Old Mill Road/A534 Brookhouse Road Roundbout/ Site Access
- A533 / A533 The Hill / High Street junction
- A533 Middlewich Road / A533 Old Mill Road / Crewe Road roundabout
- A534 /Crewe Road roundabout
- A533 Middlewich Road/Chapel Street / Ashfield Way junction

In relation to the assessment of the A533/A534 roundabout junction which will also serve as access to the development, the applicant has compared the capacity of the existing junction with the proposed new enlarged roundabout with site access included. The results indicate the existing roundabout layout operates well in excess on capacity in 2024 with extensive queues on most arms of the junction. The improved roundabout operates much better and is forecast to operate just in excess of capacity in 2024 with the proposed development being included; queue lengths are much reduced to moderate levels.

CEC has commissioned the design of an improvement scheme that seeks to improve traffic throughput between The Hill sign junction and the A533/Roundabout. This scheme would increase the number of lanes available between these junctions and also make changes to the signal layout and timings. The applicant has assessed The Hill junction with this improvement in place, the capacity results show that the junction operates within capacity in 2024.

The Crewe Road/A533 Middlewich Road roundabout is shown to operate over capacity in 2024; this roundabout has existing congestion problems during peak hours but particularly in the PM peak due to queues extending back from the A533/A534 roundabout. The CEC improvement scheme will help alleviate some of PM problems as capacity is increased at the junctions. However, in relation to the impact of this application, the 'with' and 'without' capacity results are

very similar indicating that the development does not materially increase congestion at the roundabout.

The applicant has not modelled the capacity of the A533/Chapel Street junction but has assessed the percentage impact that the development would have at the junction. The maximum increase is forecast at 2.6% that is stated as not representing a material increase.

Accessibility

It is important that the site is linked to the north side of the A533 for both pedestrians and cyclists, the access details submitted indicate that the site access will have a shared pedestrian/cycle path on both sides. The roundabout will also have a pedestrian/cycle path on each arm although the only controlled crossing point will be via a toucan crossing on the eastern arm of Old Mill Road.

The submitted D&A Statement states that 'people will generally travel to the site by car, public transport (bus), bicycle or by foot'. As noted above the site is out-of-centre and it is important that connections are provided between the site and Sandbach Town Centre to encourage linked trips. The developer would provide a Toucan crossing over Old Mill Road and the submitted plans show a sketch layout of Brookhouse Road in the form of resurfacing, lighting, street furniture and planting to encourage linked trips. No firm details have been provided and it is not considered that the works on the sketch layout would sufficiently promote linked trips. Furthermore Old Mill Road would act as a barrier and would deter people from making linked trips and walking between the site and Sandbach Town Centre.

There are a number bus services operating in Sandbach on various routes, the nearest existing bus stops are approximately 200m from the site. As part of the application it is stated that the development will facilitate a bus service routing within the site. Details of this service are required as it is important to assess whether a viable service can be provided by an operator and also the cost of providing such a service. At the time of writing this report no such details have been received.

Amenity

The main properties affected by this development are those to the east of the site fronting onto Condliffe Close, Palmer Road and Laurel Close.

The proposed drive through coffee shop would be a distance of 16.5m from the dwelling at 15 Condliffe Close and 16.9m from the dwelling at 11 Condliffe Close. The application site is set at a lower level to these adjacent dwellings and a section through the coffee shop shows that it would be set at a lower level to the terrace which includes No 11. It is considered that this relationship would be acceptable given the separation distances involved, the orientation of the adjacent dwellings and single storey nature of the proposed coffee shop.

The proposed foodstore would be located 32m from 1 Condliffe Close, 28.9m from 70 Palmer Road, 24.5m from 72 Palmer Road and 22.8m from 74 Palmer Road. The submitted sections show that the foodstore would be set at a much lower level than the nearest dwellings, as a result the impact upon residential amenity through overbearing impact, loss of light and loss of privacy is considered to be acceptable.

Further south the impact upon the dwellings fronting Laurel Close would be from the residential part of the development. As this in outline form the implications could only be considered at the Reserved Matters stage, but based on the submitted plan the impact it is not envisaged that the development would impact upon residential amenity.

Noise

The applicant has submitted an acoustic report which recommends mitigation designed to ensure that occupants of the properties and the occupants of nearby properties are not adversely affected by road traffic noise from the A534 and also potential noise from the proposed commercial premises. The proposed mitigation is as follows;

- Noise mitigation for plots 64 to 67 (now 66-69 on the amended plans) and the communal gardens to the apartment block. In the form of a 2.3m high barrier.
- Internal habitable rooms would be mitigated through the provision of double glazing and trickle ventilation.
- The main impact from the commercial part of the development would be from the food store service area which would be set 4m lower than the adjacent dwellings. This change in levels would mean that noise levels would not exceed internal noise level criteria.
- The noise report also makes a number of recommendations in terms of effective site management.

The commercial premises have all got their own independent car parking areas. Being mindful of the close proximity of some to residential premises, consideration should be given to secure these areas when the commercial premises are closed in order to ensure vehicles do not congregate resulting in anti social behaviour and potential noise nuisance. This could be controlled via the imposition of a planning condition.

The mitigation measures recommended are considered to be sufficient to mitigate the development and the Environmental Health Officer has raised no objection to this application.

Air Quality

Policy SE12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

Air quality impacts have been considered within the air quality assessment submitted in support of the application.

The report considers whether the development will result in increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. The assessment uses ADMS Roads to model NO₂ and PM₁₀ impacts from additional traffic associated with this development and the cumulative impact of committed development within the area.

A number of modelled scenarios have been considered within the assessment. These were:

- 2017 - Verification;
- Opening year Do-Minimum (DM) (predicted traffic flows in 2019 should the proposals not proceed); and,

- Opening year Do-Something (DS) (predicted traffic flows in 2019 should the proposals be completed).

The assessment concludes that the impact of the future development on the chosen receptors will be *not significant* with regards to both NO₂ and PM₁₀ concentrations. However, two of the receptors, R9 and R12, are located within the nearby AQMAs and it is the Environmental Health Officer's opinion that any increase in concentrations within an AQMA is considered significant as it is directly converse to the local air quality management objectives, the NPPF and the Council's Air Quality Action Plan.

The proposed development is considered significant in that it is highly likely to change traffic patterns in the area. Sandbach has two Air Quality Management Areas and, as such, the cumulative impact of developments in the town is likely to make the situation worse, unless managed.

Poor air quality is detrimental to the health and wellbeing of the public and also has a negative impact on the quality of life for sensitive individuals. It is therefore considered appropriate that mitigation should be sought in the form of direct measures to reduce the adverse air quality impact. The developer has submitted a travel plan for the development which the Environmental Health Officer deems acceptable for use.

However, the Environmental Health Officer also believes that further robust mitigation measures are required to reduce the impact on sensitive receptors in the area. Therefore, the developer should submit information in relation the Electric Vehicle Infrastructure which could be controlled via a planning condition.

Contaminated Land

Residential developments are a sensitive end use and could be affected by any contamination present or brought onto the site. Part of the application area has a history of former mill, former pond use, and agricultural use therefore there may be localised contamination and ground gas issues associated with these features. Part of the proposed application is for new residential properties which are a sensitive end use and could be affected by any contamination present.

Conditions could be imposed to mitigate the impact of the proposed development.

Impact from Houndings Lane Farm

As part of the previous appeal decision on the site the Inspector expressed concern over the impact from the working farm on the proposed housing development. In this case the proposed development does not share the same relationship and an acceptable relationship could be secured at Reserved Matters stage.

Design/Built Heritage

The full part of the application relates to the commercial elements of the scheme which would be located at the north of the site with the residential elements (the outline part of the application) to the south of the site.

General Design Issues

The full part of the application would have buildings with larger footprints than the consented residential development. The large footprint of the buildings and the associated hard standing would not lead to betterment to ecological interests or the landscape. The siting of the commercial buildings to the northern part of the site means that standardised building forms with large footprints set behind extensive car parking which would be situated in the most visible parts of the site. The proposal results in a weak townscape.

The proposed layout of the commercial element turns its back on the residential elements and there is no sense of transition between the two parts of the site. The development does not appear well integrated and the housing will be defined by an approach into a retail park.

This is a complex site because of the land level changes which vary across the site. The submitted levels information is in the form of basic engineering cross sections that do not adequately illustrate the implications of the detailed design. The submitted levels information does highlight the potential for highly engineered features within the developed which would be highly urbanising and poor in townscape terms. The impacts of the proposed development cannot be properly considered based on the information as submitted. In all likelihood however, this could be highly detrimental to the appearance and quality of the development.

This site adjoins a key gateway and approach into the town and therefore the quality of development on the site will fundamentally affect perceptions of the town to its residents and visitors. Large footprint uses, retaining structures and extensive areas of car parking will characterise the more visible, front portion of the site, exacerbated by loss of some of the frontage landscaping associated with the new access, further opening up views of the site from Old Mill Road/Brookhouse Road.

There is little opportunity for meaningful compensatory landscaping within the site. The proposal also leads to the loss of some mature hedgerow and trees within parts of the site, when this could have been used to help integrate new development.

The prospective connectivity of the site to the town centre is a concern. Old Mill Road and the existing roundabout are significant obstacles and this will be made even more problematic by the changes to the roundabout and new access. It is imperative in sustainability terms that high levels of pedestrian connectivity can be achieved, to promote linked trips with the town centre and encourage walking and cycling to the site. Getting this wrong could lead to this becoming a car borne destination that competes with rather than complements the town centre and which adds to some of its traffic problems.

Concept details have been submitted for public realm improvements to Brookhouse Lane. However, these are very much sketch details and need to be firmed up to ensure that they can be technically implemented and to form the basis for a scheme, should planning permission be forthcoming. Certain of the principles may also be subject to the agreement with landowners other than the Council. The quality of the crossing associated with the highway alterations needs to focus on the needs of pedestrians; otherwise it will still act as a barrier and deter usage.

Detailed Part of the Application

The buildings are generic, standard designs with no indication that a strong design rationale has underpinned their design. This is amplified by them sitting in the midst of extensive areas of surface parking. The architecture could have contributed much more to creating a scheme with a more distinctive character and sense of quality. In essence they are standard boxes finished in metal cladding. The petrol station kiosk building also turns its back on the main entrance into the site. There has been little consideration given to the buildings' contribution to place making

The footpath FP18 would be enclosed between the boundary of the food store and the rear boundary of existing housing. This would create a poor environment in comparison to the open field setting at the moment. In addition, cross sections indicate the building would be set several metres below the level of the footpath.

The nature of the uses creates extensive areas of surface parking to the front and around buildings, exacerbated by servicing and drive thru accesses. This leads to weak urban form and the parking areas contain little tree planting to help break them down into smaller parking 'cells', instead relying on areas of peripheral landscaping.

Outline Part of the Application

It is accepted that this part of the application is indicative. However there are concerns over the indicative layout of the proposed development.

The development would turn its back on Hounding's Lane and there is no sense of transition from rural edge into the scheme. Fields Farmhouse and an associated barn would be retained, which is positive, but their open setting would be heavily compromised by buildings and parking areas surrounding the heritage asset. The erection of the farm shop would also lead to loss of a tree that also contributes to the farm's rural setting.

The layout requires the realignment of FP17 which presently runs through the yard Field Farm and would back onto the southern section of FP18 (with the footpath situated in a narrow corridor between back gardens).

Without levels information it is difficult to determine the impact of the inclusion of apartments and the extra care home. These could potentially be highly visible and uncharacteristic in terms of scale and massing. The footprint of the extra care implies a significant building. In the absence of levels and building heights parameters it is extremely difficult to determine whether this type of residential accommodation could be satisfactorily incorporated in a detailed proposal.

There is no meaningful open space in the layout, instead space is provided disparately in several small pockets. A balancing pond occupies one of the largest of these spaces, and it is backed onto by a pair of retail units (and presumably any servicing or storage area associated with them).

The street design would potentially be overly formal and not reflect guidance in the Residential Design Guide, whilst car parking would be highly prominent for the extra care and represent quite a poor entrance into the residential development. This also applies to the apartments on the western side of the site.

No parameters information has been provided to help set the design principles for the housing and therefore to influence design quality at the detailed stage.

Built Heritage

Part of the site is occupied by Fields Farm and associated outbuildings. The farm is considered a non-designated heritage asset. The scheme seeks to retain the farmhouse and a barn to be converted to housing. A heritage assessment has not been submitted with this proposal in relation to the building and its setting.

Whilst Fields Farmhouse and barn is being retained within the illustrative layout, its setting would be significantly affected by the development as illustrated. Greater space would need to be retained around the buildings to enable open space and landscape to be incorporated to help reduce the impact upon its setting.

Design Conclusion

This is an important site to Sandbach and the quality of the proposal is not good enough having regard to the gateway location and prominence of the site.

The level of information provided to demonstrate the appearance and design impact of the site engineering is inadequate, especially having regard to the challenging topography of the site. Consequently, it is not possible to properly assess the impacts of the proposal in design terms.

The commercial buildings are all standard designs that pay little regard to Sandbach as a place and consequently the development will not suitably integrate and add to the overall quality of the area in architectural terms

The proposed development is contrary to Policy SE1 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

Archaeology

The application site is accompanied by an Archaeological Assessment. There are no statutorily-designated Heritage Assets within the application area but the report does conclude that the site does contain several areas of archaeological potential which are likely to need further archaeological mitigation, in the event that planning permission is granted. These include historic field boundaries, that part of the Brook Mill site within the application area, the Fields Farm complex, and the field known as 'Scot's Meadow'.

The Councils Archaeologist has stated that the above features are not significant enough to generate an objection. The programme of archaeological mitigation can be controlled through the imposition of a planning condition.

Public Rights of Way

The proposed development would affect PROW Nos 17, 18, 19 & 50. The PROW Officer has stated that the proposed development would have a direct and significant effect on the PROW. This view is accepted.

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

The diversion or accommodation of a public right of way along estate roads or pavements is effectively an extinguishment of the public right of way and therefore not a suitable provision. This applies to most of Footpath no. 19 and most of Footpath no.17. Footpath no. 18 is depicted as being accommodated along a narrow corridor between retail development and particularly the rear of a large food store. This would create an unattractive ginnel giving rise to the potential for anti social behaviour. It would also run to the rear of the existing residential properties affording no natural surveillance. This situation also applies to the continuation of FP 18 into the proposed residential development where the path would run at the rear of the houses. Crime prevention through environmental design principles should be employed to overcome these issues. This would involve accommodating the footpaths within green corridors (of ideally 6 metres in width) with houses fronting onto paths for the most part offering clear visibility for users and householders.

A section of FP 19 is proposed to be diverted around the perimeter of the site but outside the redline boundary. It is not clear what this area of land is or is proposed to be however the alignment of the path follows an unnatural trajectory hugging the site boundary with several right angled bends. This would not be an acceptable alternative provision.

Footpath no. 17 is also mostly depicted on the footways of roads. The connection to Laurel Grove would run along the side of houses where natural surveillance may also be an issue.

Footpath no. 50 which is off site in the north eastern corner is not shown on its correct alignment. This path wouldn't be able to be diverted under s.257 of the TCPA as it is not affected by development.

The proposed development is considered to be unacceptable in terms of its PROW impacts.

Landscape

The full part of the application seeks permission for a food store, a petrol filling station, a drive through restaurant and a farm shop, with associated parking areas, access and landscape works. As the Design and Access Statement indicates, the topography of the site is challenging. The submission does include an Existing Site Masterplan, this plan shows the very challenging topography, including an escarpment that runs along the central part of the northern part of the site. The same drawing indicates that there is a fall in excess of 5m across this escarpment. While the submission includes a Retail Site plan – Proposed Site Plan, the submitted levels information is in the form of basic engineering cross sections that do not adequately illustrate the implications of the detailed design.

The submitted levels information does highlight the potential for highly engineered features within the developed which would be highly urbanising and poor in landscape terms. The submitted section plan shows a retaining structure to the boundary with the A534 of the following heights;

Section A – 6.3m
Section B – 7.2m
Section C – 6m
Section D – 3.4m
Section E – 1.5m
Section F – 2.5m

The Design Report and Visual Appraisal refers to key elements that could be implemented as part of the landscape mitigation strategy, these include blocks of dense deciduous woodland, native, mixed hedgerow boundaries, improved integration of development into the landscape through ground levels and native planting, improved screening to developed areas and busy road corridors and diverse planting for improved biodiversity. While these are all worthwhile means of mitigation, there is little evidence that they have been pursued as part of this submission. The submitted Hard and Soft Landscape Plan does not appear to achieve any of these objectives and contains only minimal information and little in terms of mitigation – particularly for existing residential properties located to the east; nor does the submission appear to show existing retained vegetation or proposed topography.

Planting does not appear to offer much in terms of the referred to mitigation aims and the submission does not appear to show what, if any vegetation will be retained. For these reasons the Councils Landscape Architect has stated that he would find it difficult to be confident that the full part of the application could comply with Policy SE1 Design. Furthermore he cannot be confident that it will achieve a sense of place, nor has a design quality, and it would not comply with Policy SE4 – Landscape.

With reference to the outline element of the proposals. There is already an extant permission for residential development on the application site and so any detailed layout would need to adhere to policies SE1 – Design, Policy SE4 – Landscape and the Cheshire East Design Guide.

Trees

The application is supported by an Arboricultural Impact Assessment.

Full application

Access arrangements have been established from a junction to the A534/A533 Brookhouse roundabout under a previous outline planning approval which would require the removal of a 30 metre section of shelterbelt/mixed woodland to the north of the site described in the Assessment. This belt of trees that follows the western boundary of the site was planted as part of the landscaping for the A534 and is described as a reasonably attractive landscape feature and given a moderate landscape quality (B2) rating in the Assessment. The Assessment has proposed that the loss of the 30 metre section can be mitigated through landscape planting on the site but gives no consideration to where this mitigation should be provided within the context of the design and integration into the future use of the development site and how the mitigation fits in to the long term landscape objectives.

Reference is made to a large mature high category Lime tree (T1) located off site to the north east of the site. The Assessment states that this will not be impacted by the development and can be adequately protected.

A prominent and high value mature Oak tree shown for retention on the previous outline permission and referred to in the Inspectors comments (para 13) was uprooted in high winds in March of this year and has been subsequently removed from site.

As noted within the landscape and design sections the site has a challenging topography and changes in land levels. There are no significant trees within the northern part of the site which would be affected. However there is potential for changes in levels to impact upon the tree belt along the western boundary and this would result in landscape/design implications.

Outline application

With regard to the outline application there is an extant permission for residential development which is subject to a detailed layout. The submitted master plan shows an indicative layout of plots reproduced in the Arboricultural Assessment. At para 6.5 the Assessment refers to the implications of new development close to existing trees, but does not sufficiently address above ground attributes which are a constraint on development and will have an adverse impact upon living conditions and use of gardens. The position of plots in relation to Sycamore (T13) and Lime (19) are relevant in this regard.

The problems related to buildings and spaces around them having low daylight and sunlight levels is well known and has been the subject of specific guidance in; government circulars; Chartered Institute of Building Service Engineers (CIBSE), British Standards Institute (BSI) and Building Research Establishment (BRE) guidance and the legislation introduced in 2005 to resolve high hedges disputes. All the guidance as a whole points to the need to have sufficient daylight and sunlight both within and around buildings and that this should be part of the site planning for development, see also BS5837:2012 Section 5.3.4 (a).

Paragraph 6.4 refers to the avoidance of damage and the requirement to respect the Root Protection Area (RPA) of retained trees. Given the topography of the site and the likely changes in levels required to accommodate plots, the need for a detailed levels survey is critical to ensure that RPA's are respected in accordance with the design requirements of BS5837:2012. In this regard the Assessment has not recognised the potential level changes required and the impact this may have on the rooting environment of retained trees and the working space required. This is particularly relevant for proposed plots and requirement for adequate working space adjacent to Sycamores (T12 and T13) and Lime (T19).

The issue of the impact upon these trees would need to be considered as part of any reserved matters application.

Hedgerows

The application includes a Hedgerow Regulations Report. The report confirms that for the purposes of the Hedgerow Regulations 1997 none of the hedgerows are deemed to be important under the various criteria under the Regulations, although as stated a number have significant local nature conservation value/wildlife benefits.

Ecology

Statutory Designated Sites

The application site falls into Natural England's SSSI impact risk zones for residential developments of over 150 units. In this case Natural England has been consulted and has raised no objection to the proposed development.

Sandbach Wildlife Corridor/Arclid Brook

The proposed development is located partly within the Sandbach Wildlife Corridor. Designated Wildlife Corridors are protected under Congleton Local Plan Policy NR4, CELPS Policy SE3 and SNP Policy PC4. The proposed development will result in a loss of a substantial area of habitat from within the wildlife corridor. The habitat lost is however of relatively limited nature conservation value. The proposed development would however also result in the loss of hedgerows (a UK BAP priority habitat and a material consideration).

Policy PC4 states that proposals which are likely to have a significant adverse impact on a Wildlife Corridors will not be permitted except in exceptional circumstances where the reasons for the proposed development clearly outweigh the value of the wildlife corridor and there are no alternatives.

A strategy to deliver compensatory habitats to address the impacts of the proposed development upon the Wildlife Corridor was submitted and accepted in respect of earlier applications at this site. The Councils Ecologist advises that that a similar strategy must be submitted in support of this current application to address the impacts of the development upon the wildlife corridor. Without this information the proposed development would be contrary to Congleton Local Plan Policy NR4, CELPS Policy SE3 and SNP Policy PC4.

In addition to the above the objection from the Environment Agency relates to the proximity of the proposed development to Arclid Brook. Without the provision of an 8m buffer zone the Environment Agency has stated that that the proposed development is contrary to guidance contained within the NPPF in relation to biodiversity.

Water Voles

Water voles are known to occur on water courses in the locality of the proposed development. No evidence of water voles was recorded on the Arclid Brook during surveys undertaken in 2012. These surveys must however now be considered out of date. An updated survey has been submitted, but this was undertaken at a poor time of year and so cannot be relied upon to establish the presence/absence of this species. The Council therefore has insufficient information to assess the potential impacts of the proposed development upon this protected species.

The applicant has submitted proposals for the creation of habitat for water voles as part of the scheme; however the Councils Ecologist advises that the presence of water voles would be a material consideration during the determination of the application a survey to establish their presence must be undertaken.

A further survey for Water Vole undertaken at the appropriate time of year in accordance with up to date guidelines is required and a report of this survey must be submitted prior to the determination of his application. Without this information this issue will form a reason for refusal.

Roosting Bats (Buildings)

Evidence of bat activity in the form of a minor roost of a relatively common bat species has been recorded within the existing barn building on site. The usage of the building by bats is likely to be limited to small numbers of animals using the buildings periodically during the year and there is no evidence to suggest a significant maternity roost is present. The loss of the roosts associated with the buildings on this site, in the absence of mitigation, is likely to have a low impact upon on bats at the local level and a low impact upon the conservation status of the species as a whole.

The EC Habitats Directive 1992 requires the UK to maintain a system of strict protection for protected species and their habitats. The Directive only allows disturbance, or deterioration or destruction of breeding sites or resting places

(a) in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment, and provided that there is

(b) no satisfactory alternative and

(c) no detriment to the maintenance of the species population at favourable conservation status in their natural range

The UK has implemented the Directive in the Conservation (Natural Habitats etc) Regulations 2010 (as amended) which contain two layers of protection (i) a requirement on Local Planning Authorities ("LPAs") to have regard to the Directive's requirements above, and (ii) a licensing system administered by Natural England and supported by criminal sanctions.

Local Plan Policy NR2 of the Congleton Local Plan states that would result in the loss or damage of any site or habitat supporting species that are protected by law will not be permitted. Policy SE 3 of the CELPS states that development which is likely to have a significant impact on a site with legally protected species will not be permitted except where the reasons for or the benefits of the development outweigh the impact of the development.

Circular 6/2005 advises LPAs to give due weight to the presence of protected species on a development site to reflect EC requirements. "This may potentially justify a refusal of planning permission."

The NPPF advises LPAs to protect and enhance biodiversity: if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) or adequately mitigated, or as a last resort, compensated for, planning permission should be refused.

Natural England's standing advice is that, if a (conditioned) development appears to fail the three tests in the Habitats Directive, then LPAs should consider whether Natural England is likely to grant a licence: if unlikely, then the LPA should refuse permission: if likely, then the LPA can conclude that no impediment to planning permission arises under the Directive and Regulations.

In terms of the Habitat Directive tests;

- The proposed development is not in the interests of public health or public safety. The site has significant issues which are outlined elsewhere in this report (such as retail impact, design, landscape, car dependency etc)
- There is satisfactory alternative and that would involve the redevelopment of the site under the consented residential scheme together.
- In order for the Council to be able to determine whether the favourable conservation status of the species satisfied that the favourable conservation status of the species concerned would be maintained the applicant should submit an outline bat mitigation and compensation method statement.

As the first two tests have not been met it is considered that the proposed development would be contrary to Policies NR2 of the CLP, Policy SE 3 of the CELPS, and Policy PC4 of the SNP.

Bats (Trees)

Four trees of low bat roost potential were identified during the phase one habitat survey. These have been subject to detailed surveys and no evidence of roosting bats was recorded. The removal of trees on this site is therefore unlikely to have a direct impact upon roosting bats.

Foraging Bats

No extensive bat activity surveys have been undertaken. Bat activity recorded during the surveys of the trees on site was however relatively low and so the proposed development would not have a significant impact on foraging and commuting bats. The Council's Ecologist is of the view that the application site is unlikely to support high levels of bat activity. The retention of the existing hedgerows on site would further reduce the impacts of the proposed development upon commuting and foraging bats.

Lighting

To avoid any adverse impacts on bats and other wildlife resulting from any lighting associated with the development if planning permission is granted a condition should be attached requiring any additional lighting to be agreed with the LPA.

Other Protected Species

Potential evidence of other protected species activity on site was recorded during the initial Phase One habitat survey. A follow survey has been undertaken and no conclusive evidence of other protected species activity was recorded.

The proposed development is unlikely to have a significant effect upon other protected species.

Hedgerows

Hedgerows are a priority habitat and hence a material condition. The site master plan has been revised to show some compensatory hedgerow planting. There are however boundary hedgerows present on site which potentially could be retained as part of the development, but which appear to be lost under the latest master plan. The hedgerow lost could be mitigated as part of a condition attached to any consent.

Flood Risk/Drainage

The application site is located largely within Flood Zone 1 (low probability of flooding) although the far north of the site around the existing watercourse is identified as Flood Zone 2 (medium probability of flooding) and 3 (high probability of flooding). The proposed buildings would all be located within Flood Zone 1, but part of the car park to serve the M&S Kiosk is located within Flood Zones 2 & 3.

In this case the Councils Flood Risk Manager, the Environment Agency and United utilities have all been consulted as part of this application and have raised no objection to the proposed development in relation to flood risk/drainage subject to the imposition on planning conditions. It is noted that there has been concern raised over the separation of the development from Arclid Brook, this is an ecology issue which is considered within the ecology section of the report.

As a result the development is considered to be acceptable in terms of its drainage and flood risk implications.

Energy Efficient Development

Policy SE 9 (Energy Efficient Development) of the CELPS sets out that;

“non-residential development over 1,000 square metres will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.”

It is considered reasonable to impose a condition on any planning approval for the submission of energy saving requirements in line with the above.

Affordable Housing

The Cheshire Homechoice waiting list shows a need with Sandbach as their first choice of 572 homes. This can be broken down to 261 x one bedroom, 188 x two bedroom, 87 x three bedroom, 20 x four bedroom and 16 x four+ bedroom dwellings.

The SHMA 2013 showed the majority of the house type demand annually in Sandbach is for 18 x one bedroom, 33 x two bedroom, 18 x three bedroom and 9 x four bedroom dwellings for general needs. The SHMA 2013 also showed an annual requirement for 11 x one bedroom and 5 x two bedroom dwellings for older persons. These can be via flats, cottage style flats, bungalows and lifetime standard homes.

The proposed development consists of 92 new dwellings for C3 use and conversion of existing building to 2 dwellings (class C3), totalling 94 units. The 30% affordable housing requirement in this instance will be 28.2 units – rounded down to 28.

The tenure split for these properties should be in line with policy (65% affordable rent/35% intermediate). In this case the development would provide 18 affordable rent and 10 intermediate tenure.

The exact tenure split, locations and housing types can be finalised at Reserved Matters for the outline part of the application.

Public Open Space

On Site Provision

Policy SE6 of the Cheshire East Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute to Children's Play Space, Amenity Green Space, Green Infrastructure Connectivity and Allotments.

As noted above the proposed development affects a number of PROW which have been squeezed in behind both residential and retail units with a potential to create anti social behaviour as there is little or no passive surveillance.

The proposed site Masterplan shows that there are several small pockets of open space. However most of which offer nothing more than a visual amenity and again some of these areas are tucked behind or adjacent to properties with the potential to cause nuisance to residents.

A LEAP (Locally Equipped Area of Play) is proposed to the south east of the site connecting through to existing housing (however this appears very close to some of the proposed housing). There is a deficiency of children's play within 800m of the development site. A development of this size should offer a NEAP (Neighbourhood Equipped Area for Play) catering for all ages to Fields in Trust standards taking into account the 30m buffer to the nearest dwelling. Although this sites topography poses a challenge the Councils POS Officer has suggested that the NEAP is more centrally located giving the development a focal point with surrounding open space for informal socialising and recreation.

Further LAPs (Local Area of Play) throughout the site should be considered with careful thought regarding the location in relation to properties and planting to reduce the potential for nuisance.

Policy SE6, Table 13.1 denotes the level of green infrastructure required for major developments. This shows that the development should provide 40m² children's play and amenity green space per family dwelling and 20m² amenity green space for the care home. In addition to this 20m² should be allocated to G.I. Connectivity (Green Infrastructure Connectivity). In line with CELPS Policy CO1, Design Guide and BFL12 "Connections" this should be an integral part of the development connecting and integrating the site into the existing landscape in a sustainable way for both walking and cycling.

Using these figures the development would be required to provide 3,760m² of children's play and amenity green space for the family dwellings, and 1880m² of G.I. Connectivity. The indicative plan shows that the care home would have over 1,900m² of private amenity space and it is not considered to be reasonable to require amenity green space for this part of the development.

The submitted masterplan shows that the development would provide approximately 3,539m² of open space. As a result the masterplan does not demonstrate that the proposed development could provide the revised level of POS and the quantum of development proposed. This issue will form a reason for refusal.

Outdoor Sport

In line with Policy SC1 and SC2 Outdoor Sport contributions are required. In this case the development would require a contribution of £1,000 for a family dwelling or £500 per 2 bed apartment space.

These contributions would be secured as part of a S106 Agreement.

Indoor Sport

Policies SC1 and SC2 of the Cheshire East Council Local Plan Strategy provide a clear policy basis to require new developments to provide or contribute towards both outdoor and indoor recreation.

In this contributions would be required to improve the quality and number of health and fitness stations at Sandbach Leisure Centre. In this case there has been a request for a contribution of £30,530. This would be secured as part of a S106 Agreement.

Education

A development of 194 dwellings is expected to generate 17 primary aged children, 14 secondary aged children and 1 SEN child.

There will be a shortfall within the local primary schools and on this basis a contribution of £184,387.00 will be required to mitigate the impact of this development upon local primary provision.

There will be a shortfall within the local secondary schools and on this basis a contribution of £228,789.00 will be required to mitigate the impact of this development upon local secondary provision.

For SEN education provision the Councils Education department have confirmed that children in the Borough cannot be accommodated under current provision and some children are currently being educated outside the Borough. A contribution of £45,500 is required based on the increase in population.

Health Infrastructure

The patient list at Ashfields Medical Centre has been increasing at a significant level. Whilst the building is considered adequate, the increasing population will create significant pressure points within the practice and these are already starting to appear. Short term solutions are being looked at to review the increases in patient population. Expansion of the existing building is also being considered. On this basis a contribution of £79,496 will be required to mitigate the impact of this development if the care home is developed.

CIL Compliance

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

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

The development would result in increased demand for NHS provision in Sandbach where there is limited spare capacity. In order to increase capacity of the medical centre which would support the proposed development, a contribution towards health care provision is required. This is considered to be necessary and fair and reasonable in relation to the development.

The development would result in increased demand for education provision in Sandbach and the wider Borough in terms of SEN where there is limited spare capacity. In order to increase capacity of the local schools which would support the proposed development, a contribution towards education provision is required. This is considered to be necessary and fair and reasonable in relation to the development.

The development site is in an area of Sandbach where there is a shortfall in provision and would require POS, children's play, outdoor sport mitigation and indoor leisure mitigation in accordance with Policies within the CELPS. This is considered to be necessary and fair and reasonable in relation to the development.

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

CONCLUSION

The application site is within the Settlement Zone Line as identified by the SNP and has an extant planning permission for residential development.

The proposal includes an out-of-centre retail development. It is accepted that there are no sequentially preferable sites. However the development would have a high trade impact and would have a significantly adverse impact upon Sandbach Town Centre. As a result the proposed development is contrary to the NPPF and policies EG5 of the CELPS and HC2 of the SNP.

The highways implications of the development are considered to be acceptable. However the site would be dependent on private motor vehicle with no public transport provision and there is a lack of detail to show linkages to Sandbach Town Centre to encourage linked trips. The proposed development would be contrary to Policies SD1, SD2, CO1 and CO2 of the CELPS, Policies GR9, GR10 and GR13 of the CLP and Policies H5 and JLE1 of the SNP.

The amenity implications of the proposed development, including noise, air quality and contaminated land are considered to be acceptable and would comply with GR6 and GR7 of the CLP and SE 12 of the CELPS.

The site is an important gateway to Sandbach and the proposed commercial development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policy SE1 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

The site has a challenging topography and the application does not include sufficient landscape information and contains little information in terms of landscape mitigation. The proposed development is therefore contrary to Policies SD2, SE1 and SE4 of the CELPS and PC2 of the SNP.

The impact in relation to the trees on and adjoining the site is considered to be acceptable and would comply with Policy SE 5 of the CELPS (however the tree losses would have landscape implications).

As the principle of retail development on the site is not considered to be acceptable, the impact upon Bats fails the tests within the Habitat directive. Furthermore there is insufficient information contained within the application in relation to Water Vole and the Sandbach Wildlife Corridor. The development is contrary to Policies NR2 of the Congleton Local Plan, SE 3 of the CELPS, PC4 and JLE1 of the SNP.

The drainage and flood risk implications of the proposed development are considered to be acceptable and the development complies with Policy CE 13 of the CELPS.

The proposed development would affect PROW Nos 17, 18 and 19. The PROW would be accommodated along narrow corridors at the rear of the retail development or residential properties affording no natural surveillance and the potential for anti-social behaviour. The proposed development would be contrary to Policy CO1 of the CELPS, Policy GR16 of the CLP, Policies PC5 and JLE1 of the SNP.

The application does not demonstrate that the development can accommodate the required level of POS to serve the proposed quantum of development. As such the proposed development is contrary to Policy SE6 of the CELPS, Policy GR22 of the CLP.

The impact of the development upon archaeology, infrastructure (education and health) and the affordable housing provision is acceptable and would be controlled via a S106 Agreement.

Finally the development of the site would have some employment benefits as identified above and this does attract some weight. However this would be outweighed by the harm identified.

RECOMMENDATION:

REFUSE for the following reasons;

- 1. The proposed development would have a high trade impact. There are also concerns regarding the potential loss of linked trips associated with the trade impacts on the Waitrose and Aldi anchor stores in Sandbach Town Centre. The impact on Sandbach Town Centre as a whole would be significantly adverse and would outweigh the small improvement in consumer choice that the application scheme would deliver. The proposed development would be contrary to policy EG5 of the CELPS, HC2 of the Sandbach Neighbourhood Plan and the NPPF.**
- 2. This is an important gateway location and prominent site in Sandbach. The level of information provided to demonstrate the appearance and design impact of the site**

engineering is inadequate. The commercial buildings are all standard designs that pay little regard to Sandbach as a place and consequently the development will not suitably integrate and add to the overall quality of the area in architectural terms. The proposed development fails to take the opportunities available for improving the character and quality of the area and is contrary to Policy SE1 of the CELPS, Policy H2 of the SNP and guidance contained within the NPPF.

3. The commercial part of the development would be car dependent and insufficient information has been submitted with this application to show how the proposed development would be served by public transport and how the site would be linked to Sandbach Town Centre and thereby encouraging linked trips. The proposed development is contrary to Policies SD1, SD2, CO1 and CO2 of the CELPS, Policies GR9, GR10 and GR13 of the Congleton Local Plan and Policies H5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
4. The proposed development would affect PROW Nos 17, 18 and 19. The PROW would be diverted along estate roads or pavements (which is an extinguishment of the public right of way) or accommodated along narrow corridors at the rear of the retail development or residential properties affording no natural surveillance and the potential for anti-social behaviour. The proposed development would be contrary to Policy CO1 of the CELPS, Policy GR16 of the Congleton Local Plan, Policies PC5 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
5. The Local Planning Authority considers that insufficient information has been provided to demonstrate that the site could accommodate the number of dwellings proposed together with the required level of Open Space/Green Infrastructure/Childrens playspace. As such the proposed development is contrary to Policy SE6 of the CELPS, Policy GR22 of the Congleton Local Plan and guidance contained within the NPPF.
6. The application site is of a very challenging topography including an escarpment that runs along the central part of the site. It is considered that there is insufficient information contained within the application in relation to the proposed levels and there is limited evidence of any landscape mitigation within the application. On this basis the development would not achieve a sense of place nor has design quality. The proposed development is therefore contrary to Policies SD2, SE1 and SE4 of the CELPS, PC2 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.
7. The proposed development is located partly within the Sandbach Wildlife Corridor and within 2-3m of the top of the bank of Arclid Brook. The proposed development would result in a loss of a substantial area of habitat within the wildlife corridor. The application does not provide a strategy to deliver compensatory habitats of the proposed development upon the wildlife corridor. Without this information the proposed development would be contrary to Congleton Local Plan Policy NR4, CELPS Policy SE3 and SNP Policies PC4 and JLE1.
8. The Local Planning Authority considers that insufficient information has been submitted in support of this application to allow an assessment of the impact of the development upon Water Vole. The Council therefore has insufficient information to assess the potential impacts of the proposed development upon this protected species. The proposed

development is contrary to Policies NR2 of the Congleton Local Plan, SE 3 of the Cheshire East Local Plan Strategy, PC4 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

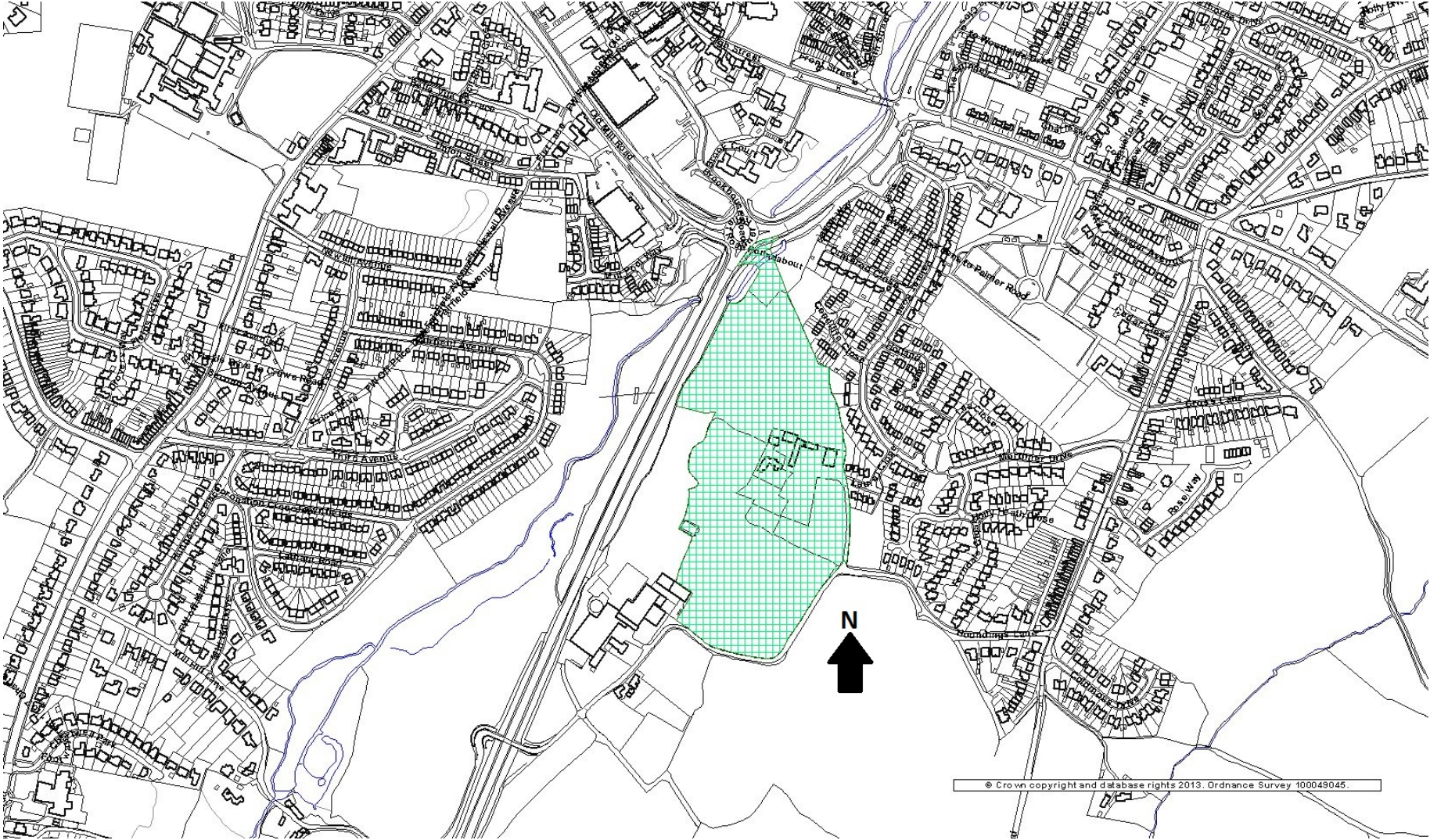
9. There is a small bat roost present within an existing building on the site and this proposed development would result in a low impact upon this species as a result of the loss of this roost. The proposed development fails two of the tests contained within the Habitats Directive and as a result would also be contrary to Policies NR2 of the Congleton Local Plan, SE 3 of the Cheshire East Local Plan Strategy, PC4 and JLE1 of the Sandbach Neighbourhood Plan and guidance contained within the NPPF.

In order to give proper effect to the Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.

If the application is subject to an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan to be submitted at the reserved matters stage. No more than 80% open market occupied prior to affordable provision in each phase.
Education	For a development of 94 dwellings; 17 x £11,919 x 0.91 = £184,387.00 (primary) 14 x £17,959 x 0.91 = £228,798.00 (secondary) 1 x £50,000 x 0.91 = £45,500.00 (SEN) Total education contribution: £458,685.00	SEN – Full amount prior to first occupation of the housing development Secondary – Full amount prior to first occupation of 30 dwellings Primary – Full amount prior to first occupation of 50 dwellings
Health	Contribution of £79,496	Full amount to be paid prior to the commencement of the housing/care home
Indoor recreation	Contribution of £30.530	Full amount to be paid prior

		to the commencement of the housing/care home
Outdoor recreation	Contribution of £1,000 for a family dwelling or £500 per 2 bed apartment space	Full amount prior to first occupation of 50 dwellings
Public Open Space	<p>Private Management Company</p> <p>Provision of a NEAP and the open space (amount based on calculation within Policy SE 6) – to include 30m buffer from NEAP to the nearest housing.</p>	<p>On first occupation</p> <p>On occupation of 50% of the dwellings</p>



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Application No: 18/3672M

Location: Tatton Bluebell Village, Land East of Manchester Road, Knutsford, WA16 0NS

Proposal: Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local centre comprising of retail, residential and community uses (Use Classes A1, A2, A3, A4, A5, D1 and C3 uses); a mixed residential use area to allow for residential dwellings (C3 Use Class), a Hotel (C1 Use Class), and/or a Residential Care Home (C2 Use Class); alongside any associated recreational space, car parking, cycle parking, landscaping, and other works for all proposed uses

Applicant: Mrs Rachel Wilbraham, Tatton Estate Management Ltd

Expiry Date: 01-Mar-2019

SUMMARY

Knutsford is one of the Key Service Centres and growth areas of the Borough where national and local plan policies support sustainable development. The proposal seeks up to 300 dwellings on part of a site allocated for around 250 dwellings under Policy LPS 36 (c) within the Cheshire East Local Plan Strategy (CELPS). Through the adoption of the CELPS, the site has been removed from the Green Belt and the principle of developing the site for housing is acceptable. This proposal would bring economic and social benefits through the delivery of around 300 houses in a sustainable location. Cheshire East is able to demonstrate a 7.2 year supply of housing, however, this proposal will make a valuable contribution in maintaining this position.

The proposal provides the required amount of affordable housing and the impact on local infrastructure including education and healthcare provision would be mitigated by financial contributions. The development will not have a detrimental impact on the local highway network subject to conditions delivering improvements to a number of junctions in the centre of Knutsford.

It is considered that the proposals are environmental, socially and economically sustainable and accord with the development plan and the framework. The site is sustainably located within the town and the proposals represent an efficient use of the land. The trees on and around the site and local ecology are not harmed although some matters must be dealt with by way of conditions at this stage.

As the application is in outline many matters are left unresolved at this stage and will be fully addressed as part of any future reserved matters application.

On this basis, the proposal is for sustainable development which would bring environmental, economic and social benefits and is therefore considered to be acceptable in the context of the relevant policies of the adopted Cheshire East Local Plan Strategy, the saved policies of the Macclesfield Borough Local Plan and advice contained within the NPPF. In accordance with Sec.38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 11 of the Framework, the proposals should therefore be approved without delay.

SUMMARY RECOMMENDATION: Approve subject to Section 106 Agreement and the conditions listed below.

PROPOSAL

The application is for outline planning permission (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local centre comprising of retail, residential and community uses (Use Classes A1, A2, A3, A4, A5, D1 and C3 uses); a mixed residential use area to allow for residential dwellings (C3 Use Class), a Hotel (C1 Use Class), and/or a Residential Care Home (C2 Use Class); alongside any associated recreational space, car parking, cycle parking and landscaping.

The application seeks approval of the following level of development;

- Up to 300 residential units, this is inclusive of any units provided within the C2 care home.
- Up to 1000 m2 of retail floorspace
- Up to 800 m2 of selected D1 uses.
- A4 Public house
- C1 hotel use up to 50 bedrooms.

SITE DESCRIPTION

The application site consists of a number of fields that are primarily at the moment used for agricultural purposes. Manchester Road forms the western boundary of the site, with a hedgerow and some trees being located along the boundary. On the opposite side of Manchester Road some existing residential properties are present and the land to the north of these properties is currently in agricultural use. This land is allocated for development in the Local Plan for residential / employment uses and an outline application for these uses is currently under consideration.

At the north western corner of the site an existing residential property adjoins the site. Agricultural land that remains the Green Belt is located to the north of the site. The eastern boundary is irregular with the site extending up to Mereheath Lane at the north eastern corner of the site and then extends around the site of Egerton Youth Club. Beyond the southern boundary of the site is Knutsford Football Club and some land identified as protected open space in the local plan.

RELEVANT HISTORY

None relevant to the consideration of this application.

NATIONAL & LOCAL POLICY

National Policy

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

Cheshire East Local Plan Strategy

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

MP1 Presumption in favour of sustainable development
PG1 Overall Development Strategy
PG2 Settlement Hierarchy
PG7 Spatial Distribution of Development
SD1 Sustainable Development in Cheshire East

SD2 Sustainable Development Principles
EG4 Tourism
EG5 Promoting a Town Centre First Approach
SE1 Design
SE2 Efficient use of land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and Woodland
SE 6 Green Infrastructure
SE 7 The Historic Environment
SE9 Energy Efficient Development
SE 13 Flood Risk and Water Management
CO 1 Sustainable Travel and Transport
CO 4 Travel Plans and Transport Assessments
SC 1 Leisure and Recreation
SC 2 Outdoor Sports Facilities
SC 3 Health and Well Being
SC 4 Residential Mix
SC 5 Affordable Homes
IN 1 Infrastructure
IN 2 Developer Contributions

Directly relevant to this site is the following allocation;

Site LPS 36 (C) Land East of Manchester Road

The application site is the entirety of this allocation and land beyond the allocation in an area of open space.

It should be noted that the Cheshire East Local Plan Strategy was formally adopted on 27th July 2017. There are however policies within the legacy local plans that still apply and have not yet been replaced. These policies are set out below.

NE3 – Protection of Local Landscapes
NE11 – Protection and enhancement of nature conservation interests
NE17 – Nature Conservation in Major Developments
RT5 – Open Space Standards
DC3 – Amenity
DC6 – Circulation and Access
DC8 – Landscaping
DC9 – Tree Protection
DC14 - Noise
DC15 – Provision of Facilities
DC17 – Water Resources
DC35 – Materials and Finishes
DC36 – Road Layouts and Circulation
DC37 – Landscaping
DC38 – Space Light and Privacy
DC40 – Children’s Play Provision and Amenity Space

DC41 – Infill Housing Development

Other Material Considerations:

National Planning Practice Guidance (NPPG)

Cheshire East Design Guide

The Knutsford Neighbourhood Plan is at Regulation 18 stage having been through examination. The referendum on its adoption will take place on 14 March 2019. Given the stage of the Neighbourhood Plan some weight can be afforded to its policies, although full weight cannot yet be given until the plan is made.

The relevant policies are;

C1 – Cultural and Community Places

ER2 – Retail Development

ER5 – Overnight Accommodation

E3 – Habitat Protection and Biodiversity

E5 – Pollution

HW1 – Health and Wellbeing

HW2 – Community Health

HE1 – Landmarks, Views, Vistas and Gateways

HE2 - Heritage Assets

H1 – Housing Mix

SL1 – Open Space in New Developments

T1 – Walking in Knutsford

T2 – Cycling in Knutsford

T4 - Parking

CONSULTATIONS (External to Planning)

Historic England – No comments to make. Suggest the views of the Council's conservation and archaeology advisers are sought.

Cheshire Brine Board – No objection. Comments have been made in respect of foundations and the construction process. This will be included as an informative on the decision notice.

Cheshire Archaeology Planning Service – No objection. A condition has been requested requiring the agreement of a programme of archaeological work to be agreed and carried out.

NHS CCG – No objection. This is conditionally on a financial contribution being agreed for the provision of GP services in the town.

Environment Agency – No comments to make.

Natural England – No objection.

Sport England – No objection in principle following the change in the red line boundary. Clarification is sought on the provision of new facilities.

United Utilities – No objection. Conditions have been recommended relating to surface water drainage. This issue is discussed later in the report.

Environmental Health – No objection. Conditions have been requested relating to noise, air quality electric vehicle charging points and contamination. These will be included on the decision notice. These matters are discussed in more detail later in the report.

Head of Strategic Infrastructure – No objection. Highway matters are addressed later in the report.

Housing Strategy – No objection. The development triggers an affordable housing requirement.

Flood Risk – No objection in principle. A condition relating to a scheme for surface water drainage to be submitted as part of any reserved matters application.

Education – No objection. This is based upon the applicant committing to pay a financial contribution for the provision of additional school places generated by the development. This is addressed in detail later in this report.

ANSA (Greenspaces and CEC Leisure) – No objection subject to onsite provision of Public Open Space (POS) and a Local Area of Play (LEAP) standard play area. The location of the LEAP needs further consideration. There is a requirement to provide a financial contribution of £1,000 per open market family dwelling or £500 per 1 / 2 bed apartment towards Recreation and Outdoor Sport (ROS) and £52,000 towards Indoor Sport, but this will depend on the final housing numbers.

CPRE – Object to the application. This is based on the proposed non-residential uses of the site, the scale of the development proposed, and the impact on the setting of Tatton Park.

The Gardens Trust – Object to the range of uses being proposed and the potential impact of the development on the character of the area.

VIEWS OF THE PARISH / TOWN COUNCIL

Knutsford Town Council - *The Council OBJECTS to the current application on the grounds that it fails to comply with the housing numbers for the CELPS LPS 36(C) site and is therefore contrary to the provisions of NPPF Para 12. The Council supports the principle of an application for 250 residential units to include sheltered accommodation or a small boutique hotel and a local centre comprising A1, A4 and community facilities.*

Should the application be approved the Council requests that the following conditions be added to any permission granted;

- *A requirement for a single point of access for this site and CELPS LPS 36(B) being considered under application 19/0032M to be formalised in a s106 and s278 agreement.*
- *A satisfactory agreement being reached with the Sports Club and Football Club adjacent to the site and provision of funding via s106 monies*
- *Further provision for s106 monies in respect of Health, Education and Improved public transport.*

OTHER REPRESENTATIONS

Representations have been received from 57 properties along with representations from the Cheshire Football Association, Knutsford FC, Knutsford Sports Club and the Five Knutsford residents groups.

The points raised in objection to the proposals are summarised as follows;

- The land outside of the allocation should not be included within the development site as it is protected open space.
- Inclusion of protected open space within the site boundary. This should remain as informal open space.
- The commercial uses in the scheme are not permitted in the local plan policy. Only houses should be built.
- The commercial uses should be located in the town centre and to be located at this site will have a detrimental impact on the vitality and viability of Knutsford town centre.
- The proposals are not consistent with the emerging Knutsford Neighbourhood Plan or the Cheshire East Design Guide.
- The development will be a cramped unsympathetic scheme.
- More houses than stated in the local plan are proposed. A 20% increase on the number stated in the allocation.
- It will not be a low density scheme as set out in the LPS policy.
- If a site is removed from the Green Belt it should not be for commercial uses. The site was released from the Green Belt to provide houses.
- The infrastructure of the town cannot cope with the additional development.
- The site is not suitable for residential use as it is subject to extensive noise from aircraft taking off from Manchester Airport.
- Impact of the development on the amenity of the adjoining residential properties. A landscape buffer should be provided.

- Impact of the development on the trees in an around the site. Trees will have to be removed.
- The site is not a good location for a health centre as it sits on the edge of the town.
- No provision for affordable housing is included within the development.
- The commercial uses impact on the requirement to deliver housing on the site.
- The level of commercial development goes beyond meeting local needs.
- The development harms the historic setting of Tatton Park.
- The application does not consider the increase in traffic caused by the development.
- No provision in the application for highway improvements.
- Manchester Road is a very busy road and cannot cope with the additional traffic caused by the development.
- The submitted application should be considered alongside the application on the opposite side of Manchester Road.
- The application does not include any details of access on to Manchester Road.
- No cycle or pedestrian details are proposed in the application.
- The development should ensure that the trees on site are protected.
- Loss of outlook as the site will be development and it is currently fields.
- The proposals compromise the development of Knutsford Football Club and result in the loss of a secure boundary. If the development leads to the demise of the club it will be detrimental to the future of football in the area.
- Lack of school places to accommodate the children who will live on the site. A new school should be built on the site.
- Impact of the development on the amenity of the occupier of Bluebell Farm.

The points raised in support of the application are summarised as follows;

- The inclusion of community facilities and the retention of ponds is welcomed.
- The affordable housing is a benefit to the area and much needed in Knutsford.
- Houses in Knutsford are hard to buy and the scheme will improve choice.

APPRAISAL

Key Issues

- Principle of development
- Sustainability
- Affordable Housing and Housing Mix
- Education
- Open Space and Recreation
- Health Provision
- Residential Amenity / Noise
- Impact on Local Highway Network / Access
- Design, Layout & Impact on Heritage Asset
- Ecology
- Trees
- Air Quality
- Flood Risk
- Economic Sustainability
- Section 106 agreement
- CIL
- Representations
- Conclusions
- Recommendation

PRINCIPLE OF DEVELOPMENT

Knutsford is identified as one of the Key Service Centres in Cheshire East where CELPS Policy PG 2 seeks to direct 'development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town' to the centres in order to 'maintain their vitality and viability', recognising their roles as distinct settlements in the borough. Development will maximise the use of existing infrastructure and resources to allow jobs, homes and other facilities to be located close to each other and accessible by public transport.

The application site is allocated as a Strategic Site for housing under Policy LPS 36(c) of the Cheshire East Local Plan Strategy (CELPS). When the Council adopted the Cheshire East Local Plan Strategy on 27th July 2017, the site was removed from the Green Belt.

Site LPS 36 states that the development around North West Knutsford will be achieved over the Local Plan Strategy period through:

1. Phased provision of around 500 new homes and 7.5 hectares of high quality Class B1 business park development within the following sites:

LPS 36(A) Land North of Northwich Road (175 dwellings);

LPS 36(B) Land West of Manchester Road (75 dwellings and the development of a new 7.5 hectare high quality Class B1 business park; and

LPS 36(C) Land East of Manchester Road 250 dwellings;

It is anticipated that separate planning applications will deliver each of the above sites, and with each site having independent access, this is acceptable. Collectively the sites will deliver, as appropriate, the following provisions (2-6) and each planning application will be assessed against the relevant site specific criteria (a-u) as they may apply to that application site.

2. Appropriate retail provision to meet local needs;

3. Appropriate:

i. contributions towards educational facilities; and

ii. Provision of open space, and provision of / contributions toward sports and leisure facilities;

4. Incorporation of green infrastructure where required, including:

i. Allotments; and

ii. Community orchard or community gardens; and

5. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities;

6. The existing sports grounds situated between Mereheath Lane and Manchester Road to the south of LPS 36(C) are removed from the Green Belt. These are identified as protected open space within LPS 36 as shown on Figure 15.43 and will be retained in their entirety as such, and enhanced if possible. The existing allotment gardens to the east of Mereheath Lane remain in the Green Belt as protected open space.

Additionally a number of site specific principles of development for the sites around North West Knutsford are listed with the relevant ones to this site being;

a. Protection and enhancement of the setting of Tatton Park.

b. The sites will deliver housing which will contribute to the local character of Knutsford through the use of appropriate density, architecture, style, form and materials and reference to CEC most up to date Design Guidance.

c. A mix of housing types, sizes and tenures to comply with Policy SC 4.

d. Proposals will be expected to be of a high quality design that respects the setting of nearby designated heritage assets, parkland and the character of the surrounding area.

e. Proposals will be expected to include a Landscape Character Assessment to guide the scale and massing of new development.

f. Provide a comprehensive landscaping scheme which retains existing mature trees and hedgerows where possible, or provide appropriate mitigation.

g. Any replacement and/or new sports provision should be in accordance with an adopted up to date and robust Playing Pitch Strategy and Indoor Sports Strategy and with Policy SC 2 'Indoor and Outdoor Sports Facilities'.

h. Provision of additional community facilities.

i. Contributions to health infrastructure.

j. Improve the connectivity and accessibility into and out of the sites to the town centre and wider local area with the provision of, or contribution to, cycle paths and pedestrian linkages.

k. Creation of a network of green infrastructure and accommodation of SuDS requirements.

l. Provision of high quality landscaping to enhance ecological features.

m. Provision of new woodland belts within the sites and to create site boundaries.

n. Contribute to road infrastructure in the area including roundabout improvements at the junction of A50/Northwich Road and Canute Place and Improvement to the A50 Corridor.

o. An archaeological pre-determination evaluation will be required for these sites in addition to a desk based archaeological assessment.

p. Any development that would prejudice the future comprehensive development of the adjacent safeguarded land will not be permitted (site references LPS 39 / LPS 40).

q. The Local Plan Strategy site is expected to provide affordable housing in line with the policy requirements set out in Policy SC 5 'Affordable Homes'.

r. A minimum of a Phase 1 Preliminary Risk Assessment for contaminated land should be carried out to demonstrate that the sites are, or could be made, suitable for use should they be found to be contaminated. Further work, including a site investigation, may be required at a pre-planning stage, depending on the nature of the sites.

s. The sites will be developed only where it can be demonstrated that there is no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar, Rostherne Mere Ramsar and Tatton Mere SSSI particularly in relation to changes in water levels and quality and recreational pressures. This should include a Habitats Regulations Assessment of the direct and indirect impacts of the development on the features of special interest. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of the sites.

u. The development of site LPS 36(C) should:

- be planned in a comprehensive way;*
- provide for open space and landscaping (and no built development) within the area removed from the Green Belt and identified as 'protected informal open space' – this area to comprise informal open space incorporating landscaped belts along both Mereheath Lane and the eastern edge of built development on the site, each landscaped belt to be a minimum of 15 metres wide and complementary to the landscape character of the surrounding area; and*
- provide a suitable landscape screen within the area allocated for housing adjacent to its eastern boundary with the 'protected open space'. The details of this landscape screen should be informed by the required Landscape Character Assessment and provide appropriate mitigation as part of a comprehensive landscape scheme; and*
- include the provision of a wide landscaped belt on the Green Belt land to its northern side, with an average width of around 100m to soften the transition between built development and the adjacent open countryside and to respect the setting of Tatton Park, its Registered Historic Park and Garden, and the visitor approach to Tatton; and*
- provide for the long-term future management of the informal open space and landscaped belts.*

Sec.38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications and appeals must be determined "in accordance with the plan unless material considerations indicate otherwise".

HOUSING

The application currently proposes up to 300 residential units on site. This includes the provision of a care home within this figure.

The allocation is for 250 dwellings; however it is clear within the policy that this is not a ceiling, but that the site must accommodate this amount. This level of housing is considered to be acceptable provided that the development does not appear cramped and the relevant public open space and other infrastructure is provided. It is important that new developments make efficient use of land especially allocations, as through providing

additional numbers comfortably within the confines of the site prevents the pressure on the release of other land in the future.

There have been a significant number of objections to the proposal in relation to the increased numbers. However the objections relate to the pressure this will put on existing services and infrastructure, not in relation to the site constraints itself. The illustrative layout shows a spacious development with adequate green space, especially along the boundaries of the site which will be most sensitive in the landscape from outside the site.

Should a care home be proposed as part of any reserved matters application this would be included within the 300 homes applied for. A care home use is of a much higher density than a standard residential development. Policy H1 of the Knutsford Neighbourhood Plan supports the provision of C2 nursing and care homes.

It is therefore considered that the level of housing proposed is acceptable and a condition can be included on the decision notice restricting the number of residential units to 300 as this is the level at which the submitted information in support of the application has been prepared.

RETAIL

Part of LPS 36 states the development of the sites at North West Knutsford should provide for 'Appropriate retail provision to meet local needs'. The applications for the site on the opposite side of Manchester Road and the site off Northwich Road make no such provision for retail use and therefore the retail provision on this site is acceptable in principle.

The provision of retail units is also supported in Policy ER2 of the Neighbourhood Plan that states, *'New small-scale convenience retail development may be permitted as part of large residential schemes to meet an identified localised need, specifically in the north and the west of the Town where significant growth is proposed but no local shopping currently exists.'*

The quantum of development has been subject to much discussion over the course of the application. It has been agreed that the amount of retail floorspace will be restricted to a total of 1000 m² with the largest unit being no more than 450 m². This is a significant reduction in retail floorspace from the 2,500 m² initially applied for. The largest unit is restricted to 450m² as this is the maximum size of store that is not restricted by Sunday trading laws.

It is considered that this level is appropriate to serve local needs as the largest unit will be of a size it can open unrestricted on Sundays and the overall floor space then allows for 3-4 other retail units to be provided. Additionally stores of this size are not a retail destination and serve mainly the local population with some passing trade.

A condition will be included on the decision notice restricting the level of retail floorspace to 1000m² gross. This will apply to A1, A2, A3 and A5 use classes. The condition will also be worded in such a way that the retail units shall only be used for the retail uses in the stated use classes and not benefit from any permitted development or prior approval rights to change their use to non-retail uses.

This element of the proposal is therefore considered to comply with LPS 36 of the CELPS and Policy ER2 of the Knutsford Neighbourhood Plan.

COMMUNITY USES

In the Site Specific Principles of Development the 'Provision of additional community facilities' is listed amongst the criteria at part (h). The applicant has sought agreement in principle for D1 uses on the site which includes medical and community uses.

The provision of some D1 uses on the site are considered appropriate and are consistent with the LPS policy as well as Policies C1, SL3 and HW2 in the Knutsford Neighbourhood Plan. The applicant has accepted that not all D1 uses are necessarily suitable on this site. There is an interest from the local NHS CCG to provide new facilities in the town and this is detailed later in the report but new facilities on this site is an option.

A condition will be included on the decision notice restricting the D1 use to a medical / dentist use or a community centre with a floorspace not exceeding 800 m². Like with the retail uses the condition will be worded so the D1 uses do not benefit from any permitted development or prior approval rights to change their use to other uses.

A4 PUBLIC HOUSE

In order to assist in sustaining the local centre an A4 public house has been proposed as part of the proposals. The use will compliment the retail and community uses and assist in ensuring the facilities provided on site can sustain each other.

Whilst not in the list of uses set out in LPS36 it is not considered the A4 use will compromise the delivery of housing on site or any of the other requirements of LPS36. The A4 use does have the potential to raise amenity issues for residents and the siting of such a use will require careful consideration as part of any reserved matters application going forward from this outline approval.

A condition will be included on the decision notice removing all permitted development rights for the change of use of the building to ensure the range of uses on the site can be strictly controlled in the future.

C1 HOTEL

This is not a use listed in LPS 36 as being a requirement of developing the site and therefore it must be considered in respect of Policy EG4 of the CELPS and Policy ER5 of the Neighbourhood Plan.

As part of the application the applicant has submitted a sequential test to demonstrate that no site within or closer to the town centre exists to accommodate a hotel.

CELPS policy EG4 seeks to promote new visitor and tourist accommodation in sustainable and appropriate locations. The site is in a sustainable location and the issues over sustainability were considered as part of the Local Plan process that resulted in the site being removed from the Green Belt. The provision of additional tourist accommodation also makes local visitor destinations such as Tatton Park more accessible and therefore assists in supporting the local economy.

The sustainability of the site coupled with the demonstration that no suitable site are available within or closer to the town centre make the proposal for a hotel on site acceptable in principle. A condition will be included on the decision notice restricting the hotel to a maximum of 50 bedrooms in order not compromise the delivery of the housing the allocation needs to deliver.

CONCLUSION

It is considered the range and level of development is acceptable in principle and in compliance with the requirements of LPS36 in delivering residential and retail development along with community facilities. The public house and hotel use, whilst not stated as requirements of the policy, are considered appropriate uses that will provide facilities for visitors to the area and assist in sustaining the retail and community facilities.

The proposed uses are also considered to comply with the policies referred to in the Knutsford Neighbourhood Plan.

As per para 11 of the Framework and CELPS Policy MP 1, there is a presumption in favour of sustainable development taking into account the three dimensions of sustainable development (social, economic and environmental) and compliance with the Development Plan in accordance with Sec.38 (6).

SOCIAL SUSTAINABILITY

HOUSING LAND SUPPLY

The Cheshire East Local Plan Strategy forms part of the statutory development plan.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. This is the test that legislation prescribes should be employed on planning decision making. The 'presumption in favour of sustainable development' at paragraph 11 of the NPPF means: "approving development proposals that accord with an up to date development plan without delay"

The Cheshire East Local Plan Strategy is a recently adopted plan. Upon adoption, the Examining Inspector concluded that the Local Plan would produce a five year supply of housing land, stating that "I am satisfied that CEC has undertaken a robust, comprehensive and proportionate assessment of the delivery of its housing land supply, which confirms a future 5-year supply of around 5.3 years".

The Council can now demonstrate a 7.2 year supply of land for housing, but it is important to note that this proposal would deliver 300 dwellings on an allocated site within the adopted Local Plan within one of the Key Service Centres in the Borough. The Council needs to keep the supply rolling and proposals that bring forward the Council's strategic vision through the development of the allocated sites such as this one will assist in relieving pressure on other

edge of settlement sites and the Green Belt / countryside. As such, this is a benefit of the scheme.

AFFORDABLE HOUSING

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

This is a proposed development of up to 300 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 90 dwellings to be provided as affordable dwellings. Based on 300 units 60 of the proposed units should be provided as Affordable rent and 30 units as Intermediate tenure. The exact location and tenure split will be finalised at Reserved Matters.

The SHMA 2013 shows the majority of the demand in Knutsford is for 8 x 1 bed, 34 x 2 bed, and 49 x 4 bedroom dwellings. The current demand on Cheshire Homechoice in Knutsford is for 134x 1 bedroom, 89x 2 bedroom, 30x 3 bedroom, 17x 4 bedroom and 15x 5 bedroom dwellings. Therefore a mix of 1/2/3/4/5 on this site would be acceptable, with preference towards the smaller units.

The Cheshire East Plan (CELP) and the Councils Interim Planning Statement: Affordable Housing (IPS) requires that the affordable units should be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration and also that the affordable housing should be provided no later than occupation of 50% of the open market dwellings.

The affordable housing is secured by way of a S106 agreement, which: -

- requires them to transfer any rented affordable units to a Registered Provider
- provide details of when the affordable housing is required
- includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
- includes the requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.

Given the above the proposal complies with the requirements of CELPS Policy SC5 and Policy H1 of the Knutsford Neighbourhood Plan.

EDUCATION PROVISION

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

The development of 300 dwellings is expected to generate:

56 primary children (300 x 0.19) – 1 SEN
44 secondary children (300 x 0.15) – 1 SEN
4 SEN children (300 x 0.51 x 0.023%)

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

Special Education provision within Cheshire East Council currently has a shortage of places available with at present over 47% of pupils educated outside of the Borough. The Service acknowledges that this is an existing concern, however the 4 children expected from the application will exacerbate the shortfall. The 2 SEN children, who are thought to be of mainstream education age, have been removed from the calculations above to avoid double counting. The remaining 2 SEN children are expected to be 1 EYFS child and 1 sixth form child. The Service does not claim for EYFS at present, therefore the child cannot be removed from the calculation above.

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

4 x £50,000 x 0.91 = £182,000 (SEN)
Total education contribution: £182,000

The contribution has been agreed by the applicant and is subject to change when the final form of development is known and will be delivered through the s106 agreement.

PUBLIC OPEN SPACE AND RECREATION

POS; children's play space and amenity Green Space

In line with LPS36 and SE6 the development will be required to provide POS at a rate of 40sqm per family (2 bed +) dwelling. The children's play space and formal amenity greenspace will need to provide within the development parcels, throughout the development to ensure good accessibility, with a central larger facility creating a focus for community activity and cohesion. Provision of children's play and formal amenity provision within the protected open spaces will not be acceptable. This provision should meet the benchmark Fields in Trust guidance and CEC Greenspace Strategy. It must be distinct from any landscaping or SUDS requirement.

Allotments/community gardens

In line with CELPS LPS36 and SE6, the development is required to provide 5sqm of allotments/community gardens per family dwelling. On site provision of a community orchard or reserved space for a community garden may be acceptable within the development. The formal allotment provision would normally be by way of an off-site commuted sum for use at Mereheath Lane allotments for works of enhancement, improvement and additional plots. This allotment site is within easy walking distance of the application site. The com sum will be calculated at a rate of £562.50 per family dwelling or £281.25 per apartment. However this site is in the ownership of the applicant and rather than seek a commuted sum the s106 will require a scheme for the improvement of the allotments. The scheme will require agreement before development on site can commence and implemented upon occupation of 100 houses on site.

Green Infrastructure

Green infrastructure will be provided throughout the site in line with LPS36 and SE6. All GI requirements will be met on site and are detailed in LPS36 and LPS36(C).

ROS; recreation and outdoor sports

The amended application includes an area of Protected Open Space. The inclusion of this area potentially negatively impacts on the Knutsford Football Club, hampering any club growth or long term sustainability. The land in question is not in use as a sports pitch at present and never appears to have been do in the past. It is not policy compliant to use this land as any SUDS feature or open space for the development. A condition will be included on the decision notice requiring this land to only be used as a playing field. A secure boundary along the development edge with Egerton FC and Knutsford FC and protected open space should be provided and this is also supported by Sport England.

In terms of ROS provision in lieu of the onsite provision of 1.63ha per 1000 population, of which 1.2ha is for pitch sports (including supporting infrastructure) and 0.43ha is for courts, greens and other outdoor sporting facilities, a com sum of £1,000 per family dwelling or £500 per 2+ bed space apartment will be required. Commercial developments are also required to provide ROS facilities, especially given the proximity to Egerton, Knutsford Football Club and Knutsford Sports clubs, in line with the councils SPG on S106 Planning agreements. Community Use Agreements will need to be in place to ensure public use of the enhanced facilities as a condition of the use of commuted sums.

The playing pitch element of the ROS com sums will be used in line with the Playing Pitch Strategy at either Egerton Youth Club or Knutsford Football Club, to make improvements additions and enhancements to the existing facilities. The Local Football Facilities Plan identifies a priority project at Egerton with the installation of a new Floodlit AGP on the Egerton site. This will be reflected in the updated Playing Pitch Strategy due for completion early summer 2019.

The courts, greens and other outdoor sporting facilities element of the ROS com sum will be used at Knutsford Sports Club, to make improvements additions and enhancements. Community Use Agreements will need to be in place to ensure public use of the enhanced facilities as a condition of the use of com sums.

Indoor Recreation

Policies SC1 and SC2 of the Local Plan Strategy provide a clear development plan policy basis to require developments to provide or contribute towards both outdoor and indoor recreation

The Indoor Built Facility Strategy has identified that any existing shortfalls for Knutsford should look to focus on improvement of provision in the town as set out in the Indoor Built Facility Strategy. Whilst new developments should not be required to address an existing shortfall of provision, they should ensure that this situation is not worsened by ensuring that it fully addresses its own impact in terms of the additional demand for indoor leisure provision that it directly gives rise to. Furthermore, whilst the strategy acknowledges that the increased demand may not be sufficient to require substantial indoor facility investment through capital build there is currently a need to improve the quality and number of health and fitness stations at Knutsford Leisure Centre to accommodate localised demand for indoor physical activity. Equally and subject to agreement this contribution could also be considered to be allocated to the sporting provision adjacent to the site which it could be considered will be utilised by the residents of the new development.

The requirement is calculated as follows;

- 300 houses at 1.61 people per residence = a population increase of 483
- The annual Sport England Active People Survey Results for 2016 showed 42.7% participation rate for Cheshire East. = 205 additional “active population” due to the new development in Knutsford
- Based on an industry average of 25 users per piece of health & fitness equipment this equates to an additional eight stations. Requirement for - 8 running machines (£6,500 per treadmill). Total £52,000

The applicant has accepted the need for this contribution although the level of contribution may change based on the number of houses eventually approved on site. The contribution will be delivered through the s106 agreement but the overall level of contribution may change depending on the number of dwellings that come forward as part of the reserved matters application.

Sport England in their response have stated a higher level of contribution for indoor sports provision should be higher than that requested based upon their Sports Facility Calculator. However the contribution has been calculated in the same way as all the other strategic sites and it is not considered reasonable to deviate from that formula at this time.

The proposal therefore complies with policies LPS 36, SC1 and SC2 of the CELPS and Policies SL1, SL2 and SL3 of the Knutsford neighbourhood Plan.

ACCESS TO HEALTH FACILITIES

Eastern Cheshire has the fastest growing over 65 and over 85 populations in the North West with more than one in five people being over 65 which will become nearer to one in four people by 2021. The number of very elderly people is growing even more rapidly, with a

higher estimated average annual growth rate when compared to England (2.7% vs. 2.3%). The overall population is forecast to grow by 28,000 (14%) by 2035.

There are three NHS GP practices within Knutsford, these being Annandale Medical Centre, Manchester Road Medical Centre and Toft Road Surgery. Space utilisation analysis across all three Knutsford GP practices has demonstrated that with regards to adequately providing primary care services to the existing patient population the three GP practices currently have a significant shortfall. Additional growth in patient numbers will add further pressures to the three GP practices, with an increase in clinical and non-clinical staff required in order to meet these future patient needs. Such an increase in clinical and non-clinical staffing numbers requires expansion and development of the three GP practices.

The geography of the GP services within Knutsford does support full colocation within one primary care hub site and the CCG is supportive of a single primary care site in Knutsford. The CCG and Knutsford GP practices have submitted a bid, as part of the NHS Estates and Technology Transformation Fund (ETTF), for the part funding of a new Health and Wellbeing Centre build project in Knutsford. The focus of the bid is for the three GP practices to come together into one purpose built building, along with other health, wellbeing and community services also being delivered out of the building. This project remains supported by the CCG; however there is a risk around scheme affordability. A number of sites for delivery of this project have been identified, but no one site has yet been fully agreed by the stakeholders.

If a central Health and Wellbeing Centre in Knutsford is not achievable, the CCG would look for a two site solution, with two of the existing GP practices moving into a shared primary care build and the third GP practice potentially moved to a new GP practice build if required.

The application site has the potential to become one of the options for the site of the new surgery. A GP surgery falls within the D1 use class and this one of the uses applied for on this site. The CCG are therefore keen to work with the Tatton Group to explore options, ranging from the gifting of land to the NHS, through to the building of a Health Centre by the Tatton Group with GP practices then becoming long term sitting tenants. The CCG does however ask the Planning Committee to provision for Section 106 health funding against this planning application should none of the above options prove to be viable. Such Section 106 funding would contribute towards the provision of a new shared primary care Health Centre at an alternative Knutsford location.

It is suggested that the Section 106 funding for the planning application under consideration is based on a calculation consisting of occupancy x number of units in the development x £360. This is based on guidance provided to other CCG areas by NHS Property Services.

Size of Unit	Occupancy Assumptions Based on Size of Unit	Health Need/Sum Requested per unit
1 bed unit	1.4 persons	£504 per 1 bed unit
2 bed unit	2.0 persons	£720 per 2 bed unit
3 bed unit	2.8 persons	£1008 per 3 bed unit
4 bed unit	3.5 persons	£1260 per 4 bed unit
5 bed unit	4.8 persons	£1728 per 5 bed unit

The applicant has agreed to a financial contribution in respect of this issue and this will be based on the number and size of dwellings that come forward as part of the reserved matters application. It may be the case the contribution is reviewed in the future should the CCG agree with the applicant about on-site provision.

The application therefore complies with the requirements of LPS36 and Sc3 of the CELPS and Policies C1 and HW2 of the Knutsford Neighbourhood Plan.

RESIDENTIAL AMENITY

In order for the proposals to be acceptable, it is important that they do not have a detrimental impact on the amenities of existing residents. Local Plan policies DC3, DC38 and H13 seek to ensure that new development does not significantly injure the amenities of adjoining or nearby residential property.

Many of the issues relating to overlooking, impact on privacy, and overshadowing will be addressed as part of any reserved matters application. Highway matters are addressed separately in this report.

The only adjoining residential properties to the site are at the north western corner of the site. The indicative masterplan has shown a landscaped buffer against these properties. Any reserved matters application will have to consider the relationship between the proposed development and the existing properties.

The site is impacted by varying degrees of transportation noise: road traffic noise from the A50 and noise from aircraft departing / arriving Manchester International Airport and may also be impacted by noise arising from the introduction of the flexible use class developments.

It is possible for the internal noise climate of the proposed residential development to be acoustically designed and mitigated to at least BS8223.

The exact details of the mitigation scheme will depend on the final layout and other circumstances, and at this time it is not possible to determine the nature of the acoustic scheme. It is for the applicant to ensure that any acoustic mitigation scheme meets the acoustic BS8233 and WHO internal acoustic design criteria, and is also acceptable in terms of other planning considerations. These details will have to accompany any reserved matters application.

The sound level within a residential building is not the only consideration: most residents will also expect a reasonable degree of peaceful enjoyment of their gardens and adjacent amenity areas.

The noise report estimates combined road traffic and aircraft noise levels affecting the site are:

- 55 – 65dB(A) LAeq (daytime) and
- 45 - 55dB(A) LAeq (night-time)

- With LA_{max} 65-85 dB(A)

Outdoor living environments cannot achieve a satisfactory noise level and shall exceed BS8233: 2014, WHO guidelines for Community Noise and the Aviation Policy Framework:

- BS8233:2014 16hr, LA_{eq}:
 - Desirable external noise level does not exceed 50 dB,
 - Upper guideline value of 55 dB would be acceptable in noisier environments.
- The World Health Organisation (WHO), 1999 Guideline value for community noise for outdoor living areas (a health based guideline).

To protect the majority of people from being seriously annoyed during the daytime, it is recommended that the sound pressure level on balconies, terraces, and outdoor living areas should not exceed 55 dB LA_{eq} for a steady continuous noise. To protect the majority of people from being moderately annoyed during the daytime, the outdoor noise level should not exceed 50 dB LA_{eq}.

BS8233 recognizes that these guideline values are not achievable in all circumstances, where development might be desirable in higher noise areas such as:

- city centres or
- urban areas adjoining the strategic transport network,

It is unlikely that any development on the site would be able to meet the recommended noise levels for the external garden areas within the development it has to be balanced against the benefits of the proposal. Steps can be taken to minimise the impact by orientating the dwellings in such a way to screen the rear gardens from the source of the noise. Such measures shall be included in the revised noise impact assessment that will require submission as part of any reserved matters application.

It is inevitable that some disturbance will occur as part of the construction process. However this will be for a temporary period only and separate legislation is in place to ensure this does not occur and informatives will be included on the decision notice providing advice on construction times.

The proposal complies with Policies DC3 and DC14 of the Macclesfield Local Plan.

Social Sustainability Conclusion

The proposals for the residential development will make an affordable housing contribution through the provision of up to 90 units of the correct tenure. The scheme does make a valuable contribution towards affordable housing which will be secured through a Section 106 agreement.

The proposed development will make a full education contribution, health contribution and will make a contribution towards open space, indoor recreation and outdoor sport. The affordable housing provision will meet the requirements

Overall the provision of a reasonable mix of housing for the community as part of a large strategic allocation along with on site affordable housing and education and open space and

outdoor recreation contributions which can be provided by the development are considered to be socially sustainable.

ENVIRONMENTAL SUSTAINABILITY

IMPACT ON HIGHWAY NETWORK/ACCESS

Access

The access to the site is a reserved matter to be determined at a later stage and in regards to this application it is whether in principle access can be achieved to support the level of development in the application. The site has a long frontage with the A50 Manchester Road and there are a number of locations where an access junction of some type could be provided to the site.

It is the Council's strategy that LPS36 is accessed from a new roundabout on the A50 that serves both the land to the east and west of Manchester Road. The applicant has submitted a potential 3 arm roundabout that serves this development site, this design could be enlarged to provide 4 arms and could be used to serve the development on east side of Manchester Road. It is important that there should be co-operation between both landowners on the siting of the roundabout on the A50 as this should be the primary access to both sites.

A planning application is currently being considered for the site on the opposite side of Manchester Road and that application includes a roundabout access that would also be suitable to provide access into this site.

Development Impact

A revised Transport Assessment has been submitted that has assessed the revised trip generation arising from the revised development proposals. The level of traffic generation is expected to be lower than the original proposals and will result in a lower traffic generation on the local road network.

The scope of impact of the development was discussed at the pre-application stage and it was originally agreed that the potential major traffic impact would be confined to the Canute Place roundabout. However, as there are planning applications submitted for all the north-west Knutsford strategic sites the cumulative impact of these developments need to be taken account of at some of the other congested junctions in Knutsford. This approach has been agreed with the Crown Estate and they have undertaken an assessment of impact at two locations, the Toft Road/A537 junction and also the A537/Hollow Lane junction. Both these junctions have existing congestion issues.

In regard to the traffic impact of the development at the Canute Place roundabout, the traffic generation from this site was included in the mitigation measures approved for the development of land off Northwich Road by the Crown Estates. Should the development off Northwich Road not proceed for some reason then this development would need to fund the new enlarged roundabout at Canute Place as this would be required to mitigate the development impact.

The Toft Road/Adams Hill and Brook Street/Hollow Lane junctions have existing congestion problems and the impact of further new development traffic will have a detrimental affect on these junctions. There are highway improvements proposed for these junctions although they are not fully funded at present.

Whilst the exact nature of the junction improvements is not yet fully detailed it is considered an acceptable approach to include conditions on the decision notice requiring details of the improvements to each junction to be agreed before the development can commence and implementation of the improvements upon occupation of 100 residential units or 1000 m2 of occupied commercial floorspace. On this basis it is considered the highway impact is acceptable.

Provisions for improving the walking and cycling access in and around the site will be delivered through a condition requiring details to be submitted as part of the reserved matters application. The proposal therefore complies with Policy DC6 of the Macclesfield Local Plan and Policies T1 and T2 of the Knutsford Neighbourhood Plan.

DESIGN, LAYOUT & IMPACT ON HERITAGE ASSET

Policies SE1 and SD2 seek to ensure that new development respects the character of the area and is of an appropriate design. This is consistent with the provisions of the NPPF and is supported through the Cheshire East Design Guide. Policies D1, D2, D3 and D4 of the Knutsford Neighbourhood Plan also provide further criteria in which new development must adhere to.

Issues of layout, scale and appearance are matters that are reserved for future approval. The site is a key gateway site for Knutsford and the design expectations for the site are high. This is not a site that will be capable of accommodating standard house type layouts. A bespoke solution will be required to meet the high expectations and requirements of CEC and to create a unique sense of place.

As part of the conditions on this outline permission a design code will require agreement before submission of any reserved matters application seeking detailed approval of the layout, scale and appearance of the site.

Policy SE7 of the CELPS and Policies HE1 and HE2 seek to ensure that new development does not have an adverse impact on the setting of heritage assets.

To protect the historic setting of the Tatton Park estate, care must be taken to ensure the density along the Eastern boundary is reflective of a low density edge as the spatial code indicates the built edge along this edge would be predominantly of medium density.

The requirements of LPS 36 makes provision for a landscape buffer between Mereheath Lane and the land available for development in order to ensure the development does not have a detrimental impact on the setting of Tatton Park. This has been shown on the indicative masterplan and further details of the landscaping will be considered as part of any reserved matters application.

As part of any reserved matters application a full heritage impact assessment will be submitted to demonstrate the development does not have an adverse impact on the setting of Tatton Park.

The proposal is considered to comply with Policy SE7 of the CELPS.

ECOLOGY

The application is accompanied by a comprehensive ecological assessment with subsequent addendums that address the following issues;

Tatton Meres SSSI Impact Zone

The proposed development falls within Natural England's impact zone for Tatton Meres SSSI, Midland Meres and Mosses Phase 1 (RAMSAR). Natural England ask that for proposed developments in this location they are consulted on the potential risk from 'Any residential developments with a total net gain in residential units'.

Natural England have been consulted and have raised no objection to the proposal.

Bats

The submitted Ecological Appraisal (Bowland Ecology, July 2018) observes that some trees on the proposed site, in the hedgerow and around the pond, contain potential bat roost features. Therefore as part of any reserved matters application update bat surveys will have to be submitted to identify bat roosts and identify any appropriate mitigation.

Great Crested Newts (GCN)

Evidence of two small populations of GCN has been recorded in ponds on and adjacent to the site. Proposed changes to this site in the absence of mitigation is likely to have a medium impact on GCN at the local level and a low impact upon the conservation status of the species as a whole.

The submitted report with the application recommends the enhancement of ponds 3 and 2, the addition of artificial refugia, and the creation of insect friendly habitat in the public open space section of the proposed site as a means of compensating for the proposed changes. It also recommends advance vegetation management, temporary amphibian fencing and pitfall trapping, hand searching and supervised removal of aquatic habitat to reduce the risk posed to any GCN that may be present when the works are completed.

If planning permission is granted the proposed mitigation/compensation is acceptable and is likely to maintain the favourable conservation status of the species of bat concerned.

Ecological Mitigation and Enhancement

This planning application provides an opportunity to incorporate features to increase the biodiversity value of the final development. A condition will be included on the decision notice that requires the submission of an ecological enhancement strategy.

Hedgerow

A landscape condition be attached that includes the retention and enhancement of existing hedgerow will be ensured through a condition on the decision notice. Any new/replacement

hedgerow sections be of native species composition. Any reserved matters application should be accompanied by plans showing proposed hedgerows on site.

Wildlife sensitive lighting

Prior to its installation details of the proposed lighting scheme should be submitted to and approved in writing by the Local Planning Authority.

The scheme should include dark areas and avoid light spill upon bat roost features, bat commuting and foraging habitat (boundary hedgerows, trees, watercourses etc.) aiming for a maximum of 1lux light spill on those features.

The scheme should also include a modelled lux plan, and details of:

- Proposed lighting regime;
- Number and location of proposed luminaires;
- Luminaire light distribution type;
- Lamp type, lamp wattage and spectral distribution;
- Mounting height, orientation direction and beam angle;
- Type of control gear.

Habitat Regulations

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

- A licensing system administered by Natural England which repeats the above tests
- A requirement on local planning authorities to have regard to the directives requirements.

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

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

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

Test 1: Overriding Public Interest

The impacts of the development on the GCN population been considered acceptable. The development would provide social and economic benefits in the form of employment and economic development. Given these benefits the development proposal contributes to meeting an imperative public interest, and that the interest is sufficient to override the

protection of, and any potential impact on great crested newts, setting aside any mitigation that can be secured.

Test 2: No satisfactory alternative

The site is allocated in the local plan for residential development and therefore has been assessed as being the most appropriate place for this form of development. As such it is considered that there would be no satisfactory alternative.

Test 3: “the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range”.

The current proposals would result in the retention of the existing pond and the applicant’s ecological consultant has recommended that an area of retained habitat be enhanced in order to compensate for that lost.

Subject to conditions and submission of additional details as part of any reserved matters application the proposal complies with Policy NE11 of the Macclesfield Local Plan, SE3 and SE5 of the CELPS and Policy E3 of the Knutsford Neighbourhood Plan.

IMPACT ON TREES/HEDGEROWS

Policy SE 5 of the Cheshire East Local Plan seeks to ensure the sustainable management of trees, woodland and hedgerows within new development. Development proposals that result in the loss of trees that provide a significant contribution to the amenity, biodiversity, landscape or historic character, of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives.

The application is supported by a Preliminary Arboricultural Report (Tyler Grange Report Number 11523_R01d_JJ_AL dated 20th July 2018) which includes a Tree Survey Schedule. The Impact Assessment provides a basic assessment of the quality of trees and potential direct and indirect tree losses based upon the submitted zonal plan.

The tree survey has identified 17 individual trees, 5 groups of trees and 10 hedgerows within or immediately adjacent to the application site. Five trees (English Oak) have been identified as High (A) category specimens. Five trees (English Oak) and two groups of trees (comprising of Grey Poplar, Beech and Ash) have been identified as Moderate (B) category specimens. The remaining trees are categorised as low (C) category trees, with one tree, a dead Oak (T4) identified as dead Unclassified (U).

Analysis of the zonal plan suggests that all A and B Category trees located on the Manchester Road frontage are shown for retention as are the two moderate category groups (the group of Poplar adjacent to the playing fields to the east of the site and the group of Ash and Beech to the north of the playing fields).

The Assessment makes reference to potential conflicts with Root Protection Areas (RPA) of trees and the potential impacts of shading and social proximity associated with retained trees

Policy SE 5 refers to the retention sustainable management and successful integration of trees within the design of any development. BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations para 5.3 advises that the default position should be that structures are located outside the root protection area of retained trees and impacts of shading on plots and the relationship of buildings to retained trees should be taken into consideration at the design stage.

In this regard the Arboricultural Assessment at para 5.8 has stated that shading from Oak trees on the western site boundary is likely to impact upon the development. Should this outline application be approved, it will be expected that the layout design of any future reserved matters application shall seek to further offset the building line to address the issue of shading impacts from trees.

The assessment has identified 10 hedgerows within the application site

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

A condition will be included on the decision notice requiring a further arboricultural report to be submitted to support any subsequent reserved matters application.

LANDSCAPE

CELPS Policy SE4 seeks to ensure that developments recognise the high quality of the landscape in Cheshire East and ensure this is maintained and enhanced.

LPS 36(c) requires that minimum 15m wide planting belts should be planted both along Mereheath Lane and along the eastern edge of the built development on the site. This will be addressed through submission of any reserved matters application for layout and/or landscaping.

CELPS also requires a planting belt to the northern side of the site which has an average width of 100m. This is not included within the site boundary for the application but the land is shown edged blue and is in the ownership of the applicant. This landscaping mitigation will be secured through a clause in the s106 agreement. This is considered the appropriate mechanism to deliver this as it will ensure details are agreed in advance of works commencing, the implementation of the works on occupation of the 100th residential unit on site and its management thereafter.

It is noted that all boundary trees and hedgerow trees are to be retained and supplemented by planting younger specimens to ensure continuity of this landscape character element.

For connectivity, it is advised a pedestrian link from the proposed southern block of housing to the Local Centre to ensure people can move more safely between the housing areas and facilities without the need to venture onto the A50. It would also be beneficial to continue the eastern boundary route to allow off-road movement for the length of the site, this would provide for short circular walks and year-round access to the allotments.

The effects on views and visual amenity will need to be assessed once designs for the scale, mass and composition of buildings have been proposed.

Further to the planting belts being correctly allowed for, as discussed above, sufficient space should be allowed for light and views both into and out of the built developments, particularly along the northern site boundary where trees are proposed for mitigation of views into the site and outward-facing housing areas are proposed right up to the boundary.

It is considered the proposal complies with Policy SE4 subject to securing the landscaped buffer to the north of the site. Other landscape matters will be addressed as part of any reserved matters application.

AIR QUALITY

Policy SE 12 of the Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 181 of the NPPF and the Government's Air Quality Strategy.

When assessing the impact of a development on Local Air Quality, regard is had to the Council's Air Quality Strategy, the Air Quality Action Plan, Local monitoring Data and the EPUK Guidance "Land Use Planning & Development Control: Planning for Air Quality January 2017).

Air quality impacts have been considered within the air quality assessment submitted in support of the application. The report considers whether the development will result in increased exposure to airborne pollutants, particularly as a result of additional traffic and changes to traffic flows. The assessment uses ADMS Roads to model NO₂ and PM₁₀ impacts from additional traffic associated with this development and the cumulative impact of committed development within the area.

A number of modelled scenarios have been considered within the assessment. These were:

- 2017 baseline – model verification
- 2028 – proposed opening year 'do-nothing'
- 2028 – proposed opening year 'do-something'

The submitted assessment has also conducted a "Theoretical Scenario" whereby the predicted reduction in vehicle emissions does not decrease over the coming years. This is considered a worst case scenario and the comments are based upon this. The assessment

concludes that the impact of this development will be negligible for all three monitored pollutants, with none of the receptors seeing an increase of more than 1% of the AQAL. However, some of these receptors are located within two of the nearby AQMAs and any increase in concentrations within an AQMA, no matter how small, is considered significant as it is directly converse to our local air quality management objectives, the NPPF and the Council's Air Quality Action Plan. Also there is a need to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality. Taking into account the uncertainties with modelling, the impacts of the development could be significantly worse than predicted.

The proposed development is considered significant in that it is highly likely to change traffic patterns and congestion in the area. Knutsford and Mere both have an Air Quality Management Areas, and as such the cumulative impact of developments in the area is likely to make the situation worse, unless managed.

Poor air quality is detrimental to the health and wellbeing of the public and also has a negative impact on the quality of life for sensitive individuals. It is therefore considered appropriate that mitigation should be sought in the form of direct measures to reduce the adverse air quality impact.

A condition requiring the provision of electric vehicle charging points will be included on the decision notice. A Travel Plan Framework has been submitted with the application and full details of the Travel Plan will require submission as part of a condition. Finally a condition for the provision of cycling and pedestrian route will require submission as part of any reserved matters application.

A development of this scale and duration would be expected to have an adequate construction and trackout dust control plan implemented to protect sensitive receptors from impacts during this stage of the proposal and this is mentioned within the assessment as a form of mitigation.

To conclude it is therefore considered the proposal will not have a detrimental impact on the air quality of the area and considered acceptable. The proposal complies with CELPS Policy SE12 and policy H5 of the Knutsford Neighbourhood Plan.

FLOOD RISK

CELPS Policy SE13 seeks new developments to integrate measure for sustainable water management to reduce flood risk.

The site is classified as Very Low Risk (former EA Flood Zone 1), which is land that has a less than 0.1% chance of flooding (less than 1:1000). The Council's Flood Risk Team has considered the submitted Flood Risk Assessment and further submitted information and has raised no objections to the proposals. Conditions have been requested that requires the submission of a detailed strategy for surface water drainage, the development be carried out in accordance with the flood risk assessment and details of levels. These will be included on the decision notice.

The current proposals are acceptable in principle in terms of flood risk. However, during reserved matters stage additional information will need to be submitted and there is a possibility an overland flow route will need to be factored into the overall design. The FRA identifies the risk of flooding from an overland flow route which runs directly north to south through the proposed development. The developer will need to demonstrate this risk has been assessed by either designed out of the overall scheme or accommodating with an overland flow route through the proposed development.

Additionally to the above, and in compliance with the comments from United Utilities, the surface water discharge to the existing network will be restricted to 25 l/s. This is due to the capacity available within the local public sewer network.

Subject to conditions requiring details of the surface water scheme in line with the above requirements to be submitted at reserved matters stage the proposal complies with Policy SE13.

Environmental sustainability conclusions

It is considered that the proposed development is environmentally sustainable. The proposed design of the site is acceptable, there are conditions required in respect environmental matters raised above.

ECONOMIC SUSTAINABILITY

The proposed development will provide employment in the short term during the clearance and construction of the development in the area. As well as providing employment in the commercial elements in the development.

The addition of up to 300 units within the town will undoubtedly boost the economy in the local area through the increased use of shops and services making them more sustainable, which is especially important in Knutsford Town Centre to be sustainable into the future. Additional population can create more demand for local services, increasing the likelihood that they will be retained into the future and improvements and investment made.

Economic sustainability conclusions

The proposals will result in additional employment in the sort term through the construction of the site along with an economic boost locally through the increase in population to this area of the town. It is considered that the proposals will make efficient use of the site which is part of a wider strategic allocation.

SECTION 106

A section 106 agreement will accompany the application and is required to secure the following:

- Provision of 30% affordable units of which 65% will be for affordable rent and 35% will be as intermediate tenure.
- Educational contribution towards SEN provision. This equate to £182,000 based upon a 300 dwelling scheme.
- Contribution towards ROS £1,000 per open market house and £500 per open market apartment
- Contribution towards health provision as stated earlier in the report.
- Management Plan for the on-site public open space and LEAP
- Contribution for monitoring of Travel Plan £5,000
- Indoor recreation provision of £52,000
- A scheme for the improvement of the allotments on Mereheath Lane and its future management.
- A scheme for the landscaping buffer to the north of the site and its future management.

CIL REGULATIONS

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

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fair and reasonably related in scale and kind to the development.

It is considered that the contributions required as part of the application are justified meet the Council's requirement for policy compliance. All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development. The non-financial requirements ensure that the development will be delivered in full. On this basis the S106 the scheme is compliant with the CIL Regulations 2010.

COMMENT ON REPRESENTATIONS

The majority of the points of objection have been addressed in the main body of the report or are issues that will be considered as part of the future reserved matters application.

A number of representations objected on the grounds the site is within the Green Belt and therefore should not be developed. However, on adoption of the Local Plan the site was removed from the Green Belt and is now allocated for residential use.

It is not considered the proposal will compromise the future aspirations of Knutsford Football Club. This is not considered to be the case, a secure boundary between the residential development and the football club will have to be provided. The land in the application site within the protected open space cannot be developed and can only be used as sports pitch or remain in its current use.

CONCLUSION AND PLANNING BALANCE

The site forms the majority of allocated site LPS36(c). The proposed development accords with the Local Plan policy relating to its allocation by providing housing, local retail provision, community facilities and all the other policy requirements. The public house and hotel provision are considered not to compromise the aims of LPS36 and therefore are considered acceptable. Shortfalls in health and education provision are mitigated through financial contributions to improve existing facilities. The applicant is providing further financial contributions in order to make the development acceptable and is providing the full amount of affordable housing on site which is essential in order to make developments sustainable in the future.

It is considered that the proposals are environmental, socially and economically sustainable and accord with the development plan and the framework. The site is sustainably located within the town and the proposals represent an efficient use of the land.

The improvements to various junctions in the town centre will be delivered in through conditions on the decision notice and carried out by the developer through a s278 agreement.

Cheshire East is currently able to demonstrate a 7.2 year supply of housing however this proposal will make a valuable contribution in maintaining this position.

It is considered that the proposal represents sustainable development and accords with the development plan policies mentioned in the policies section of this report and national planning policy and guidance. Therefore for the reasons mentioned above the application is recommended for approval.

RECOMMENDATION

The application is recommended for approval subject to the conditions listed below and the completion of the s106 agreement making provision for;

S106	Amount	Triggers
Affordable Housing	30% (65% Affordable Rent / 35% Intermediate)	In accordance with phasing plan. No more than 80% open market occupied prior to affordable provision in each phase.
Education	£182,000 SEN	50% Prior to first occupation 50% at occupation of 50% of dwellings
Health	£302,400 to additional GP provision in Knutsford. (amount based on occupancy)	50% Prior to first occupation 50% at occupation of 50% of dwellings
Indoor Recreation	£52,000 – Knutsford Leisure Centre	Prior to First Occupation

Recreation Open Space	(£1000 per market dwelling and £500 per 1 / 2 bed market apartment). Plus additional contribution depending on the nature of the commercial floorspace brought forward.	50% Prior to first occupation 50% at occupation of 50% of dwellings
Public Open Space	Management Company for future maintenance	On first occupation
Allotments	Scheme for improvement to Allotments on Mereheath Lane and future maintenance.	On first occupation
Landscaping to north	Scheme for landscaping buffer on land to the north of the site and future maintenance.	On first occupation
Travel Plan Monitoring	£5000	On first occupation.

And the following conditions:

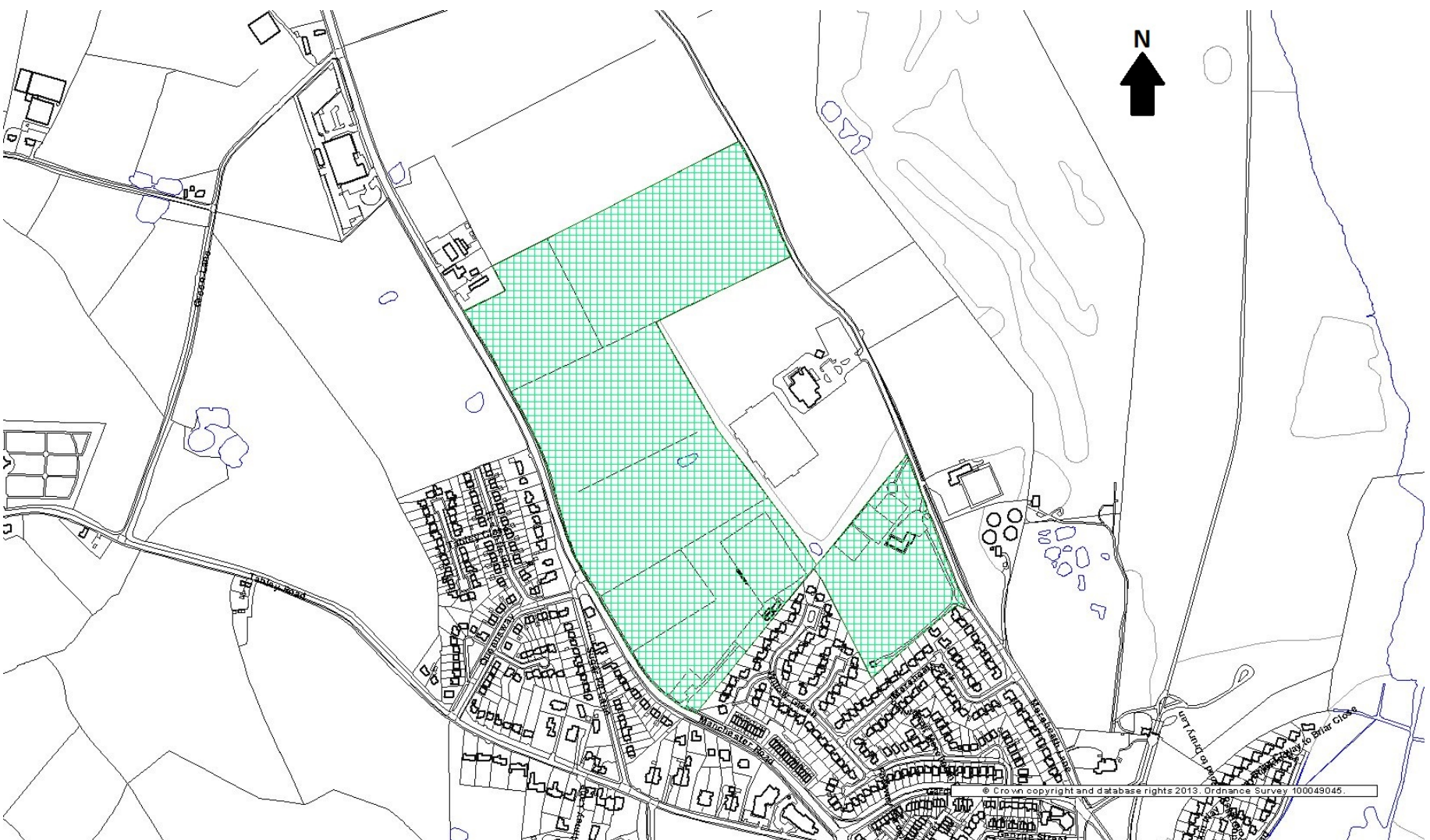
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation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

Application for Outline Planning

RECOMMENDATION:

1. Standard contaminated land condition
2. Importation of soil
3. Unexpected contamination
4. Time period to implement permission.
5. Approve reserved matters details
6. Plans
7. details of surface water drainage
8. Submission and implementation of Travel Plan
9. submit arboricultural impact assessment
10. levels

11. submission of design code
12. Construction environment management plan
13. Wildlife lighting scheme
14. Ecological enhancement strategy
15. Landscape and habitat management plan
16. boundary details
17. Provision of Electric Vehicle Charging Points
18. Noise Impact Assessment,
19. implement landscaping scheme
20. numbers
21. details of materials
22. details of play area
23. retention of hedgerows
24. submission of heritage impact assessment.
25. broadband
26. Details and implementation of cycle way and footpath
27. Restriction of Retail Floorspace
28. Restriction in D1 uses and floorspace
29. Maximum 50 bedrooms in the hotel
30. Remove PD change of uses to the pub
31. Submit updated bat survey at reserved matters
32. scheme for archaeological works
33. Implement Great Crested Newt mitigation
34. No tree removal during the bird nesting season
35. Details of a secure boundary with the adjoining football clubs
36. The section of the site in the Protected Open Space should be used as playing pitch or remain in agricultural/horticultural use
37. Improvements at Canoute Place implement before occupation of 100 houses or 1000m² of commercial floorspace.
38. Improvements at Toft Rd / A537 junction implement before occupation of 100 houses or 1000m² of commercial floorspace.
39. Improvements at Hollow Lane / A537 junction - implement before occupation of 100 houses or 1000m² of commercial floorspace.



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Strategic Planning Board

Date of Meeting: 27 February 2019

Report Title: Cheshire East Local Plan: Authority Monitoring Report 2017/18

Portfolio Holder: Cllr Ainsley Arnold, Housing, Planning and Regeneration

Senior Officer: Frank Jordan, Executive Director Place and Acting Deputy Chief Executive

1. Report Summary

- 1.1. This report is the tenth Authority Monitoring Report (AMR) produced by Cheshire East Council. The report contains factual information relating to the planning policies contained in the Council's statutory development plan and is intended to help the Council understand the extent to which the objectives behind these policies are being met.
- 1.2. The AMR will be published on the Council's website, in compliance with relevant planning legislation and statute.

2. Recommendation/s

- 2.1. That the Strategic Planning Board consider and note the content and conclusions of the 2017/18 AMR.

3. Reasons for Recommendation/s

- 3.1. The Cheshire East Local Plan AMR for 2017/18 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.
- 3.2. 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 in achieving their intended aims, objectives and targets. Therefore it plays an important part in determining whether changes are required to existing planning policies or whether new policies should be developed.

4. Other Options Considered

- 4.1. The Local Planning Authority is required to produce an AMR, and its contents must include reviewing the key indicators identified in the adopted Local Plans that comprise the statutory development plan. Therefore, there are not considered to be any other suitable options.

5. Background

- 5.1. This Cheshire East Local Plan AMR covers the period 1 April 2017 to 31 March 2018 (monitoring period). It contains 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 (i.e. the agreed Plan making programme) 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.
- 5.2. AMRs provide 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 to Policy as necessary.
- 5.3. The 2017/18 AMR monitors the 18 indicators in the Monitoring Framework of the LPS and also covers a further 63 indicators relating to planning policies and sustainability objectives.
- 5.4. The AMR monitors the performance of the Cheshire East Local Plan Strategy, which was adopted during this monitoring period (that is, July 2017). The Development Plan also consisted of the following documents during the 2017/18 monitoring period 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)
- 5.5. Ten Neighbourhood Development Plans (NDPs) were made in the monitoring period, which also form part of the Development Plan: Holmes Chapel NDP, Astbury and Moreton NDP, Goostrey NDP, Weston and Basford NDP, Buerton NDP, Willaston NDP, Wistaston NDP, Somerford

NDP, Stapeley and Batherton NDP, and Hulme Walfield and Somerford Booths NDP.

5.6. An Executive Summary has been produced for the AMR, which includes summary results for the indicators. This can be found to the front of the AMR. The whole AMR is attached as Appendix 1 for information.

5.7. Key findings in the AMR include:

- the number of housing completions have increased by 32% on the previous year
- the Council has a 7.2 years supply of housing land
- 27% of the gross dwellings built were affordable
- the percentage of empty homes in the Borough rose slightly from 2.3% to 2.4%
- an additional 3.36ha of employment land was developed
- the amount of employment land lost to other uses has risen from 4.14ha to 13.10ha
- the number of vacant retail units in town centres has fallen to 263
- the number of Listed Buildings at risk remains at eight.
- the length of the Public Rights of Way network has increased to 1,947km
- the average CO₂ emissions per person in Cheshire East has fallen to 7.1 tonnes per capita

5.8 The report also includes a series of further actions to address issues raised. These include:

- making sure major development provides adequate infrastructure to meet future needs
- considering measures to improve the attractiveness of town centres to investors/retailers, including through partnership working
- linking planned economic growth to areas of deprivation to make sure that residents are able to benefit from this growth, through training for example
- undertaking research to identify the appropriate housing mix for Cheshire East
- considering measures to increase the use of previously developed land for development.

5.9 The next step is for the Council to publish the AMR on its website to comply with statutory requirements. In view of its role in overseeing planning policy development, the Strategic Planning Board is asked to consider and note the content and conclusions of the 2017/18 AMR.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. The publication of the AMR will make sure 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.

6.2. Finance Implications

6.2.1. The cost of preparing and publishing the AMR for 2017/18 is covered by the existing revenue budget for Planning & Sustainable Development.

6.3. Policy Implications

6.3.1. The approval and publication of the AMR will make sure 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.

6.3.2. The monitoring information contained in the AMR will be used in 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 Development Plans across the Borough.

6.4. Equality Implications

6.4.1. The AMR monitors policies in the Cheshire East Local Plan, which was itself subject to an Equality Impact Assessment.

6.5. Human Resources Implications

6.5.1. There are no additional implications for Human Resources arising from this AMR.

6.6. Risk Management Implications

6.6.1. The AMR provides more up to date monitoring information, which 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.

6.7. Rural Communities Implications

6.7.1. The monitoring information contained in the AMR will be used in 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 Development Plans across the Borough.

6.8. Implications for Children & Young People

6.8.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the SADPD. Alongside the Local Plan Strategy, the SADPD will play an important role in making sure that children and young people have access to the homes and jobs they need in future years.

6.9. Public Health Implications

6.9.1. The monitoring information contained in the AMR will be used in the Local Plan process, including the preparation of the SADPD. The SADPD will continue to implement the Local Plan Strategy's strategic priorities that promote good health. In addition, the Cheshire East Local Plan was subject to a Health Impact Assessment.

7. Ward Members Affected

7.1. All Wards are affected.

8. Access to Information

8.1. The AMR is attached as Appendix 1.

9. Contact Information

9.1. Any questions relating to this report should be directed to the following officer:

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: adrian.fisher@cheshireeast.gov.uk

OFFICIAL

Cheshire East Local Plan Authority Monitoring Report 2017/18



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1 Executive Summary and Main Findings

1.1 This report is the tenth Authority Monitoring Report ("AMR") produced by Cheshire East Council and covers the period 1 April 2017 to 31 March 2018. 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.

1.2 The AMR has been divided into the following sections:

- **The Borough** - a spatial portrait of the Borough setting out key characteristics.
- **Local Development Scheme** - an assessment of how the Local Plan is progressing.
- **Wider Policy Context** - information relating to changes in planning policy and its implications on the Local Plan.
- **Local Plan Evidence Base** - a list of some of the evidence base documents produced.
- **Duty to Cooperate** - an update on the Duty to Cooperate between Cheshire East and its neighbouring authorities.
- **Neighbourhood Planning** - an update on the progress of Neighbourhood Development Plans and Neighbourhood Development Orders.
- **Self/Custom Build Register** - an update on the Register.
- **Other Monitoring Reports** - a list of other monitoring reports produced by the Council related to planning.
- **Local Plan** - an introduction to the Strategic Priorities, Monitoring Framework and Sustainability Appraisal Objectives.
- **Indicators** - information relating to core output, local and contextual indicators organised by themes. These indicators inform the assessment of the Local Plan; they provide ongoing monitoring information and baseline information on issues. Future AMRs will build on this information to provide a longer-term picture of the Local Plan's progress.
- **Glossary** - a glossary of terms used in this Report.

1.3 The following is a summary of the key findings of the AMR.

Local Development Scheme

1.4 The Cheshire East Local Development Scheme ("LDS") has been revised and came into effect on 25 October 2016, covering the period 2016 to 2018. Progress in the preparation of the Local Plan in 2017/18 was not made in accordance with the key milestones set out in this LDS. The delay in adoption of the LPS has been due to the earlier formal suspension of the Independent Examination. The previous focusing of resources on the production of the LPS has continued to have a knock-on effect on the production of the Site Allocations and Development Policies Document ("SADPD"). In terms of the Minerals and Waste Development Plan Document, its progress has similarly been affected by the LPS process and also the priority given to progressing the Community Infrastructure Levy and SADPD.



The Local Plan

1.5 Each indicator included in this Executive Summary is accompanied by a symbol to highlight how individual indicators have changed since previously reported. The symbols are explained in Table 1.1.

Table 1.1 Explanation of Comparison Symbols Used

Symbol	Meaning
▲	Increase in previous figure
◀▶	No change
▼	Decrease in previous figure
•	New indicator, therefore no comparator

Planning for Growth

Table 1.2 Planning for Growth Summary

Indicator	Result
MF2 Housing Completions	2,321 net dwellings ▲
MF3 Five year housing land supply	7.2 years ▲
MF5 Percentage of empty homes in the Borough	2.4% ▲
MF8 Net jobs growth rate	204,000 jobs ▲
PG1 Plan period and housing targets	2010 to 2030, 36,000 dwellings ◀▶
PG2 Managed delivery target	See Figure 12.2
PG3 Employment land available	418.51ha ▼
PG4 Location of completed dwellings ⁽¹⁾	PTs 25% ▼
	KSCs 51% ▼
	LSCs 16% ▲
	Other 8% ▼
PG5 Housing completions by location from 2010	PTs 28% ▼
	KSCs 48% ▲
	LSCs 12% ▲
	Other 12% ◀▶
PG6 Location of housing commitments by type	PTs 34% ▲
	KSCs 49% ▼
	LSCs 9% ▼

1 Principal Towns ("PTs"), Key Service Centres ("KSCs"), Local Service Centres ("LSCs"), Villages and rural areas (Other)



Indicator	Result
	Other 8% ◀▶
PG7 Population size	378,800 ▲
PG8 Population forecast	369,100 (2010) to 427,100 (2030) ◀▶
PG9 Count of active enterprises	20,200 ▲
PG10 Unemployment rates	3.3% ▼
PG11 GVA per capita	£34,600 ◀▶
PG12 Jobs density	0.98 ▲
PG13 Employment by occupation	Management/Professional 52.5% ▲
	Admin/Skilled 20.1% ▲
	Personal service/Sales 14.6% ▼
	Operative/Elementary 12.8% ▼
PG14 Working age population	226,100 ▼
PG15 Labour supply & economic activity rate for working age population	77.5% ▼
PG16 Labour supply - future change	189,700 (2010) to 207,100 (2030) ◀▶

Infrastructure

Table 1.3 Infrastructure Summary

Indicator	Result
MF1 Provision of infrastructure	73 schemes monitored. See Tables 12.14, 12.15, and 12.16 ▲
I1 Access to social, economic and green infrastructure	See Paras 12.46 to 12.47 ◀▶

Enterprise and Growth

Table 1.4 Enterprise and Growth Summary

Indicator	Result
MF7 Net takeup of employment land	3.36ha ▼
MF9 Total amount of land last used for employment purposes lost to other uses	13.10ha ▲
EG1 Total amount of additional employment floorspace	25,872m ² gross ▼, -12,096m ² net ▼
EG2 Total amount of floorspace completed for town centre uses	981.40m ² gross ▼, -1,092.26m ² net ▲
EG3 Vacant retail units in town centres	263 ▼



Indicator	Result
EG4 Retail floorspace in the key town centres	Convenience 60,852m ² ◀▶
	Comparison 134,667m ² ◀▶
	Retail services 34,692m ² ◀▶
	Leisure services 75,664m ² ◀▶
	Financial & business services 32,853m ² ◀▶
	Vacant 44,358m ² ◀▶
EG5 Demand for floorspace in the key town centres	See Table 12.25 ◀▶
EG6 Breakdown of use classes of buildings in town centres	2,586 units ▼
EG7 Visitor numbers to popular attractions	1,805,000 ▼
EG8 Progress on major regeneration schemes	See Paras 12.65 to 12.72
EG9 Tourist numbers	16.0 million ◀▶
EG10 Economic impact from tourism	£921 million ▲
EG11 Total employment supported by tourism	11,600 jobs ▲
EG12 Tourist days	17.6 million days ◀▶
EG13 Bedstock	10,000 beds ▼
EG14 Most deprived LSOAs ⁽²⁾ in England	23 LSOAs among England's most deprived 25% for overall deprivation ◀▶
EG15 LSOAs with the most deprived living environment in England	45 LSOAs among England's most deprived 25% for living environment deprivation ▲

Stronger Communities

Table 1.5 Stronger Communities Summary

Indicator	Result
MF4 Gross total of affordable housing units provided	655 ▲
MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople	2 ▼
MF12 Provision of outdoor sports facilities	See ¶12.90 •
MF13 Provision of indoor sports facilities	See ¶12.91 •
SC1 Number of crimes	28,323 ▲
SC2 Percentage of working age population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	NVQ4+ 45.7% ▲
	NVQ3 15.2% ▼

2 Lower Super Output Areas



Indicator	Result
	Trade apprenticeship 4.7% ▲
	NVQ2 15.7% ▼
	NVQ1 9.7% ▼
	Other 4.4% ▼
	None 4.6% ▼
SC3 Average earnings (gross weekly)	£562.10 ▲
SC4 Average (mean) house price in the Borough	£216,600 ▲
SC5 Type of dwelling completed	House 82% ▼
	Bungalow 2% ◀▶
	Flat 16% ▲
SC6 Size of dwelling completed	1 bed 11% ▲
	2 Bed 20% ▲
	3 Bed 30% ▼
	4+ bed 40% ▼
SC7 New assembly and leisure facilities completed	1,231.40m ² gross ▼, 1,231.40m ² net ▼
SC8 Fuel poverty	10.8% of households ▲

Sustainable Environment

Table 1.6 Sustainable Environment Summary

Indicator	Result
MF11 Mineral provision and landbanks	Permitted supply 3.7 million tonnes ▲
	Sand and gravel landbank 5.21 years ●
	Crushed rock landbank > 50 years ◀▶
	Permitted reserves of at least 10 years at each industrial sand site 2 of 4 sites ◀▶
MF14 Creation and loss of areas designated for their intrinsic environmental value	See ¶¶12.105 to 12.106, Table 12.36 and Table 12.37 ◀▶
MF15 Listed Buildings at risk of loss	8 ◀▶
MF16 Waste arisings and the amount of waste recycled, recovered or going for disposal	Recycled/composted 108,699 tonnes ▼
	Energy recovery 37,562 tonnes ▲
	Landfill 48,262 tonnes ▼
	Total 194,878 tonnes ▼



Indicator	Result
SE1 New and converted dwellings on previously developed land	36% ▲
SE2 Total amount of employment floorspace on previously developed land	67% ▼
SE3 Number of planning applications approved contrary to EA advice on water quality grounds	0 ◀▶
SE4 Number of planning applications approved contrary to EA advice on flood risk	0 ◀▶
SE5 Renewable energy generation	Approved applications 8 ▲
	Approved capacity 20,419kW ▲
	Installed applications 6 ◀▶
	Installed capacity 892kW ▼
SE6 Sales of primary land-won aggregates	Sand and gravel 290,000 tonnes ▼
	Crushed rock 1,000 tonnes ◀▶
SE7 Amount of produced and handled construction, demolition and excavation waste	Produced 170,371 tonnes ▲
	Handled 662,037 tonnes ▼
SE8 Capacity of new waste management facilities	0 ◀▶
SE9 Housing energy efficiency rating	82 ▲
SE10 Number of heritage listings	2,852 ▲
SE11 Heritage at risk	At risk 19 ◀▶
	Lost 0 ◀▶
SE12 Number of Conservation Area appraisals undertaken	1 ▼
SE13 Locally important buildings lost	0 ▼
SE14 Landscape type and coverage	See para 12.124 ▼
SE15 Highest, lowest and average air quality in Air Quality Management Areas	See Table 12.47 ▼
SE16 Length of Public Rights of Way network	1,947km ▲
SE17 Household waste collection per head (kg) per annum	480.7 kg ▼
SE18 Households served by kerbside collection	100% ◀▶
SE19 Density of new housing developments (dwellings per hectare)	<30 71% ▼
	30 to 50 16% ▲
	50+ 13% ▲
SE20 Brownfield land register	Publish by December 2017 ◀▶



Indicator	Result
SE21 Cheshire East heritage crime incidents	See Para 12.132
SE22 Average CO ₂ emissions per person	7.1 tonnes per capita ▼

Connectivity

Table 1.7 Connectivity Summary

Indicator	Result
MF10 The percentage of premises which have access to fibre broadband service (>24Mbps)	95% ▲
MF17 Progress on key highways schemes listed in Policy CO 2	See Table 12.51 ▲
MF18 New major developments within 500m of a bus stop served by commercial bus service	Indicator not yet monitored ●
C1 Average minimum travel time for residents to reach key services, by mode of travel	Public transport/walking 19.7 minutes ▲
	Cycle 15.3 minutes ▲
	Car 10.6 minutes ▲

Local Plan Strategy Sites and Strategic Locations

1.6 A number of Local Plan Strategy ("LPS") sites have received planning permission or are under construction, which illustrates that the delivery of some sites has started. Further information on the progress of LPS sites can be found in Table 12.53 of this AMR.



2 Introduction

2.1 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 also provides a crucial method of feedback in the process of policy-making and implementation, whilst identifying key challenges and opportunities. This enables adjustments and revisions to be made as necessary.

2.2 In view of the importance of monitoring Local Authorities are required to produce an AMR containing information on the implementation of the LDS and the extent to which policies in the Local Plan are being achieved. 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 This Report is the tenth AMR produced by Cheshire East Council and covers the period 1 April 2017 to 31 March 2018. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 35 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

Format of the Report

2.4 The AMR has been divided into the following sections:

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- **Glossary** - a glossary of terms used in this Report.



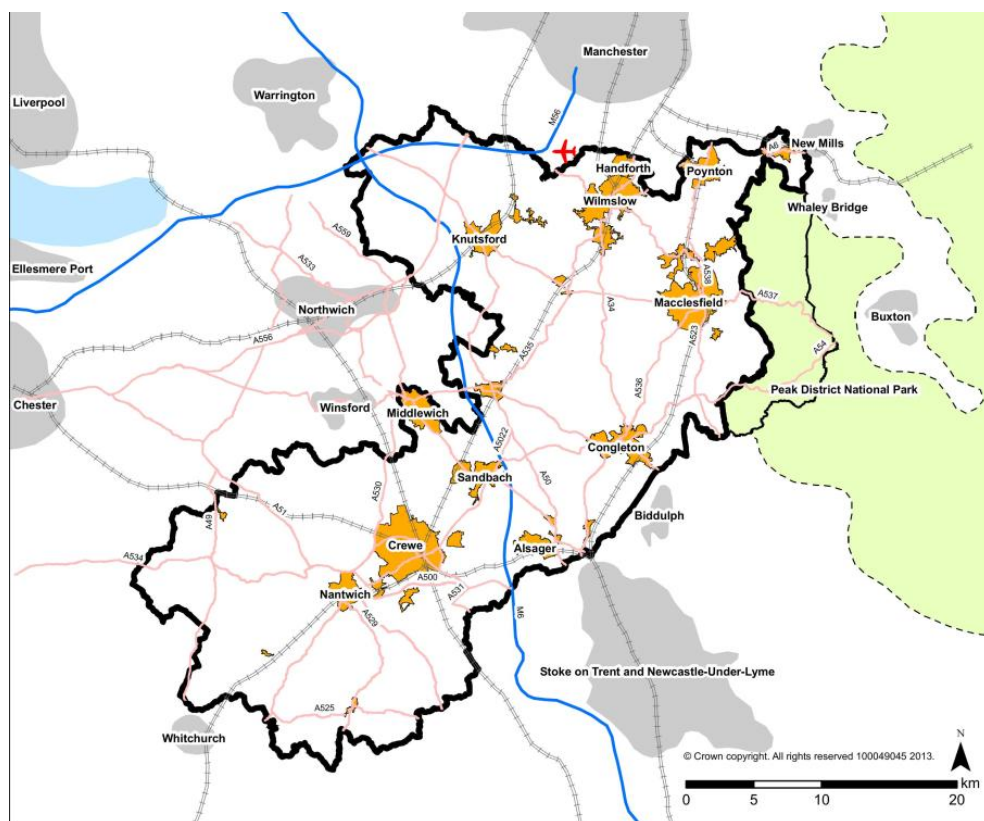
3 The Borough

3.1 Cheshire East is a Unitary Authority with Borough status, created as part of Local Government Reorganisation in 2009. It covers the eastern part of the historic County of Cheshire and is made up of the former Districts of Congleton, Crewe and Nantwich, and Macclesfield. It covers an area of 116,638ha (1,116km²)⁽³⁾ with a population of 378,800 people (2017).⁽⁴⁾

3.2 The Borough is bounded by Cheshire West and Chester to the west, Warrington and Greater Manchester conurbation to the north, Shropshire and the north Staffordshire conurbation of Stoke-on-Trent and Newcastle-under-Lyme to the south, and the Peak District National Park to the east.

3.3 Cheshire East is a large Borough with many towns, villages and rural areas, and over 100 Town and Parish Councils. The towns and villages vary greatly in character and each face differing issues and needs for the future. The Borough also has an extensive rural area with a successful rural and agricultural based economy. Figure 3.1 shows the Borough in its context.

Figure 3.1 Cheshire East in Context



3.4 Cheshire East has around 40,140ha⁽⁵⁾ of land designated as Green Belt, located in the northern and south-eastern parts of the Borough. These form parts of the Green Belts surrounding Greater Manchester and the Potteries conurbation.

3 Table P04UK ('2011 Census: Population density, local authorities in the United Kingdom'), 2011 Census, Office for National Statistics ("ONS"), March 2013. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.

4 ONS mid-year population estimates for 2017. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

5 Local authority Green Belt statistics for England: 2017 to 2018, MHCLG
<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2017-to-2018>



3.5 There are 76 Conservation Areas and 2,643 Listed Buildings⁽⁶⁾ in the Borough as well as numerous areas designated for their landscape and wildlife value.

3.6 Historic transport routes criss-cross Cheshire East in the form of canals, railways and historic roadways, further enriching the built heritage of the Borough and influencing aspects of the townscape and development of towns and villages.

3.7 The closeness of Manchester Airport gives considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly. It contributes £1.2bn each year to the North West's economy and supports 23,400 jobs across the UK.⁽⁷⁾

3.8 The extensive road network in Cheshire East includes the M6 motorway, which runs north to south through the centre of the Borough, and the M56 running east to west at the northern end. The rail network is accessible from 22 Railway Stations across the Borough. Crewe and Macclesfield are on separate branches of the West Coast Main Line giving access to Greater Manchester and London Euston.

3.9 A more detailed Spatial Portrait can be found in Chapter 2 of the LPS.

⁶ Cheshire Historic Environment Record (2017)

⁷ Corporate Social Responsibility Report, Manchester Airports Group, September 2017:
<https://www.magairports.com/responsible-business/csr-reports/>



4 Local Development Scheme

4.1 The Cheshire East LDS has been revised and came into effect on 25 October 2016, covering the period 2016 to 2018. It sets out the Council's programme and timetable for the preparation of documents for the Cheshire East Local Plan. The LDS contains key milestones identifying target dates for achieving various stages of each of the Local Plan documents the Council is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the LPS and to set out a realistic timetable for the various documents. Table 4.1 shows a summary of the LDS milestones.

Table 4.1 Schedule of Development Plan Documents

Milestone	LDS Date	Stage Reached	Comments
Local Plan Strategy DPD			
Local Plan Preparation (Reg 18)	April 2009 to March 2014	Completed March 2014	-
Publication	March/April 2014	Completed March 2014	-
Submission	May 2014	Completed 20 May 2014	-
Pre-Examination Meeting	July 2014	Completed 24 July 2014	-
Independent Examination	September 2014	Commenced Sept 2014 and completed 20 June 2017	Resumed in August 2015 after formal suspension. Consultation on Main Modifications took place between 6/2/17 and 20/3/17. The examination closed on receipt of the Inspector's Report.
Inspector's Report	1st quarter 2017	Completed 20 June 2017	-
Adoption	2nd quarter 2017	Completed 27 July 2017	Delay in adoption due to earlier formal suspension of the independent Examination.



Milestone	LDS Date	Stage Reached	Comments
Site Allocations and Development Policies DPD			
Local Plan Preparation (Reg 18)	4th quarter 2016 to 1st quarter 2018	Underway	Consultation held on an issues paper between 27/2/17 and 10/4/17. Delay due to priority being given to the production of the Local Plan Strategy, which has continued to have a knock-on effect on the timetable in this monitoring period.
Publication	1st quarter 2018	-	-
Submission	2nd quarter 2018	-	-
Pre-Examination Meeting	2nd quarter 2018	-	-
Independent Examination	2nd quarter 2018	-	-
Inspector's Report	4th quarter 2018	-	-
Adoption	4th quarter 2018	-	-
Minerals and Waste DPD			
Local Plan Preparation (Reg 18)	4th quarter 2016 to 1st quarter 2018	Underway	Delay due to priority being given to the production of the Site Allocations and Development Policies DPD and the introduction of the Community Infrastructure Levy.
Publication	1st quarter 2018	-	-
Submission	2nd quarter 2018	-	-
Pre-Examination Meeting	2nd quarter 2018	-	-
Independent Examination	2nd quarter 2018	-	-
Inspector's Report	4th quarter 2018	-	-
Adoption	4th quarter 2018	-	-

4.2 Progress with the preparation of the Local Plan in 2017/18 has not been made in accordance with the key milestones set out in the LDS due to the reasons set out in Table 4.1.



5 Wider Policy Context

5.1 The Government has made a number of reforms to planning legislation and guidance in recent years. Documents published during the Plan period that could/will have implications for planning policy in Cheshire East include:

- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 (6 April 2017)
- The Town and Country Planning (Permission in Principle) Order (15 April 2017)
- The Town and Country Planning (Brownfield Land Register) Regulations 2017 (16 April 2017)
- Neighbourhood Planning Act 2017 (27 April 2017)
- The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2017 (23 May 2017)
- The Neighbourhood Planning Act 2017 (Commencement No. 1) Regulations 2017 (18 July 2017)
- The Neighbourhood Planning Act 2017 (Commencement No. 2) Regulations 2017 (21 September 2017)
- The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 (11 December 2017)
- The Neighbourhood Planning Act 2017 (Commencement No. 3) Regulations 2018 (15 January 2017)
- The Neighbourhood Planning Act 2017 (Commencement No. 4 and Transitional Provisions) Regulations 2018 (26 February 2017)
- The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017 (26 February 2018)
- Draft revised National Planning Policy Framework (5 March 2018)



6 Local Plan Evidence Base

6.1 In the last year the Council has continued to work on the evidence base for the Site Allocations and Development Policies Document ("SADPD") (part 2 of the Local Plan). Progress on this will be published in the next AMR.



7 Duty to Cooperate

7.1 The National Planning Policy Framework ("NPPF") includes a requirement for public bodies to cooperate on cross-boundary planning issues. The most recent document prepared by the Council relating to Duty to Cooperate matters ("DTC") was its update statement published in August 2016 and used as supporting evidence at the LPS Examination. Further details on this can be found in last years AMR. Since the adoption of the LPS in July 2017 the focus of work has been on the second part of the Local Plan, which deals with non strategic matters. This does not mean that the Council has not continued to engage with the other 13 Councils that closely adjoin the Borough or with more distant authorities, where strategic matters exist (particularly in relation to minerals and waste), as part of their plan making activity. This has included meetings and/or comments on strategic planning policy matters with the following authorities during 2017/18:

- Cambridgeshire and Peterborough
- Cheshire West and Chester
- Derbyshire County Council and Derby City Council
- Peak District National Park
- Shropshire Council
- Staffordshire Moorlands
- Stockport MBC
- Stoke-on-Trent and Newcastle-under-Lyme
- Warrington

7.2 In addition, the Council has continued to undertake DTC discussions on minerals and waste with other Mineral & Waste Planning Authorities in the region through the North West Aggregates Working party ("AWP") and North West Waste Network ("NWWN"). The AWP is the mechanism through which the Council prepares and agrees its annual Local Aggregates Assessment. This provides an assessment of the demand and supply of aggregates in the Borough to make sure that a steady and adequate supply of minerals is achieved in line with Government guidance. It is available to view on the Council's website and provides part of the evidence base upon which the Council will develop its third and final part of the Local Plan; the minerals and waste DPD ("MWDPD"). In addition, there was a single meeting of the NWWN in June 2017, during the monitoring period.

7.3 As part of early preparation work on the MWDPD, the Council consulted on the Minerals and Waste Issues Paper in Spring 2017. This included the sending of letters/emails to 133 Waste Planning Authorities where waste movement took place between Cheshire East and these areas. Draft waste movement thresholds were adopted to define the level of waste movement that would be classified as being strategic in nature. The thresholds were set at 5,000 tonnes of non-hazardous waste and 500 tonnes of hazardous waste occurring per year. Letters/emails were also sent to 40 Mineral Planning Authorities where the movement of minerals took place between Cheshire East and these areas. No strategic thresholds were set for the movement of minerals.

7.4 The Council is also a member of the Industrial Sands working group, which is a national grouping of authorities that have industrial sand producing quarries in their area and provides a forum for discussing strategic issues in relation to this important, nationally recognised, resource. These discussions will continue as the MWDPD is developed and assist in shaping related policies.





8 Neighbourhood Planning

8.1 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.

8.2 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 8.1.

Table 8.1 Neighbourhood Plans in Cheshire East

Made NDPs in 2017/18	
Holmes Chapel	18/4/17
Astbury and Moreton	17/8/17
Goostrey	17/8/17
Weston and Basford	16/11/17
Buerton	23/11/17
Willaston	7/12/17
Wistaston	7/12/17
Somerford	15/2/18
Stapeley and Batherton	15/2/18
Hulme Walfield and Somerford Booths	15/2/18
NDPs at Earlier Stages	Stage Reached
Alsager	Neighbourhood Area designated 10/5/17
Ashley	Neighbourhood Area designated 8/6/17
Calveley	Regulation 14 consultation completed 28/1/18
Disley	Regulation 16 consultation commenced 9/2/18
Handforth	Regulation 16 consultation commenced 16/2/18
Knutsford	Decision to modify a Neighbourhood Area (meeting held 26/3/18)
Moston	Neighbourhood Area designated 4/5/17
Ollerton with Marthall	Neighbourhood Area designated 9/9/17
Over Peover	Neighbourhood Area designated 5/4/17



8.3 NDP policies should be in general conformity with the strategic policies of 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.

8.4 Further information about neighbourhood planning in Cheshire East can be found on the Council's website.⁽⁸⁾

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



9 Self/Custom Build Register

9.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build or custom housebuilding (Planning Practice Guidance ("PPG") [ID: 57.002])

9.2 PPG [ID: 57.012] encourages Council's to publish, in their AMRs, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources. This can support development opportunities for self-build and custom housebuilding by increasing awareness among landowners, builders and developers of the level and nature of demand for self-build and custom housebuilding in the local area.

9.3 As at 31/3/18 there were 145 individuals registered on the Council's self-build register.

9.4 "Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period" (PPG [ID: 57.023]). The Council has three years from the end of the base period to meet the duty to provide planning permissions for serviced plots of land. The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year (PPG [ID: 57.023]). Table 9.1 shows the base periods so far and the number of applicants as at 31/3/18.

Table 9.1 Self build register applicants

Base period	Applicants
1/4/16 to 30/10/16	34 ⁽⁹⁾
31/10/16 to 30/10/17	103
31/10/17 to 30/10/18	8 ⁽¹⁾

1. up to 31/3/18

9 Figure reported previously (35) changed due to request to be removed from the register.



10 Other Monitoring Reports

10.1 The Council produces other monitoring reports in relation to planning, which are:

- Annual Local Aggregate Assessment,⁽¹⁰⁾ which is prepared to provide an assessment of the demand for and supply of aggregates.
- Housing Monitoring Update,⁽¹¹⁾ which is intended to be produced yearly as a snapshot to identify the housing land supply situation in the Borough.

10.2 Once in place the Council will also need to publish a monitoring report in respect of the Community Infrastructure Levy ("CIL").

¹⁰ http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/aggregate_resources.aspx

¹¹ https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing.aspx



11 Local Plan

Introduction

11.1 The adopted development plan for the Borough is made up of the LPS and the saved policies of the former District's Local Plans (Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Replacement Local Plan 2011, and Macclesfield Borough Local Plan) until replacement by the SADPD. The development plan also includes the saved policies from the Cheshire Replacement Minerals Local Plan and the Cheshire Replacement Waste Local Plan (until replacement by the Minerals and Waste Development Plan Document). Therefore this AMR covers not only the former District's Local Plans and the minerals and waste Local Plans, but also the LPS. This is reflected in the format of the Report and the use of the LPS Monitoring Framework, as identified in paragraph 11.6 of this Report.

11.2 Several NDPs have been made in the Borough and these also form part of the Development Plan for Cheshire East:

- Astbury and Moreton
- Brereton
- Bunbury
- Hulme Walfield and Somerford Booths
- Marton
- Somerford
- Weston and Basford
- Willaston
- Audlem
- Buerton
- Holmes Chapel
- Goostrey
- Sandbach
- Stapeley and Batherton
- Wistaston

11.3 Further details on neighbourhood planning can be found in Chapter 8 of this Report.

Strategic Priorities

11.4 The LPS identifies a Vision and four Strategic Priorities to deliver it, which were drawn up based on current planning guidance, the results of the evidence base and the outcomes of consultations:

- Strategic Priority 1 - Promoting economic prosperity by creating conditions for business growth.
- Strategic Priority 2 - Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided.
- Strategic Priority 3 - Protecting and enhancing environmental quality
- Strategic Priority 4 - Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network

11.5 The Strategic Priorities also reflect the Objectives of the Sustainable Community Strategy.⁽¹²⁾ Further information on these Priorities can be found in Chapter 6 of the LPS.

¹² http://www.cheshireeast.gov.uk/council_and_democracy/community/pace_strategic_partnerships/sustainable_community_strategy.aspx

Monitoring Framework

11.6 As set out in Chapter 16 'Monitoring and Implementation' of the LPS the Council has produced a Monitoring Framework in order to assess the delivery and effectiveness of achieving the Vision and Strategic Priorities. The Monitoring Framework contains core indicators and is reproduced in Table 11.1.

Table 11.1 Monitoring Framework

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF1	Provision of infrastructure	To achieve implementation of the latest published list of priority Infrastructure Schemes.	Decrease in s106/CIL infrastructure funding of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider reviewing the operation of CIL • Consider a review of the CIL Charging Schedule
MF2	Housing completions	1,800 dwellings per annum.	Shortfall in housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies
MF3	Five-year housing supply	To maintain at least a five year deliverable supply of housing land for the forthcoming five years.	A shortfall of greater than 1 year.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies





Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF4	Gross total of affordable housing units provided	355 units per annum.	A shortfall of net affordable housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies
MF5	Percentage of empty homes in the Borough	Reduce the long term vacancy rate by 15%.	If target is not achieved by 2018.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners to target efforts and financial resources to persistent long term vacancies (Housing Strategy/Empty Homes Officer)
MF6	Net additional pitches for Gypsy, Traveller and Travelling Showpeople	Up to 10 transit pitches for Gypsy and Travellers; 37 to 54 additional permanent pitches for Gypsy and Travellers and 4 additional plots for Travelling Showpeople up to 2016. Post 2016 requirement numbers to be produced from evidence work yet to be completed.	Minimum pitch/plot no. not achieved by 2016.	<ul style="list-style-type: none"> • Consider a review of the relevant policies • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)
MF7	Net take up of employment land	Exceed the previous three year rolling average of take up by at least 20%.	If performance is less than 20% above the three year rolling average take up of land.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF8	Net jobs growth rate	Net jobs growth (including self-employment and non B uses) of 31,400 (average of 0.7% jobs growth rate) over the Plan period.	Jobs growth rate (per annum) since 2010 falls below an average of 0.7%.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage delivery of development (e.g. access to finance including grants, consider reviewing Section 106 agreements, other contributions) Consider a review of the relevant policies
MF9	Total amount of land last used for employment purposes lost to other uses	Not to exceed the three year rolling average by more than 20%.	Loss not to exceed the three year rolling average by more than 20%.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Look to provide additional guidance on relevant policies Consider a review of the relevant policies
MF10	The percentage of premises (businesses/residents) which have access to fibre broadband service (>24Mbps)	96% of premises by 2016 and 99% by 2020 (subject to funding being received).	If target is missed by more than 1% by the target years.	<ul style="list-style-type: none"> Seek opportunities for additional funding Stimulate demand
MF11	Mineral provision and landbanks	To meet levels of aggregate provision as set out in Sub-national Guidelines/Local Aggregate Assessments and maintain mineral landbanks (aggregates and silica sand) in line with national planning policy.	If under performance is less the 20% of the three year rolling average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key mineral stakeholders (e.g. The Aggregates Working Party) to better manage the delivery





Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF12	Provision of outdoor sports facilities	Protect – no quantitative and qualitative loss Provide – delivery of recommendations contained within the adopted Sports Strategy action plan Enhance - delivery of recommendations contained within the adopted Sports Strategy action plan	Any significant unmitigated loss to other uses of sport, recreation and informal open space.	<ul style="list-style-type: none"> • Look to provide additional guidance on relevant policies • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Enforce corrective action or mitigation on individual schemes or features
MF13	Provision of indoor sports facilities	No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database.	Any significant loss of key facilities.	<ul style="list-style-type: none"> • Look to provide additional guidance on relevant policies • Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Enforce corrective action or mitigation on individual schemes or features
MF14	Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	No net loss.	Any loss in areas of biodiversity importance.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Look to provide additional guidance on relevant policies • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Activate compensation, enforcement or mitigation mechanisms

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF15	Listed Buildings at risk of loss	Reduction in number of buildings at risk by 2020, 2025 and 2030.	No reduction by target years.	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Activate compensation, enforcement or mitigation mechanisms • Prioritise conservation advice and provide assistance where appropriate.
MF16	Waste arisings and the amounts of waste recycled, recovered or going for disposal	To meet with relevant nationally and locally set waste targets.	Under performance by target years.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key waste stakeholders to better manage the delivery
MF17	Progress on key highway schemes listed in Policy CO2	In line with timescales detailed within the latest Infrastructure Delivery Plan.	If any scheme delivery is later than 1 year from the specified target date.	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Seek opportunities for additional funding • Consider renegotiation of section 106 agreements
MF18	New major developments within 500m of a bus stop served by commercial bus service	To achieve 5% above the baseline.	If under performance is less the 20% of the three year rolling average.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Provide mitigation to ensure all new developments are meeting high standards of sustainability





Sustainability Appraisal Objectives

11.7 Sustainability Appraisal is a process to assess the social, environmental and economic impacts of a plan and is performed alongside its production.

11.8 The Council published a Sustainability Appraisal: Scoping Report of the Local Plan ("Scoping Report") in June 2017. The purpose of the Scoping Report is to identify the scope and methodology for the appraisal of the Local Plan and was produced to make sure that the social, economic, environmental and economic issues previously identified were up-to-date.

11.9 To help address each of these issues, 20 Sustainability Objectives were identified in the Scoping Report, shown in Table 11.2 of this Report, against which Local Plan documents will be appraised. These objectives will also be used to monitor the performance of policies in terms of their significant effects and impact on sustainability, and will provide a framework for considering policy options to manage new development in Cheshire East. Significant effects indicators can be found under each relevant theme in this AMR, with the (SA) number showing the SA objective(s) to which the indicator relates.

Table 11.2 Sustainability Objectives

Social	
1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Create an environment that promotes healthy and active lifestyles.
5	Maintain and/or create vibrant rural communities.
6	Create a safe environment to live in and reduce fear of crime.
7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.



Environmental	
8	To adapt to and mitigate the impacts of climate change.
9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
10	Manage the impacts of development and associated activities to positively address all forms of pollution.
11	Protect, maintain and enhance biodiversity, habitats, soils, species, geodiversity and important geological features; particularly those that are designated.
12	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.
Economic	
17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
19	Positively manage the Borough's diverse rural economy.
20	Improve access to education and training, and the links between these resources and employment opportunities.



12 Indicators

12.1 The LPS has 18 indicators (MF1 to MF18) that the Council must monitor; these are known as core indicators and can be found in the Monitoring Framework in Chapter 16 of the LPS and Table 11.1 of this Report. The AMR also seeks to monitor all the policies in the LPS through contextual and local indicators, which are identified under the relevant headings.

A number of 'saved' policies⁽¹³⁾ from the previous Districts and County Council remain in place; although these have not been reported on specifically it is thought that the range of indicators in this Report still enable the effectiveness of the saved policies to be considered; data and commentary in this AMR therefore just focuses on the policies in the LPS. In addition, as the LPS is only the first part of the Local Plan the Council also considers it prudent to continue to report on the other relevant indicators in previous AMRs until such time that the Monitoring Framework for the Local Plan is complete.

12.2 To make this Report easy to follow, the indicators are presented on a thematic basis based on the Chapters in the LPS (Planning for Growth, Infrastructure, Enterprise and Growth, Stronger Communities, Sustainable Environment, and Connectivity), along with supporting analysis and interpretation. They have been numbered to reflect the theme they monitor, for example, indicator "PG1 Plan period and housing targets" can be found under the Planning for Growth theme. The indicators brought forward from previous AMRs have been renamed to align with the theme they monitor.

12.3 As described in Chapter 11 of this AMR the sustainability objectives shown in Table 11.2 of this Report are also used to monitor the performance of policies through the use of significant effect indicators. These indicators are identified by the use of (SA) numbers that refer to the relevant sustainability objective(s), for example indicator "MF2 Housing completions (SA1/3)" relates to SA objectives 1 and 3.

12.4 Policies "MP 1 Presumption in favour of sustainable development", "SD 1 Sustainable Development in Cheshire East", and "SD 2 Sustainable Development Principles" are not monitored separately as they underpin all policies in the LPS and their implementation is therefore monitored through all the indicators in the Monitoring Framework.

13 A schedule of these is contained in Appendix B of the LPS



Planning for Growth

12.5 The LPS Policies monitored in this section are:

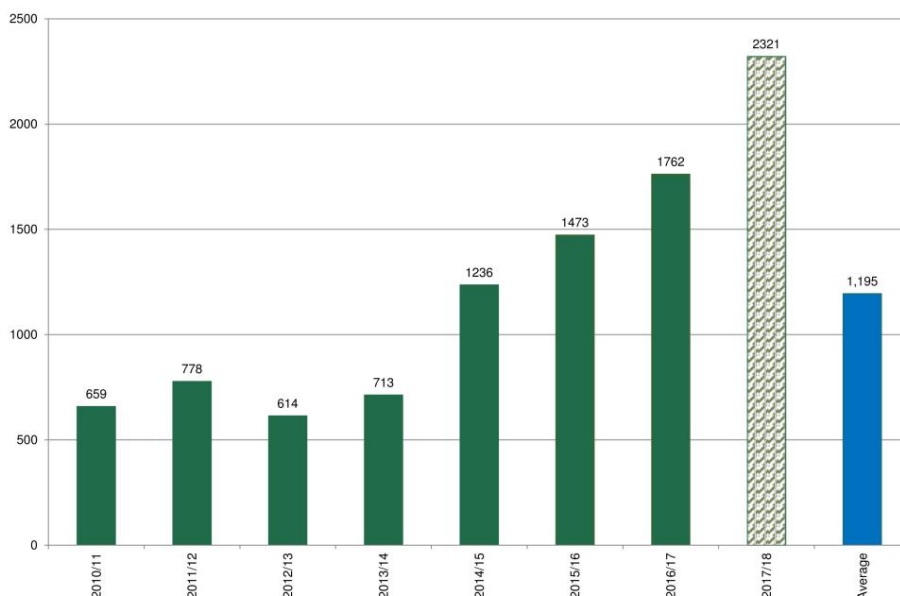
- PG 1 Overall Development Strategy
- PG 2 Settlement Hierarchy
- PG 3 Green Belt
- PG 4 Safeguarded Land
- PG 5 Strategic Green Gaps
- PG 6 Open Countryside
- PG 7 Spatial Distribution of Development

Core Output Indicators

MF2 Housing completions (SA1/3)

12.6 2,405 dwellings (gross) and 2,321 dwellings (net) were completed in 2017/18, which is an increase of 32% on the previous year. 84 homes were lost through demolition, change of use or conversion.⁽¹⁴⁾

Figure 12.1 Net Housing Completions



12.7 Since 2010/11 9,556 (net) dwellings have been completed; the average number of dwellings built each year between 2010/11 and 2017/18 is 1,195. C2 uses are included in this figure.

14 CEBC Housing Database.



MF3 Five-year housing land supply (SA1)

12.8 National Planning Policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in the LPS. The council's latest published assessment sets out the housing land supply as at 31 March 2018 and shows that there is a 7.2 years supply of deliverable housing land, as shown in Table 12.1⁽¹⁵⁾

Table 12.1 Housing Land Supply (base date 31/03/18)

Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	9,000
Backlog	4,844
Total housing need (Sedgepool with 5% buffer applied)	12,630 (2,526 dpa)
Total supply as at 31st March 2018	18,250
Level of supply	7.22 years

MF5 Percentage of empty homes in the Borough (SA16)

12.9 2.4% (4,166 dwellings) in October 2017.⁽¹⁶⁾ The percentage of empty homes in the Borough is less than the North West⁽¹⁷⁾ and national levels.

Table 12.2 Percentage of Empty Homes in the Borough

Comparator (2017)		Trend			
North West	National	Oct 2014	Oct 2015	Oct 2016	Oct 2017
3.2%	2.5%	2.4%	2.4%	2.3%	2.4%

12.10 1,396 dwellings in the Borough have been vacant for more than six months, compared to 3,287 dwellings in 2010; a reduction of 58%. This is attributable to the Council's strategic approach to reducing empty homes as set out in the Housing Strategy. A combination of activities have led to this reduction, including changes to the council tax discounts for empty homes and second homes, regular targeted joint reviews of long term empty homes between Housing and Council Tax, enforcement action to tackle environmental and social problems caused by long term empty homes, loans to bring empty homes back into use, and information and support for owners.

15 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

16 Council tax base data Table 615: Vacant dwellings by local authority district: England, from 2004, MHCLG
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

17 Council tax base data Table 615: Vacant dwellings by local authority district: England, from 2004 and Table 125: Dwelling stock estimates by local authority district: 2001 to 2016, MHCLG
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>



MF8 Net jobs growth rate

12.11 Between 2010 and 2015, 19,000 jobs were created, which is an increase of 11%. There was a further increase of 9,000 (5%) between 2015 and 2017.⁽¹⁸⁾

Table 12.3 Jobs Growth (in 000s)

	2010	2011	2012	2013	2014	2015	2016	2017
Number of jobs (2010-15 data series)	174	176	178	181	189	193	-	-
Number jobs (2015-16 data series – not directly comparable with 2010-15 data)						195	199	204

PG1 Plan period and housing targets (SA1)

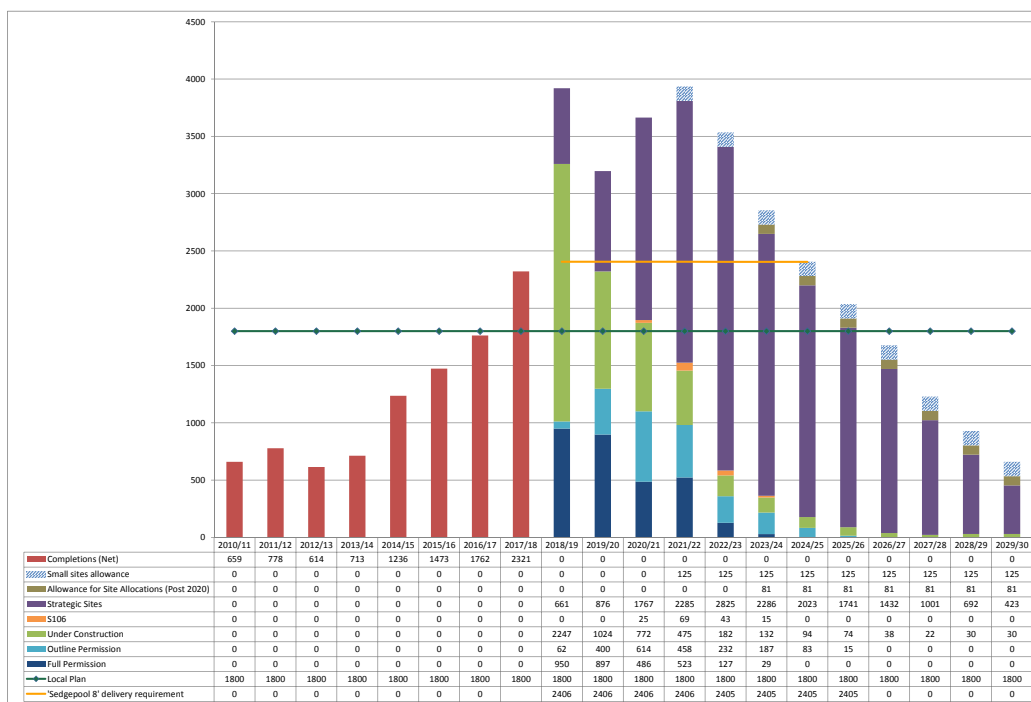
12.12 The Plan period runs from 2010 until 2030. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030, at an average of 1,800 net additional dwellings per year.

¹⁸ Business Register and Employment Survey ("BRES") open access data series for 2009-15 (which excludes business units registered for PAYE only) and 2015-17, ONS, NOMIS. ONS Crown Copyright. Figures include self-employed people registered for VAT and PAYE schemes, as well as employees. Because of differences between the two data series, 2010-15 jobs levels and changes cannot be directly compared with the 2015-17 levels or the 2015-17 change.



PG2 Managed delivery target (SA1)

Figure 12.2 Housing Trajectory (base date 31/03/18)



12.13 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.

12.14 The 'Local Plan' line in the trajectory represents the yearly 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 potential supply, and the number of dwellings that are anticipated to be built over the Plan period. The 'Sedgepool 8 delivery requirement' line represents the level of development required to meet the yearly requirement, plus the backlog.

12.15 From 1 April 2010 to 31 March 2018, 9,556 dwellings (net) have been constructed, including C2 uses, leaving 26,444 dwellings to be delivered over the remainder of the Plan period.

12.16 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 SADPD. This will allocate sites for about 567 dwellings over the Plan period. For the purposes of this trajectory, this contribution is spread equally over the Plan period post 2022.



12.17 The 'Small sites allowance' bar represents the projected delivery from windfall sites. Details of the windfall allowance is set out in the Annual Housing Monitoring Update 2018⁽¹⁹⁾ In that report it can be seen that the number of windfalls has consistently exceeded the allowance of 125, therefore this annual rate may be increased through the SADPD process.

PG3 Employment land available (SA17)

12.18 About 60% of the gross supply is land that is allocated in the LPS and the former District's Local Plans; 28% has planning permission and 12% is under construction.⁽²⁰⁾ The supply has reduced since the previous monitoring period, which had a supply of 426.26ha.

Table 12.4 Employment Land Supply as at 31 March 2018

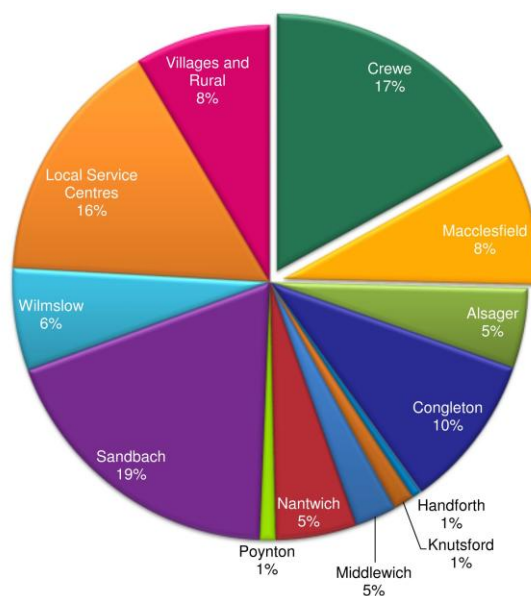
	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply (ha)	1.36	0.00	0.05	35.12	0.67	6.17	0.00	375.14	418.51

12.19 The land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use. The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Local Indicators

PG4 Location of completed dwellings (SA1)

Figure 12.3 Location of Completed Dwellings (2017/18)



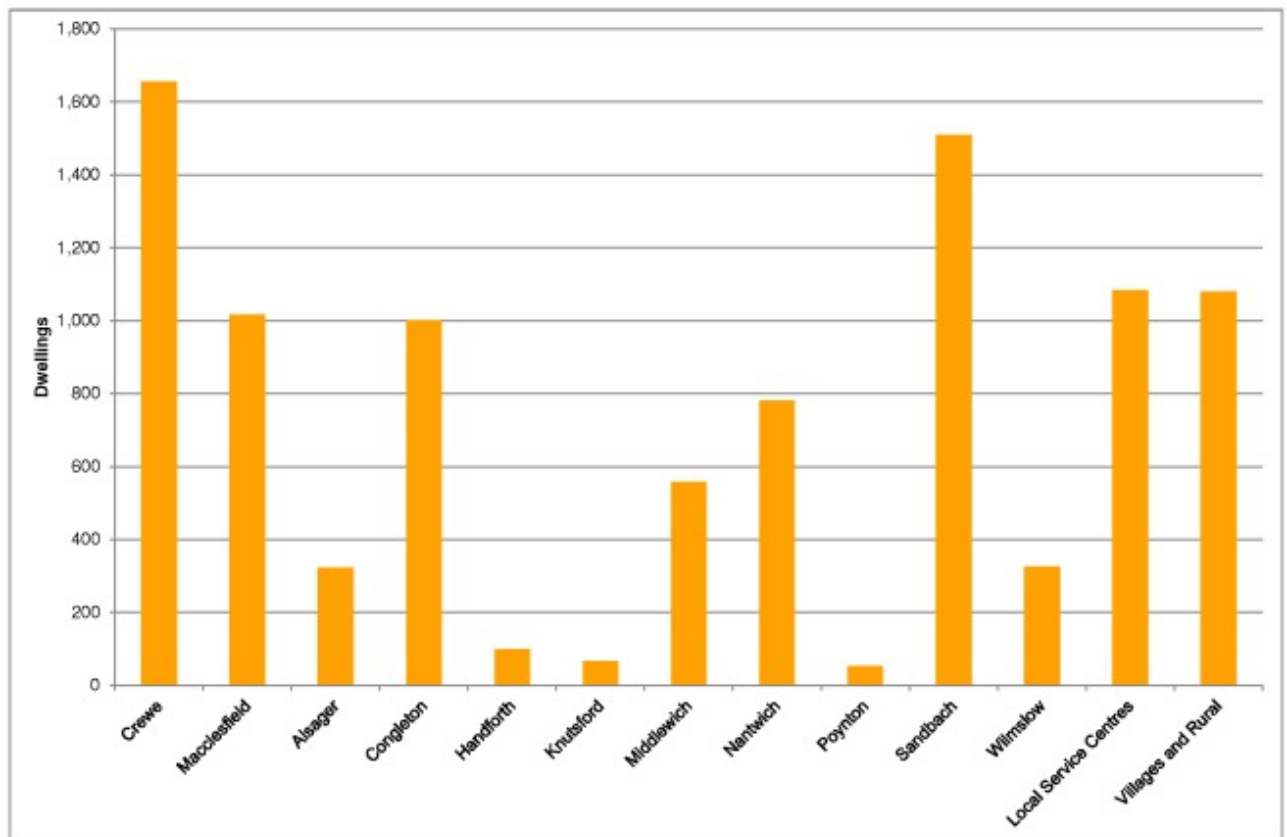
19 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx
 20 CEBC Employment Monitoring Database.



12.20 25% of completions were in the Principal Towns ("PTs") and 51% in the Key Service Centres ("KSCs") in 2017/18. This is similar to 2016/17, with the majority of completions in the KSCs, and the least in the villages and rural areas.

PG5 Housing completions by location from 2010 (SA1)

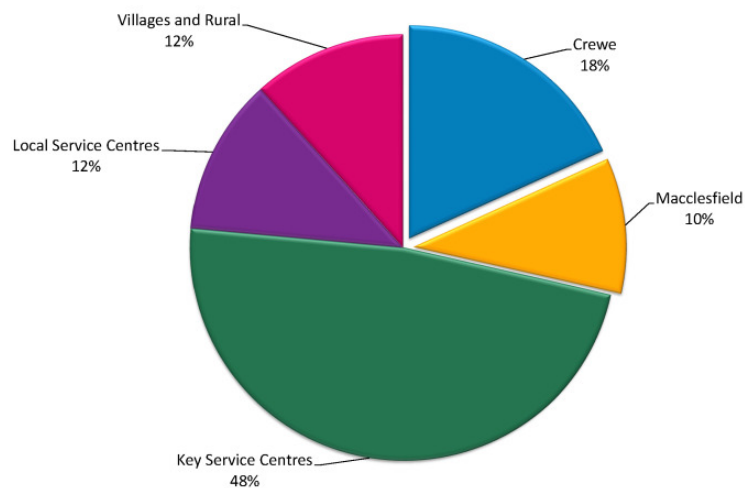
Figure 12.4 Housing Completions by Location from 2010



12.21 2,673 dwellings (net) were completed in the PTs between 1/04/10 and 31/03/18, with 4,718 dwellings (net) in the KSCs, 1,084 dwellings (net) in the LSCs and 1,081 dwellings (net) in the Villages and Rural Areas.



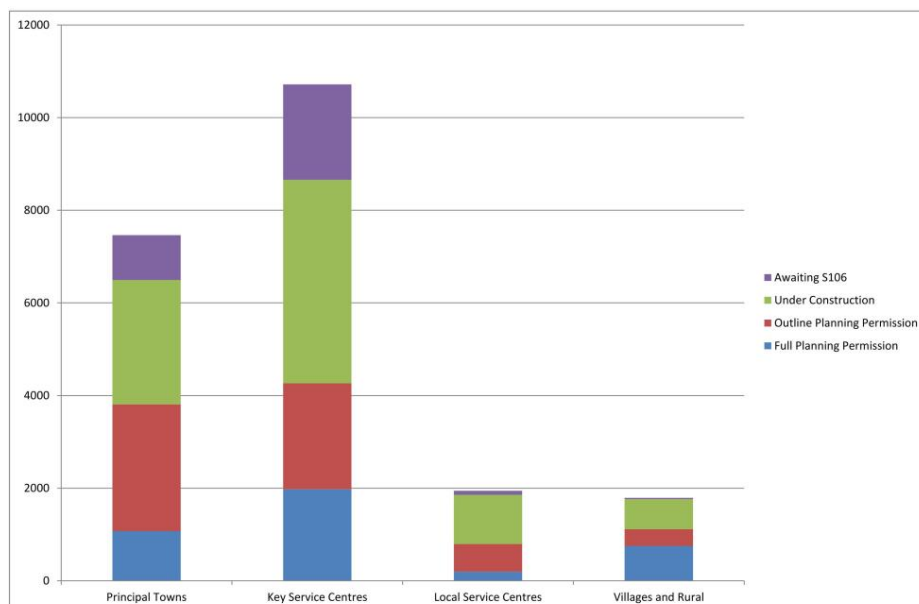
Figure 12.5 Proportion of Housing Completions by Location from 2010



12.22 28% of housing completions have been in the PTs, 48% in the KSCs, 12% in the LSCs, and 12% in the Villages and Rural Areas. This distribution is very similar to the cumulative proportions reported in the previous year monitoring report.

PG6 Location of housing commitments by type

Figure 12.6 Location of Housing Commitments by Type





12.23 At 31 March 2018 there were commitments for 21,915 dwellings, with 34% in the PTs, 49% in the KSCs, and 17% in the LSCs, and Villages and Rural Areas. This is similar to the previous year, however the number of commitments has increased; the proportion in the LSCs and Villages and Rural area has decreased slightly with the corresponding increase in the PTs and KSCs.

Contextual Indicators

PG7 Population size

12.24 378,800 in 2017.⁽²¹⁾ The population of the Borough has increased since 2010.

Table 12.5 Population Size

2011	2012	2013	2014	2015	2016	2017
370,700	372,400	372,000	374,600	375,700	377,300	378,800

PG8 Population forecast

12.25 Growth from 369,100 in base year (2010) to 427,100 (2030).⁽²²⁾

PG9 Count of active enterprises (SA17)

12.26 20,200 (which equates to a business density of 649 active enterprises per 10,000 residents aged 16+) (2018).⁽²³⁾ The number of active enterprises has increased continuously since 2012 and the business density is above the North West and UK averages.

Table 12.6 Count of Active Enterprises

2012	2013	2014	2015	2016	2017	2018
16,500	16,700	17,300	18,500	18,900	20,000	20,200

Table 12.7 Business Density (number of active enterprises per 10,000 residents aged 16+) in 2018

Cheshire East	North West	UK
649	456	499

21 ONS mid-year population estimates 2010 to 2017. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

22 Population forecasts produced by Opinion Research Services ("ORS") for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Exam Library reference [PS E033] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

23 Sources: [1] 'UK Business Counts – enterprises' data for 2018, ONS, NOMIS. ONS Crown Copyright 2018. [2] ONS mid-year population estimates for 2010-17 (June 2018 release). Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0. Notes: [1] Business counts are for a reference date in March: e.g. "2018" means March 2018. [2] 2018 densities calculated using 2017 population estimates



PG10 Unemployment rates (for economically active residents aged 16+) (SA2/17/19/20)

12.27 3.3% (6,000 people) (April 2017 to March 2018).⁽²⁴⁾ Unemployment rates in the Borough are lower than in the North West and Great Britain, and (apart for a small increase in the year to 2016/17) have followed a downward trend since 2012/13.

Table 12.8 Unemployment Rates (for Economically Active Residents Aged 16+)

Comparator (2017/18)		Trend				
North West	Great Britain	2013/14	2014/15	2015/16	2016/17	2017/18
4.4%	4.3%	5.0%	4.0%	3.2%	3.5%	3.3%

PG11 GVA (economic output) per capita

12.28 £34,600 in 2017.⁽²⁵⁾ GVA per capita in the Borough is higher than that in the North West and UK, and has continued to increase from 2012.

Table 12.9 GVA Per Capita

Comparator (2017)		Trend					
North West	UK	2012	2013	2014	2015	2016	2017
£23,600	£27,200	£30,600	£32,400	£32,300	£33,500	£34,600	34,600

PG12 Jobs density (SA17)

12.29 0.98 in 2016.⁽²⁶⁾ Jobs density in the Borough is higher than that in the North West and UK, and has continued to increase from 2010.

Table 12.10 Jobs Density

Comparator (2016)		Trend					
North West	UK	2011	2012	2013	2014	2015	2016
0.81	0.84	0.82	0.85	0.88	0.91	0.96	0.98

24 Cheshire East data: Model-based estimates of unemployment, April 2012 - March 2013 to April 2017 - March 2018, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. NW and GB data: Annual Population Survey April 2017 - March 2018, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.

25 [1] Regional Gross Value Added (Income Approach) 1997-2017 data, ONS, December 2018: <https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>. [2] Data series ABML and ABMM from the 'GDP first quarterly estimate time series' data set, ONS, November 2018: <https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/secondestimateofgdp> Notes: [1] Figures are in 2017 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data excludes 'Extra-Region' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).

26 Jobs Density data, ONS, NOMIS, ONS Crown Copyright <https://www.nomisweb.co.uk/>.



PG13 Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively) (SA17)

12.30 The Borough has a higher proportion of Management/Professional workers than the North West and UK, with a lower level of Admin/Skilled, Personal Service/Sales and Operative/Elementary workers. Between 2016/17 and 2017/18, the proportion of workers in each of these four occupations/categories remained broadly static.⁽²⁷⁾

Table 12.11 Employment by Occupation

	Comparator (April 2017 to March 2018)			Cheshire East (April 2016 to March 2017)
	Cheshire East	North West	UK	
Management/Professional	52.5%	42.6%	45.6%	51.5%
Admin/Skilled	20.1%	20.9%	20.7%	19.2%
Personal Service/Sales	14.6%	18.5%	16.8%	14.9%
Operative/Elementary	12.8%	18.1%	17.0%	14.4%

PG14 Working age population (16 to 64)

12.31 226,100 in 2017.⁽²⁸⁾ The working age population has fallen continuously since 2011.

Table 12.12 Working Age Population (16 to 64)

2011	2012	2013	2014	2015	2016	2017
233,000	231,000	229,000	227,900	227,300	226,600	226,100

PG15 Labour supply (economically active population) and economic activity rate for working age population (16 to 64)

12.32 174,600 (77.5%) (April 2017 to March 2018).⁽²⁹⁾ The economic activity rate in the Borough is higher than that in the North West and UK. The rate has fluctuated up and down since 2010/11, but with a continuous increase from 2014/15 onwards.

27 Annual Population Survey (residence-based dataset), April 2016 - March 2017 and April 2017 - March 2018, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. The analysis described above is based on SOC2010 (Standard Occupational Classification 2010) Major Group occupational classes: "Management/ Professional" occupations means SOC2010 Major Groups 1-3, "Admin/ Skilled" means Groups 4-5, "Personal Service/ Sales" is Groups 6-7 and "Operative/ Elementary" covers Groups 8-9.

28 ONS mid-year population estimates 2010 to 2017. ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

29 Annual Population Survey (residence-based dataset), April 2012 - March 2013 to April 2017 to March 2018, ONS, NOMIS, ONS Crown Copyright <https://www.nomisweb.co.uk/>.



Table 12.13 Labour Supply (Economically Active Population) and Economic Activity Rate for Working Age Population (16 to 64)

Comparator (2017/18)		Trend				
North West	UK	2013/14	2014/15	2015/16	2016/17	2017/18
76.8%	78.4%	76.0%	76.9%	79.5%	79.9%	77.5

PG16 Labour supply (economically active population) - future change

12.33 Growth from 189,700 in base year (2010) to 207,100 (2030).⁽³⁰⁾

Conclusion

12.34 Net housing completions have risen for the fifth consecutive year. Based on the completions and supply of housing at 31 March 2018, the Council has a 7.2 years supply of housing.

12.35 The location of housing completions and commitments are in line with the spatial distribution objectives of the LPS.

12.36 The percentage of empty homes in the Borough has risen.

12.37 The supply of employment land has fallen slightly by 0.1% since the previous year. Unemployment rates are low and there has been an increase in jobs provision.

Further Actions

- Make sure that Cheshire East has a robust 5 year supply of housing land by progressing the Local Plan
- Continue to monitor the location of housing completions

30 Population forecasts produced by ORS for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Exam Library reference [PS E033] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Infrastructure

12.38 The LPS Policies monitored in this section are:

- IN 1 Infrastructure
- IN 2 Developer Contributions

Core Output Indicators

MF1 Provision of infrastructure (SA7)

12.39 Priority infrastructure schemes are considered to be those projects that are contained in the latest published Infrastructure Delivery Plan that the Council are generally responsible for bringing forward - transport, education, and recreation and sporting facilities. These infrastructure types will be shown in three separate tables (Tables 12.14 to 12.16). There are 58 projects listed under transport, therefore it is considered appropriate and proportionate to only report on those projects listed as priority 1.

12.40 Table 12.14 details the progress on the transport projects that are considered to be priority infrastructure schemes.

Table 12.14 Priority infrastructure scheme progress - transport

Project	Location	Status
B5077 Crewe Road/B5078 Sandbach Road North junction improvements	Alsager	Linked to development timing
A536 to A534 Congleton Link Road	Congleton	Construction early 2019 to mid 2020
Sydney Road bridge - construction of an additional bridge for north west bound traffic to allow two way running	Crewe	Enabling works to commence Spring 2018
Improvements to Crewe Green roundabout	Crewe	Completion due August 2018
North West Crewe Strategy	Crewe	Detailed decision - planning application to be submitted October 2018
Improvements to the A5020 Weston Gate roundabout	Crewe	Concept design
Crewe Bus Station facilities relocation	Crewe	Concept design - developer partner appointed
A6 Disley corridor improvements	Disley	Delivered
Handforth traffic management measures	Handforth	Initial design
A537 Adams Hill junction improvements	Knutsford	Linked to development
Brook Street/Hollow Lane junction improvements	Knutsford	Linked to development



Project	Location	Status
Macclesfield Town Centre Movement Strategy	Macclesfield	Linked to development or funding bids
Middlewich Eastern Bypass	Middlewich	Planning application due to be submitted October 2018
Burford junction improvements, to include complementary improvements on surrounding network	Nantwich	Option appraisal being undertaken, which will lead to preferred option and detailed design
Alvaston roundabout junction improvements	Nantwich	Option appraisal being undertaken, which will lead to preferred option and detailed design
Peacock roundabout junction improvements	Nantwich	Concept design
Poynton Relief Road (bet London Rd South (A523) and the A555 (proposed SEMMMS))	Poynton	Construction due to commence early 2020
A534 Old Mill Rd/The Hill junction and Old Mill Rd/Middlewich Rd junction improvements	Sandbach	Option appraisal being undertaken, which will lead to preferred option and detailed design
Major upgrade to A34 ⁽³¹⁾	Wilmslow - Handforth	Some of the improvements undertaken as part of the A6 Manchester Airport Relief Road.
A34/A538 west junction improvements	Wilmslow	Concept design
A34/Alderley Road/Wilmslow Road	Wilmslow	Detailed design undertaken - linked to development

12.41 As can be seen from Table 12.14 the majority of the highways projects are at an early stage as at 31/03/18, with one due to be complete in 2018 and one in 2020. One project (A6 Disley corridor improvements) has been delivered. Progress on these projects will continued to be monitored and reported on in future AMRs.

12.42 Table 12.15 details the progress on the education projects that are considered to be priority infrastructure schemes.

Table 12.15 Priority infrastructure scheme progress - education

Site	Settlement	Project	Status
LPS 1: Central Crewe	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 2: Basford East	Crewe	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals

31 New junction on the A555 and spur road to the A34 was looked at as an option but is not being pursued



Site	Settlement	Project	Status
LPS 3: Basford West	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 4: Leighton West	Crewe	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 5: Leighton	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 6: Crewe Green	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 7: Sydney Road	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 8: South Cheshire Growth Village	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 9: The Shavington/Wybunbury Triangle	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 10: East Shavington	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 11: Broughton Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 12: Central Macclesfield	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 13: South Macclesfield Development Area	Macclesfield	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 14: Land east of Fence Avenue	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 15: Land at Congleton Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 17: Gaw End Lane	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals



Site	Settlement	Project	Status
LPS 18: Land between Chelford Road and Whirley Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 20: White Moss Quarry	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 21: Twyfords and Cardway	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 22: Former MMU Campus	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 26: Back Lane/Radnor Park	Congleton	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 27: Congleton Business Park Extension	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 28: Giantswood Lane South	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 29: Giantswood Lane to Manchester Road	Congleton	New primary school	To be determined in the context of specific planning application proposals
LPS 30: Manchester Road to Macclesfield Road	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 31: Tall Ash Farm	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 32: North of Lamberts Lane	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 33: North Cheshire Growth Village	Handforth	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 34: Land bet Clay Lane and Sagars Road	Handforth	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 36: North West Knutsford	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals



Site	Settlement	Project	Status
LPS 37: Parkgate Extension	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 38: Land South of Longridge	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 42: Glebe Farm	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 43: Brooks Lane	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 45: Land off Warmingham Lane West (Phase II)	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 46: Kingsley Fields	Nantwich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 48: Land adj to Hazelbadge Road	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 49: Land at Sprink Farm	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 50: Land south of Chester Road	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 53: Land adj to J17 of the M6, south east of Congleton Road	Sandbach	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 54: Royal London inc land west of Alderley Road	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 56: Land at Little Stanneylands	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 57: Heathfield Farm	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 61: Alderley Park Opportunity Site	OSRA ⁽¹⁾	Expansion of local schools	To be determined in the context of specific planning application proposals

1. Other Settlements and Rural Areas



12.43 As can be seen from Table 12.15 the status of the education projects is to be determined in the context of specific planning application proposals; the delivery of these projects will be dependent on sites receiving planning permission and appropriate contributions provided.

12.44 Table 12.16 details the progress on the recreation and sporting facility projects that are considered to be priority infrastructure schemes.

Table 12.16 Priority infrastructure scheme progress - recreation and sporting facilities

Settlement	Project	Status
Alsager	Additional health and fitness accommodation and improvements to main entrance and reception area	Alsager Leisure Centre Gym extension works programmed for July 2018. New fitness studios still to be programmed
Congleton	Leisure centre	Preferred supplier given Cabinet approval and detailed planning application to be worked up for submission winter/spring 2018
Congleton	Sports and recreation hub at Back Lane	No progress at present
Crewe	Sports and recreation hub on the south of the town	No progress at present
Crewe	Sports and recreation hub on the north west side of the town at Leighton	No progress at present
Macclesfield	Additional dry leisure provision to serve the south and east of Macclesfield	No progress at present
Macclesfield	Investment in Leisure Centre and athletics stadium	Programme of capital works approved for completion in the following financial year
North Cheshire Growth Village	Sports and recreation hub	Requirement currently being written into the Supplementary Planning Document shortly out for consultation

12.45 As can be seen from Table 12.16 half of the recreation and sporting facility projects have progressed as at 31/3/18; progress on these projects will continued to be monitored and reported on in future AMRs.

Local Indicators

I1 Access to social, economic and green infrastructure (SA2)

12.46 All the sites in the LPS have been subject to Sustainability Appraisal; this includes access to open space, local amenities and transport facilities. LPS policies aim to address access issues, where identified.



12.47 Future AMRs will report on progress made with the completion of access improvements to infrastructure, where this has been identified as an issue for LPS sites.

Conclusion

12.48 There has been some progress on priority schemes/infrastructure improvements related to LPS sites during the monitoring period, however many of the schemes/improvements require s106/CIL contributions to bridge the funding gap, and the relevant sites have yet to come forward.

12.49 The Borough has areas of deprivation that need to be addressed, which could be through the provision of appropriate transport infrastructure to make it easier for people to access jobs.

Further Actions

- Continue to monitor progress with the delivery of infrastructure schemes and improvements.
- Make sure that major development schemes provide adequate infrastructure to meet future needs.



Enterprise and Growth

12.50 The LPS Policies monitored in this section are:

- EG 1 Economic Prosperity
- EG 2 Rural Economy
- EG 3 Existing and Allocated Employment Sites
- EG 4 Tourism
- EG 5 Promoting a Town Centre First Approach to Retail and Commerce

Core Output Indicators

MF7 Net takeup of employment land (SA2/17/19)

12.51 Table 12.17 provides a 'gross' amount of land taken-up for employment uses. The second row of the table accounts for land that has been converted from one employment use to another; such land is deducted from the gross figure to calculate the 'net' take-up, as shown in the final row. The land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

Table 12.17 Employment Land Take-up (2017/18)⁽³²⁾

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up (ha)	1.18	0.00	0.50	1.15	0.07	0.18	0.00	2.43	5.51
Redevelopments and Changes of Use (ha)	0.04	0.00	0.33	0.00	0.06	0.15	0.00	1.57	2.15
Net Land Take-up (ha)	1.14	0.00	0.17	1.15	0.01	0.03	0.00	0.86	3.36

12.52 The 2017/18 employment land take-up figure of 3.36ha is an 8% decrease on the three year rolling average employment land-take up of 3.64ha. In line with the Monitoring Framework the previous three year rolling average has been used.

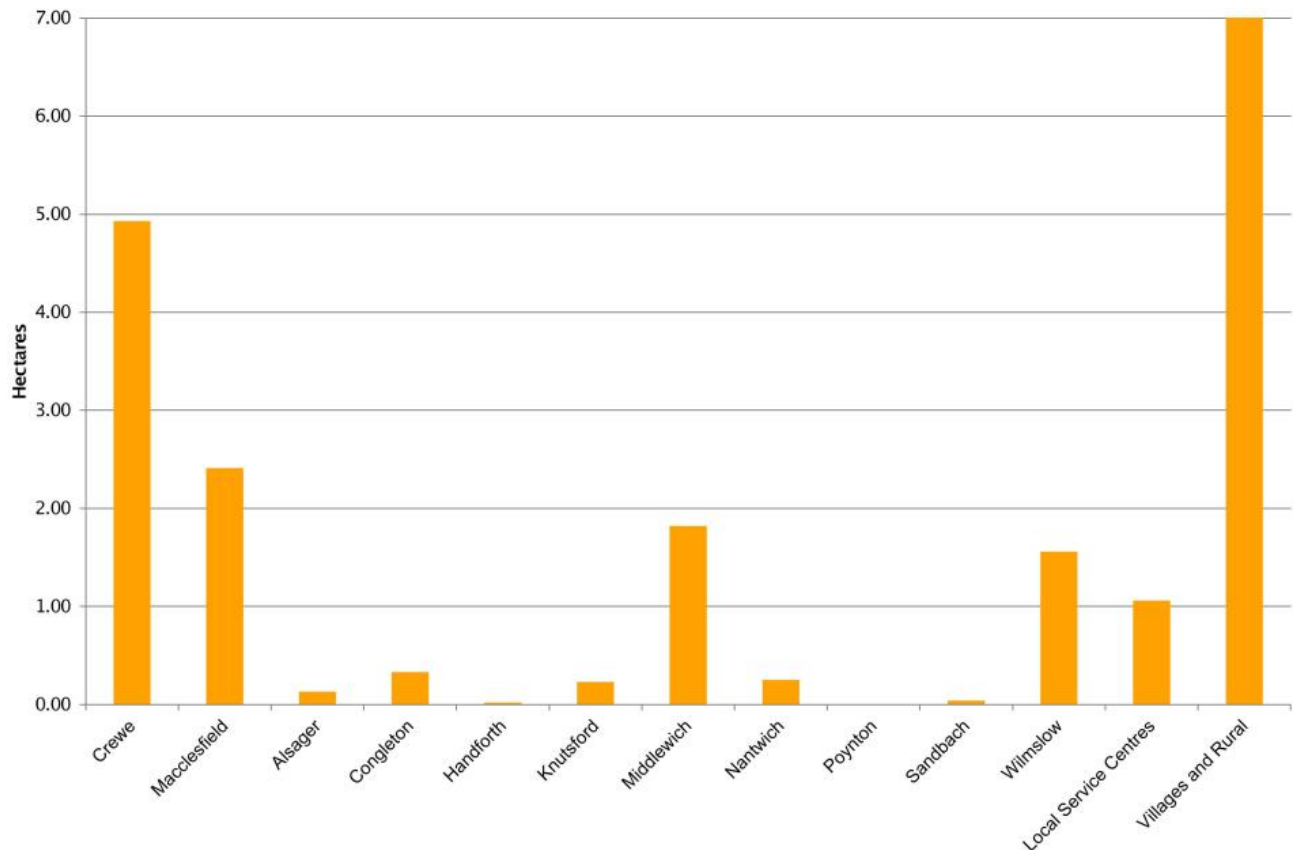
Table 12.18 Three Year Rolling Average Employment Land Take-up

	2014/15	2015/16	2016/17	Rolling average (ha)
Net Take-up (ha)	1.66	4.18	5.07	3.64

32 CEBC Employment Monitoring Database

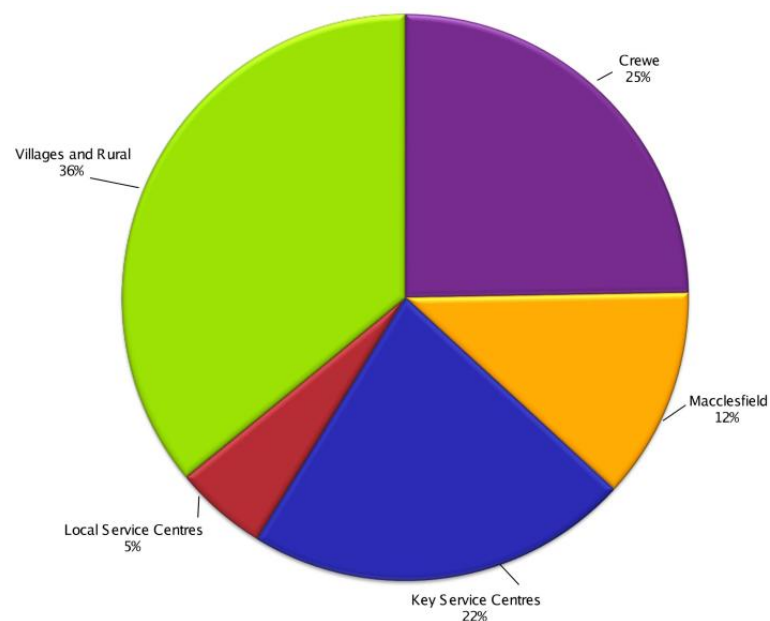


Figure 12.7 Employment land completions by location from 2010



12.53 19.94ha (net) of employment land was taken up between 1/04/10 and 31/03/18. This was dispersed around the Borough; 7.34ha in the PTs, 4.38ha in the KSCs, 1.06ha in the LSCs, and 7.16ha (made up of several small sites) in the villages and rural areas.

Figure 12.8 Proportion of employment land completions by location from 2010



12.54 37% of employment land taken up was in the PTs, 22% in the KSCs, 5% in the LSCs, and 36% in the villages and rural areas.



MF9 Total amount of land last used for employment purposes lost to other uses (SA2/17/19)

12.55 Table 12.19 summarises the amount of employment land lost to non-employment uses. An employment use is considered lost when the proposed development is under construction or completed. The amount of employment land lost this year has increased compared to last years figure of 4.14ha. The majority of the present year's losses were from mixed uses. In terms of LPS employment allocations, the LPS identifies 380ha of land to be provided over the Plan period, of which 0ha of allocated land were lost. It is worth noting that the LPS has provided a higher level of housing than the identified need, due to the high level of employment provision; a loss of employment land would result in a reduced need for housing.

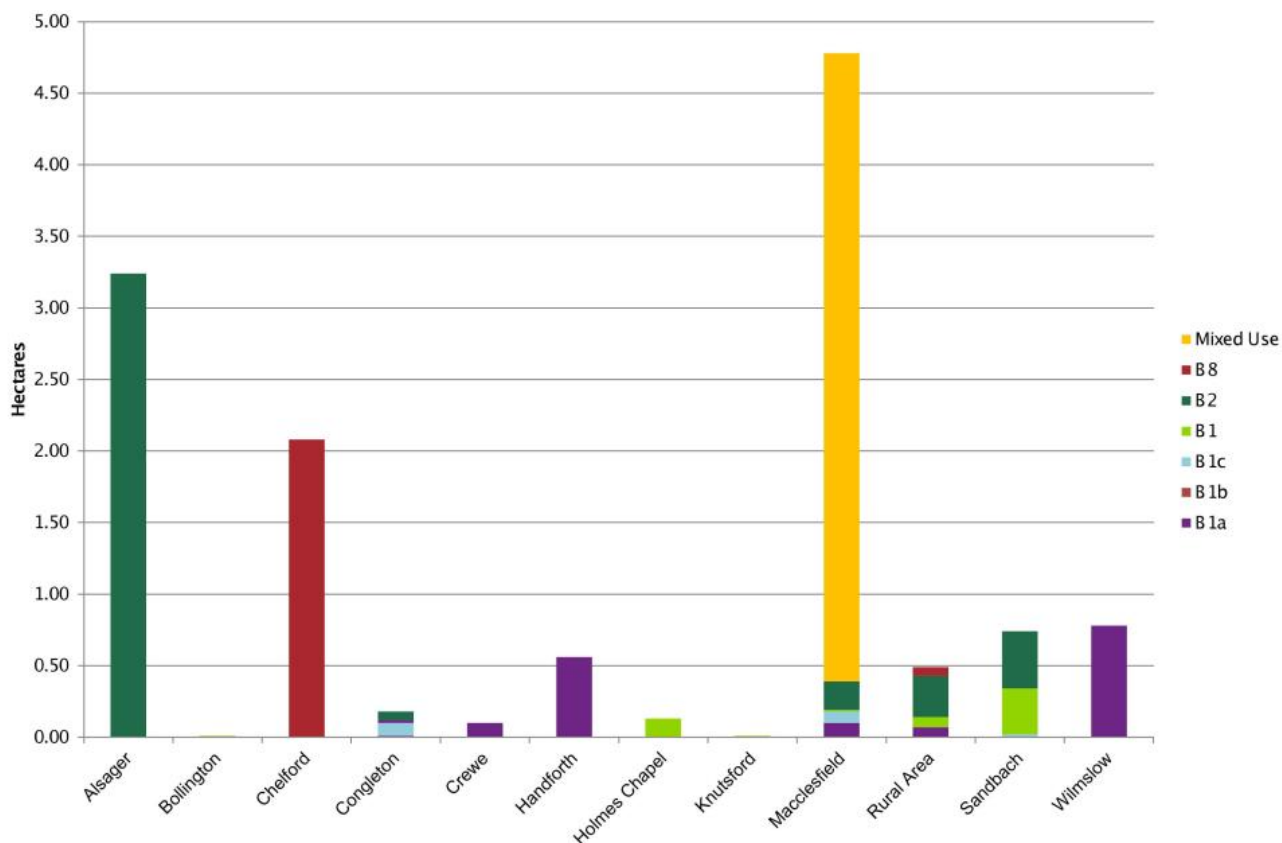
Table 12.19 Employment Land Losses (2017/18)⁽³³⁾

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Actual Loss During 2017/18 (ha)	1.62	0.00	0.19	0.57	4.19	2.14	0.00	4.39	13.10
Loss of employment allocations (ha)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

12.56 As shown in Figure 12.9, the majority of existing employment land losses have come from Macclesfield (4.78ha), followed by Alsager (3.24ha) and Chelford (2.08ha).



Figure 12.9 Loss of employment land by type and location 2017/18



12.57 The 2017/18 employment land loss figure of 13.1ha is a 94% increase on the three year rolling average employment land loss of 6.74ha. In line with the Monitoring Framework and indicator MF7, the previous three year rolling average has been used. As set out in the Alignment of Economic, Employment and Housing Strategy - Ekosgen Report (July 2015)⁽³⁴⁾ there is an allowance of 120ha for employment land losses (plus an additional 20% flexibility), over 20 years, built into the overall requirement of 380ha. This amounts to an allowance of 7.2ha each year over the plan period. In this case, the rolling average of 6.74ha is below the 7.2ha allowance; it is worth noting that there has been a significant fluctuation in the amount lost year on year.

12.58 The location of losses and whether they are from a particular use class will be considered in future AMRs.

Table 12.20 Three Year Rolling Average Employment Land Loss

	2014/15	2015/16	2016/17	Rolling average (ha)
Actual Loss (ha)	2.51	13.57	4.14	6.74

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



EG1 Total amount of additional employment floorspace (SA2/17/19)

12.59 Gross employment floorspace completions are lower than the previous year, representing a 40% decrease.⁽³⁵⁾

Table 12.21 Floorspace Completions 2017/18⁽³⁶⁾

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross (sqm)	8,442	0	802	2,419	3,340	10,432	149	288	25,872
Net (sqm)	4,264	0	-276	821	-16,919	3,577	149	-3,712	-12,096

12.60 From 30 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 eight notifications for changes of use from B1a office to C3 residential. There is, however, no requirement to notify the area of loss, so the figures in Table 12.21 exclude such losses.

³⁵ Floorspace completions include extensions and infill development at existing employment facilities.
³⁶ CEBC Employment Monitoring Database



EG2 Total amount of floorspace completed for town centre uses (SA5/7/18/19)

12.61 The majority of office, leisure and retail development has taken place outside town centres, of which 2,814.00m² gross and -631.33m² net were completed on the edge of town centres.

Table 12.22 Retail, Office and Leisure Floorspace Completions 2017/18⁽³⁷⁾

Use Class	Town centre completions		Edge of centre completions		Local centre completions		Out of centre completions		Cheshire East total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	297.40	-615.26	2,709.00	-94.33	0.00	-334.90	1,349.73	-396.79	4,356.13	-1,441.28
A2	0.00	-385.00	0.00	-502.00	0.00	-474.00	36.00	36.00	36.00	-1,325.00
B1a	684.00	-92.00	105.00	-35.00	0.00	0.00	7,653.00	4,391.00	8,442.00	4,264.00
D2	0.00	0.00	0.00	0.00	0.00	0.00	1,231.40	1,231.40	1,231.40	1,231.40
Total	981.40	-1,092.26	2,814.00	-631.33	0.00	-808.90	10,270.13	5261.61	14,065.53	2,729.12



Local Indicators

EG3 Vacant retail units in town centres (SA18)

12.62 Town centres and high street retailing are facing significant challenges. Changing trends and behaviours in recent decades, driven by a range of economic, demographic, social and technological factors, are affecting the prosperity and vibrancy of high streets up and down the country. With an overall vacancy rate of 10.2%, Cheshire East falls below the average national vacancy rate of 11.2%.⁽³⁸⁾ Table 12.23 shows that vacancy levels at six centres has reduced. Vacancy levels have increased in five centres compared to the previous year, although in the case of three of these, the 2017/18 level is lower than the equivalent 2015/16 figure. There are two town centres that exceed the national average vacancy rate (Congleton and Crewe). The increase in vacant town centre units in Crewe can be partly explained by the redevelopment plans for the Royal Arcade site, which has required the Council to seek a vacant possession strategy of units. A number of stores that you would expect in the town centres, such as M&S and Next for example are located in the Grand Junction Retail Park. It can also be partly explained by national issues in the sector and the increasing rise of consumer online retail spending; online stores face much lower overheads, especially in regards to business rates. These national issues similarly impact on Congleton, although the vacancy issue is particularly focused on the Capital Walk and Bridestone developments in the town, with the owner of the latter development currently pursuing a redevelopment proposal for the site

Table 12.23 Town Centre Vacancy Levels (2015/16 to 2017/18)⁽³⁹⁾

Centre	Number of Units			%
	2015/16	2016/17	2017/18	
Alderley Edge	7	3	6	6.1
Alsager	7	9	10	8.4
Congleton	53	58	55	18.2
Crewe	44	48	59	25.8
Handforth	8	7	5	6.7
Knutsford	12	13	8	3.3
Macclesfield	64	64	53	9.5
Middlewich	12	6	9	10.3
Nantwich	12	7	11	4.4
Poynton	9	10	9	7.5
Sandbach	20	18	12	5.3

38 'Retail and Leisure Trends Report 2017/18. The evolution of our retail landscape', Local Data Company, June 2018.

39 CEBC Shopping Survey Database



Centre	Number of Units			%
	2015/16	2016/17	2017/18	
Wilmslow	24	26	26	9.3
Total	272	269	263	10.2

EG4 Retail floorspace in the key town centres (sqm) (SA7/18)

Table 12.24 Key Town Centre Retail Floorspace (sqm) (2015)⁽⁴⁰⁾

Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
Alsager	3,730	3,193	1,760	2,681	1,059	882
Congleton	5,067	9,612	3,586	7,054	2,197	4,663
Crewe	18,750	30,060	2,660	10,750	4,210	10,950
Handforth	1,524	1,790	651	1,892	223	1,617
Knutsford	2,149	8,683	3,226	8,254	2,456	1,496
Macclesfield	6,010	41,930	7,260	18,090	10,350	15,310
Middlewich	3,808	1,655	1,941	2,986	1,288	1,248
Nantwich	8,355	13,576	5,985	9,081	3,444	1,681
Poynton	3,212	2,884	1,225	2,420	1,035	1,985
Sandbach	7,354	7,576	1,697	6,140	2,422	1,375
Wilmslow	893	13,708	4,701	6,316	4,169	3,151
Total	60,852	134,667	34,692	75,664	32,853	44,358

EG5 Demand for floorspace in the key town centres (SA7/18)

The Cheshire East Retail Study Update 2018 (WYG, March 2018)⁽⁴¹⁾ provides a summary of capacity for new convenience and comparison floorspace across Cheshire East, after implementation of commitments.

40 WYG, Cheshire Retail Study Update 2016

41 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx



Table 12.25 Cheshire East convenience and comparison goods floorspace capacity

Year	Convenience goods floorspace capacity		Comparison goods floorspace capacity	
	Min (sq.m)	Max (sq.m)	Min (sq.m)	Max (sq.m)
2018	400	500	-15,400	-25,600
2020	900	1,500	-14,000	-23,300
2025	2,200	3,400	-,2,200	-3,700
2030	3,100	4,800	11,400	19,100

EG6 Breakdown of use classes of buildings in town centres (SA7/18)

12.63 A1 uses have generally fallen in the town centres between 2016 and 2018, with the exception of Handforth and Nantwich, which have not gained or lost, and Knutsford and Middlewich, whose proportion of A1 uses has risen. The number of A2 uses has generally fallen in the town centres between 2016 and 2018, with the exception of Wilmslow, which has not gained or lost, and Sandbach, whose proportion of A2 uses has risen. 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'.⁽⁴²⁾

Table 12.26 Use Class Breakdown of Town Centre Buildings (2016 to 2018)⁽⁴³⁾

Centre	Use Class	2016		2017		2018		% change (2016 to 2018)
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	44	46.3	45	45.6	45	45.9	2.3
	A2	9	9.5	11	11.1	10	10.2	11.1
	A3, A4, A5	15	15.8	17	17.2	14	14.3	-6.7
	Vacant	7	7.4	3	3.0	6	6.1	-14.3
	Other	20	21.1	23	23.2	23	23.5	15.0
	Sub Total	95	-	99	-	98	-	
Alsager	A1	56	47.1	54	45.4	50	42.0	-10.7
	A2	12	10.1	12	10.1	9	7.6	-25.0

⁴² http://www.legislation.gov.uk/ukxi/2015/597/pdfs/ukxi_20150597_en.pdf

⁴³ CEBC Shopping Survey Database



Centre	Use Class	2016		2017		2018		% change (2016 to 2018)
		No. Units	%	No. Units	%	No. Units	%	%
	A3, A4, A5	20	16.8	20	16.8	23	19.3	15.0
	Vacant	7	5.9	9	7.6	10	8.4	42.9
	Other	24	20.2	24	20.2	27	22.7	12.5
	Sub Total	119	-	119	-	119	-	-
Congleton	A1	130	42.8	123	40.6	128	42.2	-1.5
	A2	22	7.2	22	7.3	21	6.9	-4.5
	A3, A4, A5	43	14.1	43	14.2	42	13.9	-2.3
	Vacant	53	17.4	58	19.1	55	18.2	3.8
	Other	56	18.4	57	18.8	57	18.8	1.8
	Sub Total	304	-	303	-	303	-	-
Crewe	A1	116	50.4	117	50.9	112	48.9	-3.4
	A2	19	8.3	19	8.3	17	7.4	-10.5
	A3, A4, A5	24	10.4	21	9.1	18	7.9	-25.0
	Vacant	44	19.1	48	20.9	59	25.8	34.1
	Other	27	11.7	25	10.9	23	10.0	-14.8
	Sub Total	230	-	230	-	229	-	-
Handforth	A1	33	42.9	33	44.0	33	44.0	0.0
	A2	4	5.2	4	5.3	3	4.0	-25.0
	A3, A4, A5	13	16.9	14	18.7	14	18.7	7.7
	Vacant	8	10.4	7	9.3	5	6.7	-35.5
	Other	19	24.7	17	22.7	20	26.7	5.3
	Sub Total	77	-	75	-	75	-	-
Knutsford	A1	126	52.1	127	52.5	132	54.8	4.8
	A2	18	7.4	17	7.0	17	7.1	-5.6
	A3, A4, A5	38	15.7	37	15.3	41	17.0	7.9
	Vacant	12	5.0	13	5.4	8	3.3	-33.3
	Other	48	19.8	48	19.8	43	17.8	-10.4
	Sub Total	242	-	242	-	241	-	-



Centre	Use Class	2016		2017		2018		% change (2016 to 2018)
		No. Units	%	No. Units	%	No. Units	%	%
Macclesfield	A1	245	42.7	234	41.7	228	41.1	-6.9
	A2	49	8.5	49	8.7	46	8.3	-6.1
	A3, A4, A5	88	15.3	86	15.3	90	16.2	2.3
	Vacant	64	11.1	64	11.4	53	9.5	-17.2
	Other	128	22.3	128	22.8	138	24.9	7.8
	Sub Total	574	-	561	-	555	-	-
Middlewich	A1	34	38.6	37	42.0	36	41.4	5.9
	A2	8	9.1	8	9.1	7	8.0	-12.5
	A3, A4, A5	17	19.3	18	20.5	15	17.2	-11.8
	Vacant	12	13.6	6	6.8	9	10.3	-25.0
	Other	17	19.3	19	21.6	20	23.0	17.6
	Sub Total	88	-	88	-	87	-	-
Nantwich	A1	148	59.2	151	60.6	148	59.2	0.0
	A2	22	8.8	21	8.4	20	8.0	-9.1
	A3, A4, A5	42	16.8	44	17.7	44	17.6	4.8
	Vacant	12	4.8	7	2.8	11	4.4	-8.3
	Other	26	10.4	26	10.4	27	10.8	3.8
	Sub Total	250	-	249	-	250	-	-
Poynton	A1	74	58.3	74	58.3	67	55.8	-9.5
	A2	9	7.1	8	6.3	8	6.7	-11.1
	A3, A4, A5	25	19.7	26	20.5	27	22.5	8.0
	Vacant	9	7.1	10	7.9	9	7.5	0.0
	Other	10	7.9	9	7.1	9	7.5	-10.0
	Sub Total	127	-	127	-	120	-	-
Sandbach	A1	98	41.9	99	42.5	95	41.7	-3.1
	A2	26	11.1	27	11.6	29	12.7	11.5
	A3, A4, A5	41	17.5	41	17.6	44	19.3	7.3
	Vacant	20	8.5	18	7.7	12	5.3	-40.0



Centre	Use Class	2016		2017		2018		% change (2016 to 2018)
		No. Units	%	No. Units	%	No. Units	%	%
	Other	49	20.9	48	20.6	48	21.1	-2.0
	Sub Total	234	-	233	-	228	-	-
Wilmslow	A1	130	46.3	130	45.9	120	42.7	-7.7
	A2	26	9.3	26	9.2	26	9.3	0.0
	A3, A4, A5	36	12.8	38	13.4	42	14.9	16.7
	Vacant	24	8.5	26	9.2	26	9.3	8.3
	Other	65	23.1	63	22.3	67	23.8	3.1
	Sub Total	281	-	283	-	281	-	-
Totals		2,621	-	2,609	-	2,586	-	-

Contextual Indicators

EG7 Visitor numbers to popular attractions (SA18)

12.64 The number of visitors to many key attractions appears to have fluctuated unevenly between 2012 and 2017.⁽⁴⁴⁾ However, Quarry Bank Mill and Garden has seen strong growth in visitor numbers since 2012, as have Lyme Park and Gardens, the Jodrell Bank Discovery Centre, and Hare Hill Gardens.

Table 12.27 Key Visitor Attractions in Cheshire East (10,000 or more visitors in 2017)

Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2012 Visitors	2013 Visitors	2014 Visitors	2015 Visitors	2016 Visitors	2017 Visitors
Arley Hall & Gardens	*	*	*	35,500	36,300	37,100
Astbury Mere Country Park	224,000	182,900	221,400	183,000	245,000	252,600
Gauntlet Bird of Prey, Eagle & Vulture Park	*	*	*	*	27,000	27,000
Hare Hill Gardens (NT)	14,000	20,500	25,000	25,000	27,000	30,000
Jodrell Bank Discovery Centre	*	*	123,000	128,900	150,600	148,300

44 [1] Tatton Park estimate for 2017: Cheshire East Council, September 2018. [2] Tatton Park estimates for 2012-16: 2016 Annual Survey of Visits to Visitor Attractions, VisitEngland, July 2017. [3] All other data: 2017 Annual Survey of Visits to Visitor Attractions, VisitEngland, August 2018



Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2012 Visitors	2013 Visitors	2014 Visitors	2015 Visitors	2016 Visitors	2017 Visitors
Little Moreton Hall and Gardens (NT)	73,000	77,000	80,800	277,300	78,500	80,500
Lyme Park and Gardens (NT)	105,800	109,500	114,800	146,700	193,100	193,000
Quarry Bank Mill and Garden (NT)	144,300	170,900	172,400	183,000	213,000	251,500
Rode Hall and Gardens	12,600	14,000	11,600	13,200	13,700	*
Tatton Park	778,500	848,500	834,500	875,000	805,000	785,000
Total	1,352,200	1,423,300	1,583,600	1,867,600	1,789,300	1,805,000

1. This is not an exhaustive list of visitor attractions in Cheshire East.
2. Apart from the 2017 Tatton Park figure (which is from the Council's own internal data), it includes only those attractions for which VisitEngland data were available for the year in question.
3. An * indicates where data was not available.
4. The figures for individual attractions are rounded off to the nearest 100, but the totals were calculated using unrounded data where available
5. (NT) indicates a National Trust property

EG8 Progress on major regeneration schemes (SA18)

Macclesfield town centre

12.65 During 2017/18 work on regenerating Macclesfield town centre progressed with the following key initiatives:

- Designers and engineers were appointed to develop detailed designs for a transformational public realm scheme on Castle Street to improve the pedestrian experience, improve quality of place, facilitate alfresco activity and encourage private investment in the town centre.
- The Heritage Asset Regeneration Plan was produced identifying key underutilised heritage buildings in the town centre, which offer scope for regeneration benefits. The Plan also contained building condition surveys, heritage appraisals and options reports to facilitate owners in bringing forward schemes that can conserve the heritage significance of these buildings and introduced uses that enhance town centre vitality.
- Around 10 Shop Front Grant Schemes approved to support owners looking to upgrade their shop fronts in the lower Mill Street/Park Green area of the town centre. Seven schemes delivered by independent owners and occupiers enhancing this area of the town.
- Project Team established to explore in detail potential mechanisms to secure the reuse of the Old Macclesfield Borough Police Station and better utilise the adjoining Butter Market.



- Draft five year town centre regeneration plan produced and put out to public consultation.
- £11M private sector investment in the upgrading and expansion of the Grosvenor Centre delivered by owners Eskmuir Securities Ltd.

Crewe town centre

12.66 In September 2017, Cheshire East Council's Cabinet approved major regeneration plans for Crewe town centre, utilising around £15m of Council funding and £10m awarded by Cheshire & Warrington Local Enterprise Partnership through the Government's Local Growth Fund. Totalling nearly £50m in value, the plans focus on the delivery of the mixed-use Royal Arcade redevelopment, the remodelling of Crewe Market Hall and major investments in the town's public realm.

Royal Arcade Site

12.67 As part of its Cabinet decision in September 2017, the council selected Peveril Securities as its preferred development partner to deliver a leisure-led scheme in Crewe town centre, anchored by a new eight screen cinema, replacement bus station and multi-storey car park. Development on the 1.95 ha site is expected to commence in early 2019, and be completed in early 2021.

Crewe Markets

12.68 Also as part of its regeneration plans announced in September 2017, the council committed to the remodelling of Crewe Market Hall as the first phase of a planned revival of Crewe's Markets. Following consultation, plans were submitted to authorise changes to the Grade II Listed Market Hall to make sure that it has the facilities to operate as a successful modern market, supporting independent traders and drawing in more visitors to support the town's regeneration ambitions.

Public Realm

12.69 It is proposed that the redevelopment of the Royal Arcade site in Crewe Town Centre will include a circa £1.9m investment in public realm located at and around the new bus station, multi-storey car park, leisure and retail units. Alongside this an additional £4.1m has been allocated for public realm investment in the adjacent Victoria Street and Queensway. Delivery of this public realm scheme will be aligned to delivery of the development, which is expected to be completed in 2021.

12.70 A public realm investment of circa £3.4m has also been allocated for the area between the Market Hall and Royal Arcade, which will enhance the quality of the link between these two major new developments in the town centre.

12.71 A public realm strategy for the wider town centre has informed the detail of these proposals and has also considered the potential for other public realm investments that seek to better integrate the town's key assets, enhance permeability and encourage linked trips, footfall and increased dwell time.



Crewe University Technical College

12.72 Following the opening of the first phase of Crewe Engineering & Design UTC (University Technical College) in 2016, the second phase of development was completed in September 2017; this includes a dedicated lecture theatre. The £11m development, at West Street in the town centre, was established to deliver the highest quality school leavers who will be the next generation of engineers and technicians, driving growth in the region's key industries of automotive and rail.

EG9 Tourist numbers

12.73 There were 16.0 million tourists in 2017 (unchanged from 2016).⁽⁴⁵⁾

EG10 Economic impact (expenditure/revenue) from tourism

12.74 The economic impact from tourism has increased from £893 million in 2016 (in 2016 prices) to £921 million in 2017 (in 2017 prices), though this change will in part reflect changes in consumer prices (that is, the cost of living), rather than just a change in the volume of tourist activity.⁽⁴⁶⁾

EG11 Total employment supported by tourism

12.75 The total employment supported by tourism has increased from 11,500 jobs in 2016 to 11,600 jobs in 2017.⁽⁴⁷⁾

EG12 Tourist days

12.76 The number of tourist days was 17.6 million days in 2017 (unchanged from 2016).⁽⁴⁸⁾

EG13 Bedstock (number of beds)

12.77 The bedstock remained virtually unchanged in 2017 (compared to 2016).

45 Cheshire East STEAM Final Trend Report for 2009-17, September 2018.

46 Cheshire East STEAM Final Trend Report for 2009-17, September 2018. Figures are in 'current' prices, that is, they include the effects of inflation as well as increases in the volume of activity.

47 Cheshire East STEAM Final Trend Report for 2009-17, September 2018.

48 Cheshire East STEAM Final Trend Report for 2009-17, September 2018.

Table 12.28 Bedstock⁽⁴⁹⁾.

	2016	2017
Beds in serviced accommodation	7,800	8,000
Beds in non-serviced accommodation	2,100	2,000
Total stock	9,900	10,000

EG14 Most deprived Lower Layer Super Output Areas in England (SA3)⁽⁵⁰⁾

12.78 23 of Cheshire East's 234 Lower Layer Super Output Areas ("LSOAs") rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010, when Cheshire East had only 231 LSOAs).

12.79 120 of the Borough's LSOAs are 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 of the Borough's LSOAs were amongst the country's least deprived 25% and 71 of these fell within the country's least deprived 10%).

12.80 The statistics suggest little change (between 2010 and 2015) in the relative deprivation of Cheshire East (compared to other parts of England). However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

12.81 Table 12.29 lists the 23 most deprived LSOAs in 2015.

Table 12.29 Cheshire East LSOAs that Fall Within England's Most Deprived 25%

LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83

49 Cheshire East STEAM Final Trend Report for 2009-17, September 2018

50 Index of Multiple Deprivation data from the 2015 English Indices of Deprivation, Department for Communities and Local Government (DCLG) (now the Ministry of Housing, Communities and Local Government (MHCLG)), Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015> and 2010 (DCLG, Mar 2011 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010>).



LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
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%.

EG15 Lower Super Output Areas with the most deprived living environment in England (SA2/4/12/16)

12.82 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 (up from 28, or 12.1%, in 2010) 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.⁽⁵¹⁾

Conclusion

12.83 Employment land continues to be taken up, with the three year rolling average of employment land losses being only slightly above the allowance.

⁵¹ Living Environment Deprivation domain data from the 2015 English Indices of Deprivation, DCLG (now MHCLG), Sept 2015 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015> and 2010 (DCLG, Mar 2011 <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2010>).



12.84 There has been limited development in town centres. The vacancy rate for the Borough is below the national average, and there has been a general decrease in the number of A1 and A2 uses in the Borough's town centres (partially due to the change in the use class of betting offices).

12.85 Work is progressing on the regeneration of Crewe and Macclesfield town centres.

12.86 The economic impact of tourism, and the number of jobs it supports remained broadly stable in 2017 (compared to 2016), however the number of visitors to key attractions has, generally, fluctuated between 2011 and 2016.

Further Actions

- Continue work to regenerate the town centres of Crewe and Macclesfield.
- Consider measures to improve the attractiveness of town centres to investors/retailers, including through partnership working.
- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration in the Local Plan process.
- Need to link planned economic growth to areas of deprivation to make sure that residents are able to benefit from this growth, through training for example.
- Continue to monitor employment land losses, including their location and use class.



Stronger Communities

12.87 The LPS Policies monitored in this section are:

- SC 1 Leisure and Recreation
- SC 2 Indoor and Outdoor Sports Facilities
- SC 3 Health and Well-being
- SC 4 Residential Mix
- SC 5 Affordable Homes
- SC 6 Rural Exceptions Housing for Local Needs
- SC 7 Gypsies and Travellers and Travelling Showpeople

Core Output Indicators

MF4 Gross total of affordable housing units provided (SA1)

12.88 Table 12.30 shows the number of affordable units completed over the last five years. In 2017/18, 27% of the gross dwellings built were affordable. This is an increase of 283 dwellings on the number of affordable dwellings built in 2016/17 and reflects the Council's policy on affordable housing provision across the Borough.

Table 12.30 Provision of Affordable Homes⁽⁵²⁾

2013/14	2014/15	2015/16	2016/17	2017/18
131	638	448	372	655

MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople (SA3)

12.89 Two additional (permanent) pitches in 2017/18 compared to eight additional pitches in 2016/17.⁽⁵³⁾

MF12 Provision of outdoor sports facilities (SA4)

12.90 The Council's Playing Pitch Strategy was published in August 2017. The Strategy consists of an Assessment Report, Strategy and Action Plan. The documents have been used for assisting the determination of planning applications and work on the SADPD.

⁵² CEBC Housing Database

⁵³ Cheshire Partnership Gypsy Traveller Coordinator.



MF13 Provision of indoor sports facilities (SA4/7/18)

12.91 The Council's Indoor Sports Strategy was published in August 2017. The Strategy consists of an Assessment Report, Strategy and Action Plan. The documents have been used for assisting the determination of planning applications and work on the SADPD.

Local Indicators

SC1 Number of crimes (SA6)

12.92 Cheshire East has seen an increase in crime rates between 2014/15 and 2017/18; the rates in the different crime types have fluctuated over this period.⁽⁵⁴⁾ One of the main reasons behind the increase is due to improved crime recording processes, which were brought in to make sure that victims of crime receive the service they deserve. The changes have meant that incidents that may previously been recorded as anti-social behaviour, are now recorded as disorder in a public area. These improvements are most notable in incidents such as public order offences and violent offences. Cheshire Constabulary has also continued to see an increase in the number of reported sex offences. Much of this increase can be attributed to a rise in the reporting of non-recent sexual offences as confidence increases among those who have not felt they can report the abuse previously.

Table 12.31 Number of Crimes

Type of Crime	2014/15	2015/16	2016/17	2017/18
Violence/person	3,550	4,364	5,746	8,664
Drug offences	817	672	582	582
Sexual offences	405	452	550	827
Robbery	63	71	81	117
Criminal damage	2,556	2,778	2,944	3,515
Burglary	1,729	1,675	1,441	1,646
Vehicle offences	1,243	1,304	1,196	1,248
Possession/weapons	74	83	94	133
Public order	676	869	2,918	5,456
Theft/stolen goods	4,421	4,097	4,689	5,584
Other offences	461	274	334	551
Total	15,995	16,639	20,575	28,323

54 Source: Cheshire Constabulary



SC2 Percentage of working age (16-64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none (SA20)

12.93 The percentage of the working age population whose highest qualification is NVQ Level 4 and above is (as of 2017) much higher than that in the North West and the UK; these gaps are statistically significant, that is, not just down to survey sampling error. The proportion is also higher than in 2016, though this change is not statistically significant. The percentage of those with no qualifications is lower (by a statistically significant margin) than those in the North West and UK.⁽⁵⁵⁾

Table 12.32 Percentage of Working Age Population whose Highest Qualification is NVQ Level 1/2/3/4 or Higher/Other/None

	2017			Cheshire East 2016
	Cheshire East	North West	UK	
NVQ4+	45.7%	34.5%	38.4%	39.3%
NVQ3	15.2%	17.8%	17.0%	16.6%
Trade Apprenticeship	4.7%	3.8%	3.2%	3.8%
NVQ2	15.7%	17.8%	16.0%	19.4%
NVQ1	9.7%	11.3%	10.7%	9.7%
Other	4.4%	5.8%	6.8%	5.3%
None	4.6%	9.0%	8.0%	5.9%

SC3 Average earnings (gross weekly pay of full-time employees) - residence based measure (SA17)

12.94 £562.10 in 2017 (12% higher than in 2012).⁽⁵⁶⁾ Average earnings in the Borough are much higher than those in the North West and are slightly more than in the UK as a whole.

Table 12.33 Average Earnings (Median Gross Weekly Pay of Full-time Employees)

Comparator (2017)		Trend				
North West	UK	2013	2014	2015	2016	2017
£514.50	£550.40	£523.60	£541.50	536.60	541.80	562.10

55 Annual Population Survey (residence-based dataset), Jan-Dec 2016 to Jan-Dec 2017, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.

56 Annual Survey of Hours and Earnings – 2017 provisional and 2016 revised results (published Oct 2017), ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. Note: Figures are residence-based, that is, they relate to employed people living, (but not necessarily working) in the geographical area in question. They are median earnings and relate to full-time employees only. They include overtime.



SC4 Average (mean) house price in the Borough (SA1)

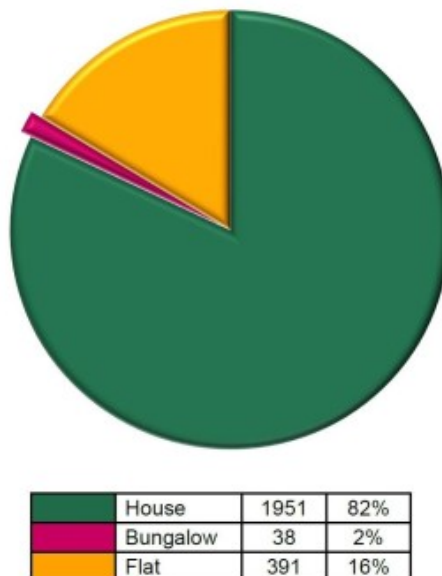
12.95 £216,600 (March 2018). House prices in the Borough have fallen further and further below the England average, but are higher than those in the North West. They have increased steadily in recent years, rising 20% between 2012 and 2017, and by a further 4% between 2017 and 2018.⁽⁵⁷⁾

Table 12.34 Average (Mean) House Price in the Borough

	2013	2014	2015	2016	2017	2018
England	£178,200	£190,000	£203,400	£222,700	£231,800	£240,700
North West	£127,000	£130,100	£135,300	£141,400	£149,600	£155,700
Cheshire East	£176,900	£185,800	£193,100	£202,600	£207,600	£216,600

SC5 Type of dwelling completed (SA1)

Figure 12.10 Type of Dwelling Completed (2017/18)



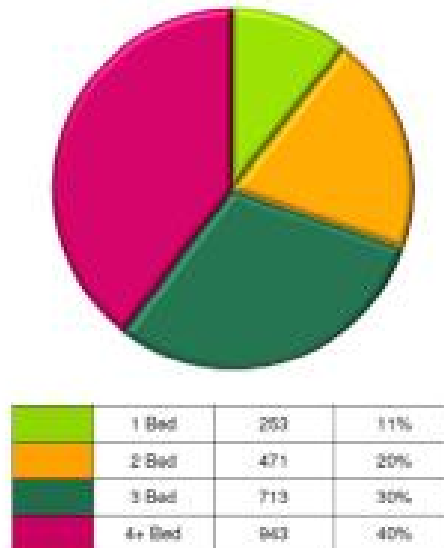
12.96 82% of the dwellings completed in 2017/18 were houses; a 2% decrease on last year. 2% were bungalows, whilst the percentage of flats has increased to 16%, from 14% the previous year. Of the 2,380 houses or bungalows completed in 2017/18, 79% were detached or semi-detached properties, with 21% being terraced properties; this is similar to the previous year.

57 Land Registry House Price Index (HPI). Data obtained on 9/8/18 from <http://landregistry.data.gov.uk/app/ukhpi/explore>.



SC6 Size of dwelling completed (SA1)

Figure 12.11 Size of Dwelling Completed (2017/18)



12.97 A mix of sizes have been completed. The percentage share of 1-bedroomed homes has increased by 1% from the previous year. The provision of 2-bedroomed homes has increased from 17% to 20%. The provision of 3-bedroomed homes has decreased by 1% to 30%, while the provision of 4-bedroomed homes has decreased by 3% from the previous year (2016/17).

Contextual Indicators

SC7 New assembly and leisure facilities (use class D2) completed (SA4/7/18)⁽⁵⁸⁾

- 13,378.00m² gross, 11,668.00m² net in 2016/17
- 1,231.40m² gross, 1,231.40m² net in 2017/18

SC8 Fuel poverty (SA3)

12.98 17,985 (10.8%) of Cheshire East's 165,188 households were in fuel poverty in 2016. This is below the proportions for the North West (12.8%) and England (11.1%), but higher than in 2015 (10.0%).⁽⁵⁹⁾

58 CEBC Retail Application Monitoring Database

59 'Sub-regional Fuel Poverty (England)' data tables for 2015 and 2016, Department for Business, Energy & Industrial Strategy ("DBEIS"), June 2017 (2015 data) and June 2018 (2016 data) and 'Fuel Poverty Statistics Detailed Tables' for 2015 and 2016, DBEIS, June 2017 and June 2018 (<https://www.gov.uk/government/collections/fuel-poverty-statistics>).



Conclusion

12.99 Average earnings have grown in recent years (2012 to 2017), but house prices have risen much faster over the same period, and therefore affordability of dwellings remains an issue; a slightly higher proportion of the dwellings completed were smaller homes, however 70% are three or more bedrooms. The Borough has an ageing population, however a low proportion of the number of dwellings completed were bungalows, unchanged from the previous year.

Further Actions

- Continue to use the planning system and Section 106 Agreements to secure further provision of affordable housing.
- Undertake research to identify the appropriate housing mix for Cheshire East
- Seek a greater mix of housing types to make sure that the needs of the Borough are met in terms of affordability and the ageing population



Sustainable Environment

12.100 The LPS Policies monitored in this section are:

- SE 1 Design
- SE 2 Efficient Use of Land
- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 6 Green Infrastructure
- SE 7 The Historic Environment
- SE 8 Renewable and Low Carbon Energy
- SE 9 Energy Efficient Development
- SE 10 Sustainable Provision of Minerals
- SE 11 Sustainable Management of Waste
- SE 12 Pollution, Land Contamination and Land Instability
- SE 13 Flood Risk and Water Management
- SE 14 Jodrell Bank
- SE 15 Peak District National Park Fringe

Core Output Indicators

MF11 Mineral provision and landbanks (SA15)

12.101 During the monitoring period, Eaton Hall Quarry was granted permission to extend the timescale for mineral extraction, processing and restoration for a further 25 years; and a quarry extension in a northern and eastern direction.⁽⁶⁰⁾

12.102 Land-won sand and gravel sales for 2017 were 290,000 tonnes, a decrease of over 58% compared to 2016 sales of 460,000 tonnes. At the end of 2017 the permitted reserve of sand and gravel reported in Cheshire East across all sand and gravel sites was 3.7 million tonnes. This equates to a landbank of 8.6 years calculated against a ten year sales annual average, or 5.21 years based on the current annual apportionment figure. The last three years annual sales average of 420,000 tonnes suggests a landbank of 8.81 years. Both the ten years and three years average sales methods of calculation shows that the landbank is above the national policy indicator of 'at least seven years' required by paragraph 208(f) of the NPPF (2018). However, the draft Local Aggregate Assessment 2018 considers that the annual apportionment figure currently provides the best proxy for calculating landbank requirements for future aggregate sand and gravel needs in the borough. The annual apportionment figure equates to a landbank of 5.21 years; this falls short of the national policy indicator of 'at least seven years'. This shortfall will need to be addressed by the extension of existing sites and the provision of additional sites in order to provide an adequate supply and ensure that the landbank is maintained.⁽⁶¹⁾

60 16/3282W and 16/3298W CEBC Development Management
61 Cheshire East draft Local Aggregate Assessment 2018



12.103 Crushed rock sales are estimated as 1,000 tonnes and follows each of the proceeding years to 2017, with the exception of 2,000 tonnes in 2015. The crushed rock land bank is more than 50 years. However, this reserve figure should be treated with caution, owing to the main sandstone product currently being for masonry stone with aggregate crushed rock being a by-product of this process. Aggregate production varies with fluctuations in local building and construction works.⁽⁶²⁾

Table 12.35 Cheshire East Land-won Aggregate Landbanks

Method	At 31/12/16			At 31/12/17		
	Annual Supply Provision	Permitted Reserve	Landbank	Annual Supply Provision	Permitted Reserve	Landbank
Aggregate Land-Won Sand and Gravel						
Last ten years sales average	0.46 mt	0.24 mt	0.52 yrs	0.29 mt	3.7 mt	8.6 yrs
Last three years sales average	0.42 mt	0.24 mt	0.42 yrs	0.42 mt	3.7 mt	8.81 yrs
Annual apportionment figure	0.71 mt	0.24 mt	0.33 yrs	0.71 mt	3.7 mt	5.21 yrs
Aggregate Crushed Rock						
Last ten years sales average	0.006 mt	4.90 mt	817 yrs	0.003 mt	4.90 mt	1633 yrs
Last three years sales average	0.001 mt	4.90 mt	4,900 yrs	0.001 mt	4.90 mt	4,900 yrs
Annual apportionment figure	0.04 mt	4.90 mt	122.5 yrs	0.04 mt	4.90 mt	122.5 yrs

12.104 At the end of the current monitoring period, of the four permitted primary industrial sand sites, two hold a stock of reserves of at least ten years.

MF14 Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (SA11)

12.105 With the exception of Local Wildlife Sites, the number of designated sites in the Borough has not changed since previously reported on.

Table 12.36 List of Designated Sites (2017)⁽⁶³⁾

Designated Site	Number of Sites
Special Area of Conservation	2
Special Protection Area	1
Ramsar site	3
Site of Special Scientific Interest	33
National Park	1
National Nature Reserve	2
Local Nature Reserve	8
Local Wildlife Site - Grade A	130 (33%)
Local Wildlife Site - Grade B	117 (30%)
Local Wildlife Site - Grade C	80 (21%)
Local Wildlife Site - Not graded	61 (16%)
Local Geological Site	21

12.106 As shown in Table 12.37, in 2017/18 retrospective planning permission was granted for one scheme that resulted in spoil being deposited in an adjacent Local Wildlife Site (planning ref:17/5316M).⁽⁶⁴⁾

Table 12.37 LGS, LNRs, SSSIs and LWSs Impacted by Planning Decisions

	2016/17		2017/18	
	Positive	Negative	Positive	Negative
Local Wildlife Site	0	1	0	1
Local Geological Site	0	0	0	0
Local Nature Reserve	0	0	0	0
Site of Special Scientific Interest	0	0	0	0

MF15 Listed Buildings at risk of loss (SA12)

12.107 Eight in 2017 (unchanged from 2016).⁽⁶⁵⁾

63 Natural England, Joint Nature Conservation Committee, Peak District National park, CEBC Spatial Planning, CEBC Environmental Planning

64 CEBC Environmental Planning

65 Cheshire Historic Environment Record



MF16 Waste arisings and the amounts of waste recycled, recovered or going for disposal (SA14)

12.108 In 2017/18, 194,878 tonnes of waste material was collected by Cheshire East, of which 183,750 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 8,018 tonnes. Of the total amount, 55.8% was sent for either recycling or composting. 44.1% was sent to landfill or incinerated (with energy generated) with an additional 0.1% (355 tonnes) treated by other unspecified treatment processes. The amount of waste sent to landfill has reduced for the third consecutive year.

Table 12.38 Cheshire East Waste Statistics

	2016/17 (tonnes)	2017/18 (tonnes) ⁽¹⁾
Total LACW waste	202,896	194,878
Recycled/composted	115,198 (56.8%)	108,699 (55.8%)
Energy recovery	34,237 (16.9%)	37,562 (19.3%)
Landfill	53,460 (26.3%)	48,262 (24.8%)

1. Column content does not sum to 100% owing to the 355 tonnes of unspecified treated waste

SE1 New and converted dwellings on previously developed land (PDL) (SA10/16)

12.109 The percentage of new and converted dwellings on PDL has increased by 2%, from 34% in 2016/17 to 36% in 2017/18.⁽⁶⁶⁾

SE2 Total amount of employment floorspace on PDL - by type (SA10/16)

12.110 The proportion of employment development on PDL has fallen slightly from 72% in 2016/17 to 67% in 2017/18.⁽⁶⁷⁾

Table 12.39 Amount of Floorspace on PDL 2017/18

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
PDL (m²)	825	0	566	2,419	3,340	9,824	149	288	17,411
Percentage on PDL	10	0	71	100	100	94	100	100	67

66 CEBC Housing Monitoring Database

67 CEBC Employment Monitoring Database



SE3 Number of planning applications approved contrary to EA advice on water quality grounds (SA9)

12.111 None in 2017/18 and none in 2016/17.⁽⁶⁸⁾

SE4 Number of planning applications approved contrary to EA advice on flood risk (SA9)

12.112 None in 2017/18 and none in 2016/17.⁽⁶⁹⁾

SE5 Renewable energy generation (SA13)⁽⁷⁰⁾

12.113 Please note that the capacity is not stated on all applications.

Table 12.40 Renewable Energy Generation

	Onshore Wind	Solar photovoltaics	Hydro	Heat source	Battery Storage	Biomass	Total
Approved applications	0	3	0	2	1	2	8
Approved capacity (kW)	0	6	0	0	20,000	413	20,419
Installed applications	0	2	0	0	0	4	6
Installed capacity (kW)	0	234	0	0	0	658	892

12.114 Renewable energy schemes permitted in the monitoring year continue to be low in terms of the number of applications when compared to 2015/16. However, the approved kW capacity has increased during the monitoring year, with a scheme permitted for a 20mW battery energy storage facility at Leighton, Crewe. The number of renewable energy installations remain constant when compared to previous years. Whilst installed capacity for the monitoring year appears low, this is due to the capacity kW not being specified on all applications installed during the year.

68 Environment Agency
<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

69 Environment Agency
<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

70 CEBC Renewable Energy Monitoring Database



Table 12.41 Renewable Energy Generation Trends

	2015/16	2016/17	2017/18
Approved applications	19	7	8
Approved capacity (kW)	23,629	15,930	20,419
Installed applications	8	6	6
Installed capacity (kW)	58,615	7,845	892

SE6 Sales of primary land-won aggregates (SA15)

12.115 Sales of land-won sand and gravel in Cheshire East were 0.29 mt at the end of 2017. Since 2005 sales have fluctuated markedly with the overall trend being one of a steady decline from the start of the period at 0.63 mt to a low point in 2011 of 0.26 mt, followed by a steady rise to a peak in 2014 of 0.75 mt. This decline, recovery and easing back in sales can largely be attributed to the health of the economy and mirrors the recent recession. Crushed rock sales have averaged at 1,000 tonnes per annum since 2009 with the exception of 2000 tonnes in 2015.⁽⁷¹⁾

Table 12.42 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region 2005-2017 (million tonnes)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Cheshire East													
Sand and gravel	0.63	0.58	0.60	0.47	0.35	0.42	0.26	0.40	0.41	0.75	0.51	0.46	0.29
Crushed rock	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001	0.002	0.001	0.001
Cheshire Sub-region⁽⁷²⁾													
Sand and gravel	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	1.17	1.11	1.17	0.96
Crushed rock⁽⁷³⁾	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001	0.002	0.001	0.001

71 draft Cheshire East Local Aggregate Assessment 2018

72 Combines Cheshire East and Cheshire West and Chester Boroughs

73 Cheshire West and Chester does not contain permitted crushed rock resources



SE7 Produced and handled construction, demolition and excavation waste (SA15)

12.116 No further data has been made available on the sales 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. As an alternative measure, the amount of produced and handled construction, demolition and excavation waste has been reported.

12.117 Construction, demolition and excavation materials include concrete, stone and bricks and are used for engineering works and restoration/recovery projects as well as creating secondary aggregates. An increase in the amount of construction, demolition and excavation waste being handled or produced in an area may represent an increase in the amount of recycled aggregate available for use. This reduces the requirement for the production of new primary aggregates and need for disposal of construction, demolition and excavation materials. In Cheshire East the amount of handled construction, demolition and excavation materials decreased from 887,765 tonnes in 2016 to 662,037 tonnes in 2017. Production increased from 139,830 tonnes in 2016 to 170,371 tonnes in 2017. ⁽⁷⁴⁾

Table 12.43 Produced and Handled Construction, Demolition and Excavation Waste (tonnes)

	2016	2017
Produced	139,830	170,371
Handled	887,765	662,037

SE8 Capacity of new waste management facilities (SA14)

12.118 There were no planning applications determined during the monitoring year that increased the capacity at waste management facilities. ⁽⁷⁵⁾

Table 12.44 Waste Management Capacity Change ⁽⁷⁶⁾

	2016/17	2017/18
No. of planning applications proposing new capacity granted permission	0	0
Total new capacity (tonnes per annum)	0	0

74 North West Aggregate Working Party Annual Monitoring Report using 2017 data.

75 CEBC Development Management

76 CEBC Development Management



Local Indicators

SE9 Housing energy efficiency rating (SA13)

12.119 The average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 82 in 2017/18.⁽⁷⁷⁾ This is a slight increase on the 2016/17 figure of 81.⁽⁷⁸⁾

SE10 Number of heritage listings (SA12)

12.120 There has been some change in heritage listings between 2017 and 2018, with an additional building listed, the removal of a Scheduled Monument (Dovecote and Pigstys, 270m south east of Jodrell Bank Farm) from the schedule due to a review by Historic England, and the designation of Chester Canal Conservation Area.⁽⁷⁹⁾

Table 12.45 Heritage Listings

	2017	2018
Listed Buildings	2,642	2,643
Conservation Areas	75	76
Scheduled Monuments	106	105
Registered Parks and Gardens	17	17
Areas of Archaeological Potential	10	10
Registered Battlefields	1	1
Total	2,851	2,852

SE11 Heritage at risk (SA5/12)

12.121 The number of heritage assets at risk has remained the same between 2016/17 and 2017/18 (19 heritage assets). The Council is also aware of a number of Grade II Listed Buildings at risk that are not monitored by Historic England. This is currently being looked into, with an aspiration to monitor this through the next AMR.

Table 12.46 Heritage at Risk⁽⁸⁰⁾

	2015/16	2016/17	2017/18
Conservation Areas at risk	7	3	3

77 Ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating.

78 CEBC Civicance

79 Cheshire Historic Environment Record

80 Historic England



		2015/16	2016/17	2017/18
Conservation Areas lost		0	0	0
Grade I Listed Buildings at risk		4	3	3
Grade II* Listed Buildings at risk		7	4	4
Grade II Listed Buildings at risk		1	1	1
Listed Buildings lost		13 ⁽⁸¹⁾	0	0
Scheduled Monuments at risk		7	7	7
Scheduled Monuments lost		0	0	0
Registered Parks and Gardens of Historic Interest at risk		1	1	1
Registered Parks and Gardens of Historic Interest lost		0	0	0
Total	At risk	27	19	19
	Lost	13	0	0

SE12 Number of Conservation Area appraisals undertaken (SA12)

12.122 One in 2017/18; Chester Canal Conservation Area (located in the south west of the Borough).⁽⁸²⁾

SE13 Locally important buildings lost (SA12)

12.123 The number of locally important buildings lost has decreased from four in 2016/17 to none in 2017/18.⁽⁸³⁾

SE14 Landscape types and coverage (SA12)

12.124 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone Ridge, LCT 2 Sandstone Fringe, LCT 3 Undulating Farmland, LCT 4 Cheshire Plain East, LCT 5 Wooded Estates and Meres, LCT 6 Woodland, Heaths, Meres and Mosses, LCT 7 Lower Wooded Farmland, LCT 8 Salt Flashes, LCT 9 Mossland, LCT 10 River Valleys, LCT 11 Higher Wooded Farmland, LCT 12 Upland Footslopes, LCT 13 Enclosed Gritstone Upland, LCT 14 Moorland Hill and Ridges⁽⁸⁴⁾

81 Delisted

82 CEBC Heritage and Conservation

83 CEBC Environmental Planning

84 Cheshire East Landscape Character Assessment, LUC, May

2018 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>



SE15 Highest, lowest and average air quality in Air Quality Management Areas (SA10)

12.125 Cheshire East has 17 Air Quality Management Areas ("AQMA's"), 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. AQMA's affect 17 wards across Cheshire East. Overall the results indicate that there has generally been an improvement in air quality ratings since the previous monitoring period.

12.126 Information in previous AMRs has been found inaccurate with regards to air quality; this has been reviewed with further details to be found on the Council's website⁽⁸⁵⁾

Table 12.47 Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites in AQMA's (µg/m)

AQMA's	(Air Quality Objective = 40 µg/m ³ Annual Mean)		
	2015	2016	2017
A6 Market Street, Disley	Highest: 53.0 µg/m ³ Lowest: 35.3 µg/m ³ Average: 43.2 µg/m ³	Highest: 58.7 µg/m ³ Lowest: 37.5 µg/m ³ Average: 46.9 µg/m ³	Highest: 55.6 µg/m ³ Lowest: 29.8 µg/m ³ Average: 43.2 µg/m ³
A556 Chester Road, Mere	Highest: 50.8 µg/m ³ Lowest: 18.5 µg/m ³ Average: 36.1 µg/m ³	Highest: 53.0 µg/m ³ Lowest: 20.6 µg/m ³ Average: 39.1 µg/m ³	Highest: 39.9 µg/m ³ Lowest: 16.5 µg/m ³ Average: 25.4 µg/m ³
A523 London Road, Macclesfield	Highest: 43.4 µg/m ³ Lowest: 31.7 µg/m ³ Average: 35.9 µg/m ³	Highest: 49.7 µg/m ³ Lowest: 32.7 µg/m ³ Average: 38.7 µg/m ³	Highest: 41.1 µg/m ³ Lowest: 30.3 µg/m ³ Average: 34.3 µg/m ³
A50 Manchester Road, Knutsford	Highest: 35.2 µg/m ³ Lowest: 35.2 µg/m ³ Average: 35.2 µg/m ³	Highest: 41.7 µg/m ³ Lowest: 41.7 µg/m ³ Average: 41.7 µg/m ³	Highest: 32.8 µg/m ³ Lowest: 32.8 µg/m ³ Average: 32.8 µg/m ³
A54 Rood Hill, Congleton	Highest: 40.8 µg/m ³ Lowest: 38.1 µg/m ³ Average: 39.5 µg/m ³	Highest: 46.0 µg/m ³ Lowest: 42.9 µg/m ³ Average: 44.5 µg/m ³	Highest: 45.0 µg/m ³ Lowest: 39.8 µg/m ³ Average: 42.4 µg/m ³
A34 Lower Heath, Congleton	Highest: 60.6 µg/m ³ Lowest: 60.6 µg/m ³ Average: 60.6 µg/m ³	Highest: 66.4 µg/m ³ Lowest: 66.4 µg/m ³ Average: 66.4 µg/m ³	Highest: 60.0 µg/m ³ Lowest: 60.0 µg/m ³ Average: 60.0 µg/m ³
A34 West Road, Congleton	Highest: 57.7 µg/m ³ Lowest: 29.0 µg/m ³ Average: 43.3 µg/m ³	Highest: 64.5 µg/m ³ Lowest: 34.1 µg/m ³ Average: 49.3 µg/m ³	Highest: 54.7 µg/m ³ Lowest: 29.9 µg/m ³ Average: 42.3 µg/m ³
A5022/A534 Sandbach	Highest: 41.1 µg/m ³ Lowest: 23.3 µg/m ³ Average: 32.2 µg/m ³	Highest: 47.6 µg/m ³ Lowest: 24.8 µg/m ³ Average: 36.2 µg/m ³	Highest: 40.5 µg/m ³ Lowest: 21.5 µg/m ³ Average: 31.0 µg/m ³
Hospital Street, Nantwich	Highest: 45.1 µg/m ³ Lowest: 27.7 µg/m ³ Average: 37.7 µg/m ³	Highest: 50.5 µg/m ³ Lowest: 31.8 µg/m ³ Average: 43.1 µg/m ³	Highest: 47.0 µg/m ³ Lowest: 28.7 µg/m ³ Average: 38.5 µg/m ³

85 http://www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/review_and_assessment/air-quality-monitoring-report.aspx



AQMA's	(Air Quality Objective = 40 µg/m ³ Annual Mean)		
	2015	2016	2017
Nantwich Road, Crewe	Highest: 39.8 µg/m ³ Lowest: 25.7 µg/m ³ Average: 31.2 µg/m ³	Highest: 41.2 µg/m ³ Lowest: 30.7 µg/m ³ Average: 34.7 µg/m ³	Highest: 36.7 µg/m ³ Lowest: 24.5 µg/m ³ Average: 29.9 µg/m ³
Earle Street, Crewe	Highest: 33.9 µg/m ³ Lowest: 25.7 µg/m ³ Average: 29.8 µg/m ³	Highest: 35.1 µg/m ³ Lowest: 30.5 µg/m ³ Average: 32.8 µg/m ³	Highest: 29.1 µg/m ³ Lowest: 29.1 µg/m ³ Average: 29.1 µg/m ³
Wistaston Road, Crewe	Highest: 32.2 µg/m ³ Lowest: 26.4 µg/m ³ Average: 29.3 µg/m ³	Highest: 36.3 µg/m ³ Lowest: 29.3 µg/m ³ Average: 32.8 µg/m ³	Highest: 29.2 µg/m ³ Lowest: 24.4 µg/m ³ Average: 26.8 µg/m ³
Chester Road, Middlewich	Highest: 39.0 µg/m ³ Lowest: 39.0 µg/m ³ Average: 39.0 µg/m ³	Highest: 41.1 µg/m ³ Lowest: 41.1 µg/m ³ Average: 41.1 µg/m ³	Highest: 43.0 µg/m ³ Lowest: 26.6 µg/m ³ Average: 35.0 µg/m ³
Broken Cross, Macclesfield	Highest: 44.3 µg/m ³ Lowest: 44.3 µg/m ³ Average: 44.3 µg/m ³	Highest: 47.4 µg/m ³ Lowest: 47.4 µg/m ³ Average: 47.4 µg/m ³	Highest: 32.5 µg/m ³ Lowest: 25.6 µg/m ³ Average: 27.8 µg/m ³
Hibel Road, Macclesfield	Highest: 37.8 µg/m ³ Lowest: 37.8 µg/m ³ Average: 37.8 µg/m ³	Highest: 43.3 µg/m ³ Lowest: 43.3 µg/m ³ Average: 43.3 µg/m ³	Highest: 44.6 µg/m ³ Lowest: 24.4 µg/m ³ Average: 34.2 µg/m ³
Park Lane, Macclesfield	Highest: 39.0 µg/m ³ Lowest: 29.3 µg/m ³ Average: 34.1 µg/m ³	Highest: 42.8 µg/m ³ Lowest: 32.2 µg/m ³ Average: 37.1 µg/m ³	Highest: 37.1 µg/m ³ Lowest: 22.7 µg/m ³ Average: 30.7 µg/m ³
Middlewich Road, Sandbach	Highest: 43.5 µg/m ³ Lowest: 43.5 µg/m ³ Average: 43.5 µg/m ³	Highest: 48.14 µg/m ³ Lowest: 48.14 µg/m ³ Average: 48.14 µg/m ³	Highest: 38.5 µg/m ³ Lowest: 35.2 µg/m ³ Average: 36.8 µg/m ³

SE16 Length of Public Rights of Way network (SA2)

12.127 There has been an increase in length of the Public Rights of Way ("PROW") network due to the creation of new PROW and the diversion of existing routes.⁽⁸⁶⁾

Table 12.48 Length of Public Rights of Way network

Category of PROW	2010 (km)	2015 (km)
Public footpath	1,787	1,793
Public bridleway	104	112
Restricted byway	36	36
Byway open to all traffic	7	7
Total	1,935	1,947

86 CEBC Rights of Way Improvement Plan: Implementation Plan 2015-19.



SE17 Household waste collection per head (kg) per annum (SA14)

12.128 The amount of household waste collected per head has decreased from 500kg in 2016/17 to 480.7kg in 2017/18.⁽⁸⁷⁾

SE18 Households served by kerbside collection (SA14)

12.129 The percentage of households served by kerbside collection of two or more recyclables has remained at 100% in 2017/18.⁽⁸⁸⁾

SE19 Density of new housing developments (SA16)

12.130 The percentage of new housing developments at a density of 30 dwellings per hectare or more has increased to 29%, compared to 25% in 2016/17.

Table 12.49 Density of New Housing Developments

	2016/17		2017/18	
	No. of Dwellings	Percentage	No. of Dwellings	Percentage
Less than 30 dwellings per hectare	1,383	75%	1,681	71%
Between 30 and 50 dwellings per hectare	241	13%	388	16%
Above 50 dwellings per hectare	218	12%	313	13%

SE20 Brownfield Land Register (SA10/16)

12.131 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to prepare, maintain and publish registers of previously developed (brownfield) land. Brownfield land registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development. The Council published its Part 1 Brownfield Land Register in December 2017 and in accordance with the relevant regulations, this will be updated on an annual basis.⁽⁸⁹⁾ The Brownfield Land Register contains a list of 80 sites that are considered suitable for residential development.

87 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).

88 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).

89 https://www.cheshireeast.gov.uk/planning/spatial_planning/brownfield-register.aspx



Contextual Indicators

SE21 Cheshire East heritage crime incidents

12.132 The Police no longer disseminate this data, therefore it is proposed to replace this indicator in the next AMR with one relating to Listed Building enforcement cases.

SE22 Average CO₂ emissions per person (SA8)

12.133 7.1 tonnes in 2016.⁽⁹⁰⁾

12.134 Average CO₂ emissions in Cheshire East are higher than in the North West and UK. The amount of emissions has fluctuated over time, but have generally followed a downward trend over the 2010-16 period.

Table 12.50 Average CO₂ Emissions Per Person

Comparator (tonnes) (2016)		Trend (tonnes)					
North West	UK	2011	2012	2013	2014	2015	2016
5.6	5.4	8.2	8.5	8.3	7.3	7.4	7.1

Conclusion

12.135 One scheme had an impact on a Local Wildlife Site.

12.136 There has been a slight increase in the amount of housing development and the amount of employment floorspace completed on previously developed land.

12.137 There continues to be heritage at risk in the Borough, however the number of heritage assets at risk has remained the same between 2016/17 and 2017/18.

12.138 There has generally been an improvement in air quality ratings, with the average CO₂ emissions per person generally reducing.

Further Actions

- Continue to monitor the impact of development on designated sites, and encourage the use of mitigation measures or compensation in line with LPS policies
- Consider measures to increase the use of previously developed land for development

90 UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2016, DBEIS, June 2018: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>



- Encourage the implementation of sustainable transport measures through the planning application process to help reduce air pollution
- Further actions in terms of minerals can be found in the Cheshire East Local Aggregate Assessment 2017 ⁽⁹¹⁾

91 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx



Connectivity

12.139 The LPS Policies monitored in this section are:

- CO 1 Sustainable Travel and Transport
- CO 2 Enabling Business Growth Through Transport Infrastructure
- CO 3 Digital Connections
- CO 4 Travel Plans and Transport Assessments

Core Output Indicators

MF10 The percentage of premises (business/residents) which have access to fibre broadband service (>24Mbps) (SA17)

12.140 95%. The target is 96% by 2016, and 99% by 2020 (subject to funding being received).

MF17 Progress on key highways schemes listed in Policy CO 2 (SA7)

12.141 Table 12.51 shows the progress made on key highways schemes listed in LPS Policy CO 2 as at 31 March 2018.

Table 12.51 Progress on Key Highways Schemes Listed in Policy CO 2

Scheme	Progress
A6 to Manchester Airport Relief Road	Envisaged to be implemented by 2030 to support the growth policies in the LPS
Crewe Green Roundabout junction improvements	Completion due August 2018
Completion of Crewe Green Link Road South	Completed December 2015
Macclesfield Town Centre Movement Strategy	To be confirmed – linked to development or funding bids
Congleton Link Road	Envisaged to be implemented by 2030 to support the growth policies in the LPS
Poynton Relief Road	Construction due to commence early 2020
Middlewich Eastern Bypass	Planning application due to be submitted October 2018
A51 corridor north of Nantwich junction improvements	Envisaged to be implemented by 2030 to support the growth policies in the LPS
A534 corridor improvements in Sandbach	Option appraisal being undertaken, which will lead to preferred option and detailed design



Scheme	Progress
Major upgrade to A34 ⁽⁹²⁾	Some of the improvements undertaken as part of the A6 Manchester Airport Relief Road
A537/A50 corridor improvements through Knutsford	To be confirmed – linked to development
B5077 Crewe Road/B5078 Sandbach Road junction improvements in Alsager	Envisaged to be implemented by 2030 to support the growth policies in the LPS

MF18 New major developments within 500m of a bus stop served by a commercial bus service (SA2)

12.142 This is a new Core Output Indicator for which the Borough Council has not yet set up monitoring practices; this will be addressed in future AMRs. However, it is worth noting that all the sites allocated in the LPS have been subjected to an accessibility assessment, which includes identifying whether a site is located within 500m of a bus stop. Also, where an application is made for development where the site is not within 500m of a bus stop served by a commercial bus service, this could be made a condition of the approval.

Local Indicators

C1 Average minimum travel time for residents to reach key services, by mode of travel (SA2/7)

12.143 Average minimum travel times by public transport/walking and cycle have worsened between 2015 and 2016, with longer travel times for Cheshire East residents compared to England for both public transport/walking and cycle.⁽⁹³⁾

Table 12.52 Average Minimum Travel Time for Residents to Reach the Nearest Key Services, by Mode of Travel

	2016 (minutes)		2015 (minutes)
	Cheshire East	England	
Public transport/walking	19.7	17.7	19.4
Cycle	15.3	15.1	15.2
Car	10.6	10.6	10.3

⁹² A34 and A555 corridor improvements in Handforth was looked at as an option and is not being pursued

⁹³ <https://www.gov.uk/government/statistical-data-sets/journey-times-to-key-services-jts01> [1] Journey time statistics Table JTS0101 Average minimum travel time to reach the nearest key services by mode of travel, England, 2016, Department for Transport (DfT). [2] Journey time statistics Table JTS0104 Average minimum travel time to reach the nearest key services by mode of travel, Local Authority, England, 2016, DfT



Conclusion

12.144 Progress has been made on a number of key highways schemes, with some due to be completed in the next monitoring period.

12.145 Average minimum travel times has worsened, with public transport and cycle above those for England.

Further Actions

- Continue to monitor progress on key highways schemes
- Make sure that major development schemes provide adequate infrastructure to meet future needs, including transport and key services



Local Plan Strategy Sites and Strategic Locations

12.146 Table 12.53 identifies progress made with regards to the Strategic Sites and Locations in the LPS.

Table 12.53 Progress with LPS Strategic Sites and Locations

Policy	Progress
LPS 1 Central Crewe	Target: 400 homes LPS 1 is effectively a windfall allowance for the built up area of Crewe. The position with regard to windfall completions and commitments (base date 31 March 2018) is set out in the Housing Monitoring Update 2018. ⁽⁹⁴⁾
LPS 2 Basford East, Crewe	Target: 850 homes and 24ha of employment land 14/4025N - outline permission granted on 09/02/16 for the erection of up to 490 residential dwellings and a primary school. 17/2851N - S106 Deed of variation proposal on 14/4025N decided 4/8/17. 15/1537N – outline permission granted on 23/12/16 for mixed-use development comprising up to 325 residential dwellings, B1, D1, A1, and A3/A4. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land

94 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

Policy	Progress
LPS 3 Basford West, Crewe	<p>Target: 370 homes and 22.16ha of employment land</p> <p>17/1071N - full permission granted 7/4/17 for construction of road to provide access to approved development plots in Basford West Development site.</p> <p>14/0378N – outline permission granted on 18/07/14 for B2 (general industry) and B8 (storage and distribution). Site under construction.</p> <p>18/0377N – reserved matters application submitted pursuant to 14/0378N.</p> <p>13/0336N – outline permission granted on 11/02/14 for residential development (up to 370 units), offices (B1), local centre comprising food and non-food retail (A1) and restaurant/public house (A3/A4), hotel (C1), car showroom and associated works including construction of new spine road with accesses from Crewe Road and A500. Site under construction.</p> <p>15/2943N – reserved matters granted on 24/09/15 for the construction of 370 dwellings, associated on site highways infrastructure, car parking and pedestrian routes, formal and informal open space provision and associated works. Under construction.</p> <p>17/1360N - full permission granted 6/7/17 for erection of a Pub/Restaurant including managers flat, car parking and ancillary works.</p> <p>17/3374N - reserved matters granted 3/1/18 pursuant to 14/0378N for phase 1 of Basford West.</p> <p>18/0377N - reserved matters submitted pursuant to 14/0378N of Basford West.</p> <p>18/0475N - reserved matters submitted pursuant to 14/0378N of Basford West.</p> <p>Completions 2017/18: 44 homes, 0ha of employment land</p> <p>Completions to date: 67 homes, 0ha of employment land</p>
LPS 4 Leighton West, Crewe	<p>Target: 850 homes and 5ha of employment land</p> <p>No planning applications on the site as at 31/03/18.</p> <p>Completions 2017/18: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 5 Leighton, Crewe	<p>Target: 500 homes</p> <p>16/2373N – outline permission granted on 15/01/18 for 400 residential dwellings, open space and new access off Sydney Road.</p> <p>No application submitted for the smaller parcel of land that is in LPS 5, which could accommodate the remaining 100 homes (500 proposed in LPS).</p> <p>Completions 2017/18: 0 homes</p> <p>Completions to date: 0 homes</p>





Policy	Progress
LPS 6 Crewe Green	<p>Target: 150 homes 17/3096N - full permission granted 5/10/17 for redevelopment and extension of Crewe Green Roundabout to provide additional traffic lanes and improvements to pedestrian and cyclist facilities, landscaping and re-contouring of the roundabout, and ancillary works. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 7 Sydney Road, Crewe	<p>Target: 525 homes On the northern parcel of land: 15/0184N – outline application allowed at appeal on 14/09/16 for up to 275 dwellings, open space and associated works, with all detailed matters reserved apart from access. 15/5184N – outline application submitted to run alongside the appeal (for 15/0184N) for residential development of up to 250 dwellings, open space and associated works, all other matters reserved apart from access. 15/2818N - outline permission granted on a small parcel of the land on 19/01/17 for the erection of up to 12 dwellings. On the southern parcel of land: 13/2055N – outline permission granted on 14/08/15 for up to 240 residential dwellings, open space and new access off Sydney Road. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 8 South Cheshire Growth Village, SE Crewe	<p>Target: 650 homes No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 9 The Shavington/Wybunbury Triangle	<p>Target: 400 homes 12/3114N – outline permission granted on 23/01/14 of up to 360 dwellings, local centre of up to 700 sqm (with 400 sqm being a single convenience store). 14/3039N – reserved matters granted on part of the site on 11/12/14 for residential development comprising 200 dwellings. Site under construction. Completions 2017/18: 78 homes Completions to date: 119 homes</p>

Policy	Progress
LPS 10 East Shavington	<p>Target: 275 homes 13/2069N – outline application allowed at appeal on 25/07/14 for the construction of up to 275 dwellings. 15/4046N – reserved matters granted on 15/12/15 for the construction of 275 dwellings including landscaping, recreation and amenity open space. Site under construction. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 11 Broughton Road, Crewe	<p>Target: 175 homes 15/0366N – outline permission granted on northern part of the site on the 13/10/16 for the erection of up to 129 homes with associated highways and open amenity space, landscaping and ecological protection zone. No application submitted on southern parcel of land, which could meet the remaining requirement of 46 homes (175 homes in LPS). Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 12 Central Macclesfield	<p>Target: 500 homes LPS 12 is effectively a windfall allowance for the built up area of Macclesfield. The position with regard to windfall completions and commitments (base date 31 March 2018) is set out in the Housing Monitoring Update 2018. ⁽⁹⁵⁾</p>
LPS 13 South Macclesfield Development Area	<p>Target: 1,050 homes and 5ha of employment land 15/2010M - full permission granted 28/2/17 for 150 dwellings on part of the site. Site under construction. 14/0282M - resolution to grant planning permission for 220 homes subject to the signing of a S106 legal agreement. 17/1874M - resolution to grant planning permission for 950 homes subject to the signing of a S106 legal agreement. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 14 Land East of Fence Avenue, Macclesfield	<p>Target: 250 homes 15/4287M - outline permission granted 23/01/17 for up to 300 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes</p>

95 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx





Policy	Progress
LPS 15 Land at Congleton Road, Macclesfield	Target: 300 homes and 10ha of employment land 17/2206M - full application submitted for creation of a roundabout junction and new access road at Congleton Road. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land
LPS 16 Land south of Chelford Road, Macclesfield	Target: 200 homes 17/4034M - outline application submitted for 232 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 17 Gaw End Lane, Macclesfield	Target: 300 homes No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 18 Land between Chelford Road and Whirley Road, Macclesfield	Target: 150 homes 17/4277M - outline application submitted for up to 135 dwellings. 18/0294M - outline application submitted for 31 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 19 (Safeguarded) South West Macclesfield	Safeguarded for potential development beyond the Plan period.
LPS 20 White Moss Quarry, Alsager	Target: 350 homes 13/4132M - outline permission granted 16/09/15 for up to 350 residential dwellings; extra care facility; relocation and redevelopment of existing garden centre; provision of local services including A1 uses: 465 square metres convenience store, 3no. 95 square metres retail units, D1 uses: children's day care centre and doctors surgery, public house/restaurant; and, provision of public open space and associated highway improvements and biodiversity enhancement. 17/1094C - reserved matters submitted for 350 dwellings (30% affordable), creation of public open space including children's play areas, and associated works, pursuant to outline approval 13/4132N. Completions 2017/18: 0 homes Completions to date: 0 homes

Policy	Progress
LPS 21 Twyford and Cardway, Alsager	<p>Target: 550 homes 11/4109C - outline permission granted 21/11/13 for up to 332 dwellings (Twyfords). 16/2229C - reserved matters granted 16/12/16 for 268 dwellings (Twyfords). 15/2101C - outline permission granted 6/7/17 for up to 110 dwellings (Cardway). Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 22 Former Manchester Metropolitan University, Alsager	<p>Target: 400 homes 15/5222C - full permission granted 4/5/17 for 426 dwellings. Site is under construction. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 23 Radway Green Brownfield, Alsager	<p>Target: None - site is existing employment land 16/3021N - full permission granted 8/9/17 for a change of use from car park (sui generis) to a mixed B2 (general industrial) and B8 (storage and distribution). Development completed 31/3/18. Completions 2017/18: 1.2ha of employment land Completions to date: 1.2ha of employment land</p>
LPS 24 Radway Green Extension, Alsager	<p>Target: 25ha of employment land No planning applications on the site as at 31/03/18. Completions 2017/18: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 25 Radway Green North, Alsager	<p>Target: 12ha of employment land No planning applications on the site as at 31/03/18. Completions 2017/18: 0ha of employment land Completions to date: 0ha of employment land</p>





Policy	Progress
LPS 26 Back Lane/Radnor Park, Congleton	<p>Target: 750 homes and 7.10ha of employment land</p> <p>13/2746C - outline permission granted 19/8/14 for 170 dwellings (land between Black Firs Lane, Chelford Road and Holmes Chapel Road, Somerford). Superseded by 16/5156C - full permission granted 12/5/17 for 170 dwellings and associated works. Site under construction.</p> <p>16/1922C – outline permission granted 21/12/17 for residential development (200 dwellings) on land to the east of Black Firs Lane and to the south of Back Lane, Somerford.</p> <p>16/1824M – resolution to grant planning permission subject to a S.106 agreement for demolition of the existing building and access for a mixed use development comprising residential dwellings (275) and employment development incorporating an element of leisure uses (land to the north of the existing Radnor Park Trading Estate, land at Back Lane).</p> <p>16/0514C – outline permission granted 21/12/17 for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, and access and associated infrastructure (land at Back Lane).</p> <p>16/3840C - full permission granted 26/2/18 for development of 83 dwellings (land north of Chestnut Drive and west of Back Lane).</p> <p>Completions 2017/18: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 27 Congleton Business Park Extension	<p>Target: 625 homes and 13ha of employment land</p> <p>14/5383C - outline application submitted for up to 150 residential dwellings (land off Giantswood Lane).</p> <p>Completions 2017/18: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 28 Giantswood Lane South, Congleton	<p>Target: 150 homes</p> <p>14/1680C - outline permission granted 11/09/15 for up to 96 dwellings (land between Manchester Road and Giantswood Lane).</p> <p>16/3107C - full permission granted 15/5/17 for 96 dwellings. Site is under construction.</p> <p>17/5573C - full application approved subject to the signing of a S106 legal agreement for 131 dwellings (this application increases the numbers of units on the site by 35 dwellings, resulting in an overall number of 131 dwellings).</p> <p>Completions 2017/18: 6 homes</p> <p>Completions to date: 6 homes</p>



Policy	Progress
LPS 29 Giantswood Lane to Manchester Road, Congleton	<p>Target: 500 homes</p> <p>17/1000C - outline application approved subject to the signing of a S106 legal agreement for up to 500 dwellings and community uses (land between Manchester Road and Giantswood Lane).</p> <p>Completions 2017/18: 0 homes</p> <p>Completions to date: 0 homes</p>
LPS 30 Manchester Road to Macclesfield Road, Congleton	<p>Target: 450 homes</p> <p>14/4451C – full permission granted 24/10/16 for 137 dwellings (land off Manchester Road). Site is under construction.</p> <p>14/4452C – full permission granted subject to the signing of a S106 legal agreement for 95 dwellings (land off Manchester Road).</p> <p>16/4558C – full permission granted 8/03/17 for 198 dwellings (land off Manchester Road).</p> <p>13/0918C – outline permission granted 13/10/14 for 45 dwellings.</p> <p>16/6117C - reserved matters granted 28/2/18 pursuant to 13/0918C.</p> <p>13/0922C – outline permission granted 5/11/14 for 49 dwellings.</p> <p>16/6113C - reserved matters granted 28/2/18 pursuant to 13/0922C.</p> <p>Completions 2017/18: 2 homes</p> <p>Completions to date: 2 homes</p>
LPS 31 Tall Ash Farm, Congleton	<p>Target: 225 homes</p> <p>15/2099C – outline permission granted 29/09/16 for demolition of existing building and the development of up to 236 dwellings including access.</p> <p>Completions 2017/18: 0 homes</p> <p>Completions to date: 0 homes</p>
LPS 32 North of Lamberts Lane, Congleton	<p>Target: 225 homes</p> <p>13/3517C – outline permission granted 16/05/14 for 220 dwellings (land west of Goldfinch Close).</p> <p>15/0001C – reserved matters granted 7/12/15 (following outline approval 12/3025C) for erection of up to 40 dwellings (land off Goldfinch Close and Kestrel Close). Under construction.</p> <p>15/0501C - full permission granted 7/12/15 for 38 dwellings. Site is under construction.</p> <p>15/0505C - reserved matters granted 27/11/15 (following outline approval 12/3028C) for 38 dwellings (land off the Moorings).</p> <p>16/6144C - reserved matters granted 2/6/17 for 120 dwellings.</p> <p>Completions 2017/18: 15 homes</p> <p>Completions to date: 22 homes</p>



Policy	Progress
LPS 33 North Cheshire Growth Village, Handforth East	Target: 1,500 homes and 12ha of employment land No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes, 0 ha of employment land Completions to date: 0 homes, 0ha of employment land
LPS 34 Land between Clay Lane and Sagars Road, Handforth	Target: 250 homes 17/3894M – resolution to grant (outline) subject to s106 on 25/10/2017 for up to 250 dwellings with associated works including demolition of 15 Hampson Crescent. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 35 (Safeguarded) North Cheshire Growth Village Extension	Safeguarded for potential development beyond the Plan period.
LPS 36 North West Knutsford	Target: 175 homes 17/3853M - outline application submitted for 190 dwellings (C3), serviced land for allotments; community orchard, playing pitch, landscaping and open space, new internal highways, car and cycle parking; sustainable drainage measures including surface water retention ponds, provision of utilities infrastructure. Completions 2017/18: 0 homes Completions to date: 0 homes
	Target: 75 homes and 7.5ha of employment land No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land
	Target: 250 homes No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes Completions to date: 0 homes

Policy	Progress
LPS 37 Parkgate Extension, Knutsford	<p>Target: 200 homes and 6ha of employment land</p> <p>06/1676P - outline permission granted 14/8/06 for extension to Parkgate Industrial Estate for B1, B2 and B8 uses together with a car showroom/servicing workshop. Under construction.</p> <p>13/2935M - outline permission granted 24/06/15 for 200 dwellings.</p> <p>Completions 2017/18: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 38 Land South of Longridge (allocation)	<p>Target: 225 homes</p> <p>No planning applications on the site as at 31/03/18.</p> <p>Completions 2017/18: 0 homes</p> <p>Completions to date: 0 homes</p>
LPS 39 (Safeguarded) Land South of Tabley Road, Knutsford	Safeguarded for potential development beyond the Plan period.
LPS 40 (Safeguarded) Land North of Tabley Road, Knutsford	Safeguarded for potential development beyond the Plan period.
LPS 41 (Safeguarded) Land adjacent to Booths Hall, Knutsford	Safeguarded for potential development beyond the Plan period.
LPS 42 Glebe Farm, Middlewich	<p>Target: 525 homes</p> <p>On eastern parcel of land:</p> <p>13/3449C – outline permission granted 20/2/18 for residential development (approximately 450 dwellings), retail unit (A1, A2, A3, A4 and/or A5) and supporting infrastructure. On western parcel of land:</p> <p>18/0083C - full application submitted for proposed erection of 90 residential dwellings, access, landscaping and associated works.</p> <p>Completions 2017/18: 0 homes</p> <p>Completions to date: 0 homes</p>





Policy	Progress
LPS 43 Brooks Lane, Middlewich	Target: 200 homes No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 44 Midpoint 18, Middlewich	Target: 70ha of employment land 20943/1 - outline permission granted 17/10/89 for use classes A2 and B1 to B8 inclusive. Under construction. 31584/1 - outline permission granted 29/4/02 for B1, B2 and B8. Under construction. 11/0899C - outline permission granted 11/7/11 for B1, B2 and B8, appropriate leisure and tourism (including hotel) uses, the completion of the Southern section of the Middlewich Eastern bypass & associated landscaping mitigation and enhancement works. 15/2609C - full permission granted 17/8/15 for B1 office/B2/B8 warehouse and yard facility. Development completed 31/3/18. 15/2576C - full permission granted 18/11/15 for B2/B8 and office accommodation. Completions 2017/18: 0.86ha of employment land Completions to date: 0.86ha of employment land
LPS 45 Land off Warmingham Lane West (Phase II)	Target: 235 homes 15/5840C – outline application approved subject to the signing of a S106 legal agreement for up to 235 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 46 Kingsley Fields, Nantwich	Target: 1,100 homes and 1.82ha of employment land 13/2471N – outline permission granted 20/01/16 for up to 1,100 dwellings. 16/4601N – reserved matters granted 10/02/17 for 1,000 dwellings. Site is under construction. 16/4602N – full permission granted 27/3/17 for 3 dwellings. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land
LPS 47 Snow Hill, Nantwich	Target: None No planning applications on the site as at 31/03/18. Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land

Policy	Progress
LPS 48 Land adjacent to Hazelbadge Road, Poynton	Target: 150 homes 17/6471M - full application submitted for 146 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 49 Land at Sprink Farm, Poynton	Target: 150 homes 17/4256M - 150 dwellings approved (outline) subject to the signing of a S106 legal agreement. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 50 Land south of Chester Road, Poynton	Target: 150 homes 17/3896M - residential development approved (outline) subject to the signing of s S106 legal agreement. Completions 2017/18: 0 homes Completions to date: 0 homes
LPS 51 Adlington Business Park Extension, Poynton	Target: 9.92ha of employment land 15/4865M - full permission granted 22/6/17 (eastern parcel) for erection of logistics warehouse (6728sqm Use Class B8) and ancillary trade sales, with associated access, parking, ecological wildlife corridor. 17/4086M - full application submitted for erection of a storage unit (B8) (north western parcel). 17/5389M - full permission granted 9/3/18 (eastern parcel) for B2 and B8 with ancillary offices. Completions 2017/18: 0ha of employment land Completions to date: 0ha of employment land
LPS 52 (Safeguarded) Woodford Aerodrome, Poynton	Safeguarded for potential development beyond the Plan period.
LPS 53 Land adj to J17 of M6, SE of Congleton Road, Sandbach	Target: 450 homes and 20ha of employment land 12/3948C – outline permission granted 9/03/15 for commercial development including hotel, office & light commercial units, and up to 250 dwellings. 15/3531C – reserved matters pursuant to part of 12/398C area granted 10/06/16 for 232 homes. Under construction. 12/4874C – outline permission granted 20/11/13 for 50 homes. 13/5239C – reserved matters to 12/4874C approved 10/07/15 for 50 homes. 13/5242C – full permission granted 13/10/18 for 138 dwellings. Completions 2017/18: 23 homes, 0ha of employment land Completions to date: 23 homes, 0ha of employment land





Policy	Progress
LPS 54 Royal London inc land west of Alderley Road, Wilmslow	<p>Target: 175 homes and 5ha of employment land 16/2314M - outline permission for B1a office granted 9/08/16. 17/3747M – reserved matters for B1a office granted 22/03/2018.</p> <p>17/5837M – resolution to grant (outline) subject to s106 on 28/03/2018 for up to 60 dwellings (land west of Alderley Road). 17/5838M – resolution to grant (outline) subject to s106 on 28/03/2018 for up to 120 dwellings (land east of Alderley Road). Completions 2017/18: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 55 Wilmslow Business Park	<p>Target: 6.3ha of employment land 17/2008M – creation of access road granted 05/10/17. Completions 2017/18: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 56 Land at Little Stanneylands, Wilmslow	<p>Target: 200 homes 17/4521M – full permission for 174 dwellings granted 19/02/2018. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 57 Heathfield Farm (allocation), Wilmslow	<p>Target: 150 homes 17/5637M – resolution to grant (full) subject to s106 on 28/02/18 for 161 dwellings. Completions 2017/18: 0 homes Completions to date: 0 homes</p>
LPS 58 (Safeguarded) Land at Heathfield Farm, Wilmslow	Safeguarded for potential development beyond the Plan period.
LPS 59 (Safeguarded) Land at Upcast Lane/Cumber Lane, Wilmslow	Safeguarded for potential development beyond the Plan period.

Policy	Progress
LPS 60 Wardle Employment Improvement Area	<p>Target: 61ha of employment land 13/2035N - outline permission granted 24/06/14 for means of access for employment development comprising light industry, general industrial, and storage and distribution uses (B1(c)/B2/B8 Use Classes). 17/2432N - reserved matters granted 24/8/18 for site access works following 13/2035N. Now complete. Completions 2017/18: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 61 Alderley Park Opportunity Site	<p>Target: 275 homes 15/5401M - hybrid planning application approved 13/06/16 for the demolition of a number of specified buildings (detailed permission); and a mixed-use development, including up to 275 dwellings (outline permission). Under construction. 15/4472M - full permission granted 9/03/16 for the refurbishment and partial redevelopment of Block 15 (CTL Building) with laboratory, office and manufacturing (assembly) spaces for research and development and associated uses (B1). 16/3663M - full permission granted 25/11/16 for the change of use of land (parkland) to a junior football pitch (D2) 16/5853M - reserved matters granted 30/03/17 for 73 dwellings. Under construction. 17/0212M - reserved matters granted 8/9/17 for conversion of historic courtyard buildings to create 17 residential units including selective demolition to facilitate conversion, demolition of other contemporary buildings & 3 new build units. Creation of 14 new residential units within the wider historic courtyard, with podium car parking. Demolition of the Watergarden building and erection of a 5-storey residential apartment building comprising 23 units, with underground car parking. Under construction. 17/5946M - prior approval granted 19/1/18 for change of use from offices (use class B1a) to 60 residential units (use class C3). Completions 2017/18: 0 homes Completions to date: 0 homes</p>

Conclusion

12.147 Progress has been made on a number of LPS sites, with full, outline and reserved matters planning applications submitted or approved, and some sites are under construction. There are several sites, however, where no progress appears to have been made, although it is acknowledged that the LPS has been adopted for less than a year. Going forward it is anticipated that any sites that continue to show little or no progress will be closely monitored and further action may be taken to enable the delivery of those sites.





Further Action

- Consider measures to bring forward development of LPS allocations, for example working closely with developers and landowners to better understand any constraints to development and to better manage the delivery of sites.



13 Glossary

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

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (also see Previously Developed Land).
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	The UK Census is a count of people and households, which gathers information that can be used to set policies and estimate the resources required to provide services for the population. The UK Census is usually undertaken every ten years.
Commercial and Industrial Waste	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).



Conservation Area

Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.

Conservation Area Appraisal

A published document defining the special architectural or historic interest that warranted the area being designated.

Construction, Demolition and Excavation Waste

Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.

Convenience Goods

The provision of everyday essential items, such as food.

Development

Defined under the 1990 Town and Country Planning act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.

Development Plan Document

A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.

Employment Land

Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).

Forecast

A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.

Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:

- Check the unrestricted sprawl of large built-up areas
- Prevent neighbouring towns from merging
- Safeguard the countryside from encroachment
- Preserve the setting and special character of historic towns
- 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 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 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.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.
Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Jobs density	The number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.



Labour supply (also sometimes referred to as the economically active population)

The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.

Landbank

The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.

Landscape Types and Description

LCT 1 Sandstone Ridge: stands prominently above the surrounding Plain and is a visually distinctive landmark in the landscape. It is located in the south west of the Borough, adjacent to the Cheshire West border, and runs from Bickerton to Peckforton Castle, continuing northwards into Cheshire West. The ridge dips down into the Sandstone Fringe type where Salter's Lane crosses the landscape. The ridge has a very strong cultural and natural character including a concentration of prehistoric features, semi-natural woodland and heathland, disused quarries, rock exposures, narrow sunken lanes and sandstone buildings and walls.

LCT 2 Sandstone Fringe: a transitional landscape type that rises to the adjacent Sandstone Ridge. To the east and south is the Undulating Farmland landscape type. Occasional hills are found in the Sandstone Fringe. Overall, this is a predominantly a farmed landscape with sparse settlement and strong rural qualities. Hedgerows with mature trees divide the small-medium scale fields. Roads are mostly narrow rural lanes that lead to farms. There are prominent views to the adjacent ridge and longer views to the uplands of the Pennines.

LCT 3 Undulating Farmland: defined by its undulating topography and the associated small to medium scale enclosure into which it is divided. Land use is mainly pasture and settlement consists of small villages/hamlets and scattered farms. A range of archaeological features are found in the landscape including Bronze Age barrows and post medieval canal locks. Views in this type often include the prominent Sandstone Ridge although they are dependent upon location, the nature of the immediate topography and the presence/absence of woodland.

LCT 4 Cheshire Plain East: large expanse of flat and very slightly undulating land comprising a relatively large proportion of the Cheshire East landscape. Woodland cover is low, with small coverts scattered intermittently across the area, however numerous hedgerow trees create the perception of a well-treed landscape. It is a working, farmed landscape with field patterns comprising a mix of medieval enclosure and post medieval improvement bound by hedgerows with mature trees.



Settlement is predominantly low density villages and dispersed farms, although there are influences from adjacent urban areas. Some parts of the landscape are intensively farmed. The lack of woodland cover enables long views across the plain.

LCT 5 Wooded Estates and Meres: defined by a concentration of historic estates and their associated features, including parkland and formal gardens, a high density of woodland and mosses, and meres that are often utilised as ornamental lakes.

The topography of the type ranges from flat ground, through broad undulations to occasional steeper slopes. Fields are varied in size and shape and are generally of medieval or post-medieval origin. Settlement is mainly dispersed with a limited number of small nucleated villages and hamlets including Rostherne and Marbury.

LCT 6 Woodland, Heaths, Meres and Mosses: well wooded character type associated with an area of former grazed heathland and still retains a heathy character. It is defined by blocks of mixed woodland interspersed with small relict heath, meres and mosses and is located in the northern half of the Borough, either side of the A535 south of Chelford. The landscape is crossed by brooks, with large water bodies created more recently through sand and gravel extraction.

Beyond the woodlands and water bodies, the flat or undulating landscape consists of large fields defined by straight hedgerow boundaries.

LCT 7 Lower Wooded Farmland: covers a large area and is divided into seven character areas extending from High Leigh and Arley in the north, east to Poynton and Congleton and as far south as Audlem. This very gently rolling landscape type has many similarities with the Cheshire plain, yet it has a greater concentration of woodland and a slightly higher settlement density with more nucleated hamlets and villages.

Land use is a mix of arable and pasture, while settlement largely retains its dispersed pattern. Intensive reorganisation during the post-medieval period saw the dilution of some medieval field patterns. The landscape is very rural, although has been impacted in places by the presence of major transport routes and nearby large urban areas.

LCT 8 Salt Flashes: found in the centre of the Borough, west of Sandbach and incorporates an area of pools or 'flashes' associated with former salt works. The presence of salt has had a dramatic impact on the local landscape resulting in unique and valuable inland saline habitats. What began as the small-scale exploitation of natural brine springs escalated and intensified following the Industrial Revolution leading to the creation and eventual collapse of a number of large underground cavities, thus forming salt flashes, which are effectively water-filled craters surrounded by salt marsh. The



factories and infrastructure associated with the salt industry have been cleared away and areas of derelict land regenerated.

LCT 9 Mossland: a small but distinctive landscape type that occurs in five locations across the Borough. The type relates to surviving fragments of peat bog, known locally as mosses. Mosses were once a widespread natural habitat in Cheshire East but drainage in particular, as well as peat cutting and settlement expansion has subsequently reduced this rare habitat to a handful of areas.

LCT 10 River Valleys: contains the major rivers in the Borough; the Weaver, Dane and Bollin. Many of the largest settlements in the Borough are associated with the river valleys. The water power provided by the rivers to support textile mills increased their importance during the Industrial Revolution. The slopes of the valleys are densely wooded and sparsely settled, creating intimate landscapes. In the present day, they are important natural habitats and form popular destinations for recreation.

LCT 11 Higher Wooded Farmland: located between the foothills to the east along the boundary with the Peak District National Park and the flatter expanses of the Cheshire lowlands to the west extending from Poynton in the north to Alsager in the south of the Borough. This gently rolling landscape is dominated by dairy farming and valued for its rural character particularly given its closeness to urban areas and market towns. It is defined by a high density of woodland and veteran trees compared with much of the Borough, historic field patterns bounded by hedgerows, as well as small isolated ponds, mosses and meres, which are dotted across the landscape.

LCT 12 Upland Foothills: distinctive upland landscape of steep slopes and wooded steam valleys running from Disley in the north to Alsager in the south, providing a buffer between urban areas (Stockport, Bollington, Macclesfield and Congleton) and the hills and scattered settlements of the Peak District National Park. Exposed linear ridges form prominent local landmarks from which there are panoramic views of the surrounding landscape. Dominated by livestock farming and dairying, the landscape has an intricate pattern of fields bounded by hedgerows and dry stone walls. The type has a strong cultural character with small villages and farms built of local stone as well as a scattering of features relating to past industrial activity including stone quarries, mills and canals.

LCT 13 Enclosed Gritstone Upland: defined by high rolling hills located on the fringe of the open moorland of the Peak District National Park. This is a pastoral farming landscape enclosed by dry stone walls with remnant pockets of open heathland commons and typically low tree cover except for



the extensive conifer plantations in the Macclesfield Forest.

The area has high levels of tranquillity and high open slopes afford expansive views across surrounding landscapes.

LCT 14 Moorland Hills and Ridges: forms a small area of unenclosed moor, which extends across into the Peak District National Park. It is located on the eastern boundary of the Borough, south of Macclesfield Forest. This wild unsettled landscape has panoramic views to the surrounding hills and over the undulating farmland to the west.

Listed Building

A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. Historic England is responsible for designating buildings for listing in England.

Local Authority Collected Waste

Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste.

Local Development Scheme

The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.

Local Geological Site

A non-statutory locally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).

Local Nature Reserve

Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).

Local Plan

The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.



Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
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 Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development



	control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (for example GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, that is, after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.



Special Protection Area	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Standard Assessment Procedure (SAP)	Methodology used by the Government to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are:</p> <ul style="list-style-type: none"> • Social progress which recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources • Maintenance of high and stable levels of economic growth and employment
Unemployment Count	All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation ("ILO"). This definition of unemployment is different from the claimant count, which records only those people who are (a) claiming Jobseeker's Allowance or (b) out of work and claiming Universal Credit. The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.



Unemployment Rate

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

Use Classes

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

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))
- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)



Working for a brighter future together

Strategic Planning Board

Date of Meeting: 27 February 2019

Report Title: Hand Car Washes and Planning

Portfolio Holder: Cllr Ainsley Arnold

Senior Officer: Adrian Fisher, Head of Planning Strategy

1. Report Summary

- 1.1. At its meeting on 13 December the Council considered and passed a notice of motion proposing that a Supplementary Planning Document be prepared to address hand car washes and valets in Cheshire East.
- 1.2. This report summarises the current issues facing this Council and other local authorities due to the proliferation of hand car washes in the UK, as highlighted in the recent Commons Select Environmental Audit Committee inquiry into the issue. It examines how Cheshire East and other authorities are addressing these issues through existing planning and environmental legislation and options for the production of additional planning advice.
- 1.3. Two options are considered: a Supplementary Planning Document (SPD) and a best practice Planning Guidance Note on hand car washes.

2. Recommendation/s

- 2.1. To consider the issues as set out in the report.
- 2.2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to endorse the production and use of a Supplementary Planning Document on hand car washes, following the outline attached at Appendix 2.

3. Reasons for Recommendation/s

- 3.1. The recent Notice of Motion requires the Board to consider the planning implications of hand car washes. As highlighted in the Commons Select

Environmental Audit Committee inquiry, there is scope for planning departments to be better informed when dealing with applications and complaints, relating to hand car washes. It is recommended that a SPD on hand car washing be produced to ensure that the Council has more detailed guidance to address the range of planning and environmental issues that may arise relating to this type of development. It will set out the scope of planning responsibilities and when to involve other regulatory agencies such as United Utilities, the Environment Agency and other Council services.

- 3.2. Whilst the adopted Local Plan Strategy and the emerging SADPD contain general planning objectives to guide such applications, additional detail should prove helpful in clarifying the scope of current planning requirements. The SPD cannot not introduce any new planning policy but could expand on current policies and set out a best practice approach, drawing on the Commons Select Environmental Audit Committee inquiry recommendations.

4. Other Options Considered

- 4.1. Another option considered was to produce an informal guidance note on Hand Car Washes. However the planning issues involved suggest that a more comprehensive approach is merited.

5. Background - Context

- 5.1. The Notice of Motion passed on 13 December proposed 'To have a supplementary planning document outlining best practice in terms of location and operation of hand car washes and valets in Cheshire East, taking into account the Government report on Hand Car Washes, local impact on the environment and location'
- 5.2. Following growing concerns regarding the proliferation of hand car washes in the UK and the resultant issues being dealt with by local authorities and the Environment Agency, The Commons Select Environmental Audit Committee held an inquiry into hand car washes in the summer of 2018 to examine:-
- how the environmental impact of hand car washes compares to automatic ones
 - how they are regulated and
 - What steps the Government might take to ensure hand car washes are operated sustainably, encompassing employment conditions of workers.

- 5.3. Attached at Appendix 1 the relevant extracts and recommendations from the Commons Select Committee final report produced in November 2018. These will be used to inform the production of a Cheshire East Supplementary Planning Document on Hand Car Washes, the outline of which is attached at Appendix 2

The situation in Cheshire East

- 5.4. During the whole of 2018 there were eight applications received for car wash facilities in Cheshire East, concerning six sites. Of these three were withdrawn, two refused and two approved with conditions. One is awaiting a decision.
- 5.5. This would seem to suggest that so far the planning system is being reasonably effective in ensuring that approval is only given when it is appropriate and all the necessary requirements have been met. This may not, of course, account for any hand car washes that are operating without planning permission which have not been drawn to the attention of the Council. Where a breach of planning control is known, the usual range of enforcement options are available to address the issue.
- 5.6. One example of recent enforcement being taken is the Union Street car wash in Sandbach (the subject of a dismissed planning appeal) which has recently been served with an Enforcement Notice, - which in itself has now just been appealed against. The applicants can operate from the site until the appeal and any subsequent outcome which may define the time period for compliance.
- 5.7. The Union Street appeal was dismissed on the grounds that the development would significantly harm the living conditions of neighbouring occupiers with regard to noise and disturbance. Such concerns are common among a number that may frequently apply to this type of development. These include:
- Standing traffic on residential streets creating noise, engine fumes, congestion and blocking of driveways and access points
 - Spray, noise, waste water, aerosol vapours caused by the jet washers, chemical ester release via rinsing equipment
 - Waste surface water impacting on main road drains and surrounding grass verges / green space.
 - Noise caused by jet spray and mechanised rinsing equipment, industrial vacuum cleaner noise used in valeting services associated with the car washing
 - Excessive and anti-social hours of working

- Unsightly Perspex screens and canopies

6. The Implications of the House of Commons Select Committee Report

- 6.1. The conclusions and recommendations of the House of Commons Select Committee regarding planning and environmental legislation highlighted the need for greater cross agency working, for example between the Environment Agency, Planning Departments, United Utilities and HMRC to ensure that issues did not get 'lost' between different agencies..
- 6.2. It recommended the need for better Guidance for planners, such the reinstating of the withdrawn Environment Agency Advice, and for the Environment Agency to be more proactive in engaging with planning authorities to clarify when they should be consulted.
- 6.3. Finally the report pointed to the possible issuing of licenses and more regulation, as well as the need for effective enforcement from all regulatory bodies involved including planning.
- 6.4. These recommendations, where applicable to Cheshire East as a planning authority, have been taken forward via the the outline of a Supplementary Planning Document on hand car washes attached at Appendix2

7. The Proposed Supplementary Planning Document

- 7.1 Whilst current planning applications have been determined within the existing policy framework, it is evident that this type of development is a cause of growing concern. Accordingly to afford the Council the best tools available, it is recommended that a short SPD be prepared to provide further localised guidance. This can be prepared in conjunction with partner agencies to ensure that a comprehensive approach is taken to the issue.
- 7.2 The outline of this document is attached at Appendix 2. It is recommended that officers work this into a succinct but effective SPD in collaboration with other services and partners. There may also be the opportunity to incorporate or reference future guidance from the Local Government Association. It is proposed that the SPD be considered again by the Strategic Planning Board prior to consultation later this year.
- 7.3 Multi-agency partnership work provides the best vehicle for co-ordinated management and regulation of hand car washes at a local level. To support local authorities on this issue in future, the Local Government Association intend to develop a short document focusing on issues relating to hand car washes and councils' regulatory responsibility in relation to them and highlighting existing good practice to address issues. They anticipate that

this will be completed later this year – and if so, this can be taken account of in the SPD.

8. Implications of the Recommendations

8.1. Legal Implications

Supplementary Planning Documents are guidance which adds further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.

- The process for preparing Supplementary Planning Documents is similar to a Local Plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are four main stages in their production as follows:
 - Preparation and informal consultation
 - Consultation
 - Consideration of representations and completion of final draft of the SPD
 - Adoption of the Supplementary Planning Documents

Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents

8.2. Finance Implications

- The cost of producing an SPD can be accommodated within spatial planning existing budgets.

8.3. Policy Implications

- The Supplementary Planning Document does not introduce new policy but does highlight existing development plan policy.

8.4. Equality Implications

- There are no direct implications for equality issues.

8.5. Human Resources Implications

- There are no direct issues.

8.6. Risk Management Implications

- There are no direct implications for risk management.

8.7. Rural Communities Implications

- There are unlikely to be issues specifically for rural communities as hand car washes generally operate within an urban/ suburban setting.

8.8. Implications for Children, Young People / Cared for Children

- There are no planning implications for children and young people. However the SPD may signpost information about concerns over vulnerable people in general.

8.9. Public Health Implications

- There are public health implications such as water pollution prevention which will be dealt with in the. Supplementary Planning Document

9. Ward Members Affected

- The issue of dealing with Hand Car Wash Sites is applicable throughout Cheshire East and therefore potentially affects all Ward Members.

10. Consultation & Engagement

- The Supplementary Planning Document will need to undergo a six week period of consultation in line with current planning regulations.

11. Access to Information

- The Council's website includes a section on [supplementary planning documents](#). The report of the House of Commons Environmental Audit Committee is available on the parliamentary [website](#).

12. Contact Information

- Any questions relating to this report should be directed to the following officer:

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: adrian.fisher@cheshireeast.gov.uk

APPENDIX 2 Outline of Proposed SPD

APPENDIX 1 – Extract from House of Commons Environmental Audit Committee Report**1 Introduction*****Growth of hand car washes in the UK***

1. Hand car washes have seen rapid growth over the past decade and now make up approximately 80% of the UK car wash sector by volume, according to the Petrol Retailers Association.

2. Estimates of as many as 10,000 to 20,000 hand car washes operating in the UK were repeated in many of our submissions.

Unregulated businesses

4. Hand car washes have been linked to non-compliance on environmental, health and safety regulations, non-payment of tax (VAT, income tax and business rates), lack of appropriate planning permission, poor accommodation for workers and modern slavery.

5. Researchers at Nottingham Trent University said that:

...in terms of owner, landlord and regulator responsibilities our research found a confused and permissive picture where many blind eyes were turned.

6. There are some legitimate regulated hand car wash brands and examples of good practice by independent outlets. In October, the Responsible Car Wash Scheme was launched to enable consumers to identify compliant operators.

Planning permission

7. Hand car washes sometimes set up and operate without planning permission. When hand car washes are established on the forecourts of former petrol stations or other sites, they may require planning permission for a change of use of the site.

The legal framework in the Town & Country Planning Act 1990 and supporting Government guidance states that any material change of use of land (as well as buildings) can constitute development that would require planning permission. However, the Local Government Association point out there is no statutory definition of 'material change of use'. Therefore, whether a new hand car wash would require planning permission would be determined by the individual circumstances of the case and in particular the significance of the change and impact on the use of the land, if there is one. For example, while a HCW operating from the site of a former public house might constitute a change of use for the site, a HCW operating from the site of a former petrol station (perhaps previously incorporating a car wash) might not.

8. The Car Wash Advisory Service alleged that hand car washes:

... Will very often start trading prior to any planning being sought. Our research also shows a significant lack of understanding in many planning departments regarding hand car washing, with many simply allowing land, warehouses and old forecourts to be used simply as a change of use and without any concern for the environmental impact as it is "not their job". Our investigations further show that many water companies have either no idea that a car wash has connected to their system without consent, or that again consent has been given without visiting the wash site to establish if a sludge trap/separator has been installed.

9. The Car Wash Advisory Service said that of 400 sites it investigated:

- *230 had no planning permission.*
- *104 had planning in place but with conditions not met.*
- *40 were considered lawful and the council would not act.*
- *300 had no permission to access the foul sewer.*
- *11 were investigated by EA.*

10. When taking planning decisions, local authorities are directed by the Town and Country Planning Act 1990 to take into account any 'material considerations'. This is not defined further in the Act, but the courts have held that "in principle ... any consideration which relates to the use and development of land is capable of being a planning consideration". There are several material considerations, such as noise and disturbance, capacity of the water system, and pollution impacts, which might be raised when a car wash business operates in a residential area.

11. The Environment Agency is a statutory consultee for some planning applications, such as development in flood zones or where developments potentially pose environmental risks, for example cemeteries or intensive farming. However, the Environment Agency does not currently need to be consulted regarding a hand car wash development unless it is in a sensitive environmental location, e.g. in an area with critical drainage problems, in a groundwater source protection zone or likely to affect such a zone.

12. Anglian Water suggested that the planning system could be utilised to minimise the environmental impacts of hand car wash businesses. It said that the planning process provides an opportunity to ensure the impacts of proposals are considered before they are put in place. However, it argued that it would not be proportionate for water companies to be consulted on every application.

13. The Chartered Institution of Water and Environmental Management raised concerns about how well planning conditions are enforced in practice. :-

Often the operatives put in a claim for permission to have certain things, including storm drains and things like that, but when you look they have put the signage and the awning up but have not done the heavy construction work. There is also a question in terms of licensing that some of the hoops people have to go through already exist, they are just not being enforced effectively. Therefore it could be a combination of things coming together to get more regulatory compliance.

14. Local Authorities have the responsibility to ensure any planning conditions are complied with. Councillor Rhodes representing the Local Government Association said that resource constraints limited Local Authorities ability to enforce planning regulations:

Hand car washes across Europe

16. The Chairman of the Petrol Retailers Association Brian Madderson argued that the failure to enforce compliance with regulations had contributed to the growth of hand car washes in the UK:

It is extraordinary that we are virtually the only EU country where illegal hand car washing has proliferated over the last 10 years to the extent seen across the UK. This must result from the failure of key agencies to enforce their own regulations.

2 Environmental pollution

Impact on water quality

21. Car wash waste water can contain phosphates, detergents, surfactants, oils, silts/sediments, traffic film remover, rubber, copper and other metals.

Water regulations

31. Hand car wash operators are subject to the trade effluent provisions in the Water Industry Act 1991. Section 118 of the Act makes it an offence to discharge trade effluent to a sewer without the written consent of the local water company. Anglian Water suggested 'very few hand car washes obtain discharge consent prior to conducting business

32. The Environment Agency is responsible for protecting water quality in England and regulates discharges into surface waters or onto or into the ground (and groundwater) through the environmental permitting system. It can issue fines to anyone who discharges waste water or sewage without a permit, or who breaches of their permit conditions.

Their advice is for hand car washes to always be connected to the foul sewer.

Environment Agency approach

37. The Environment Agency said pollution from hand car washes was a minor problem compared to agricultural runoff and that most hand car washes in an urban setting, such as a petrol filling station were deemed to be connected to a foul sewer however there was room for enforcement where car washes are located where they will not have the correct drainage connections or interceptors.

Guidance withdrawn

41. There was some criticism of the Environment Agency during the inquiry for its decision to withdraw pollution prevention guidance on vehicle washing. The Northern Ireland Environment Agency, Scottish Environment Protection Agency and Natural Resources Wales have a document entitled *Guidance for Pollution Protection 13 (GPP 13): Vehicle washing and cleaning* which is based on relevant legislation and good practice. However, similar guidance was removed from the Environment Agency website in England when it was consolidated into Gov.uk in 2015 to reduce the volume of guidance.

Conclusions and recommendations

Environmental pollution

1. *The failures to enforce planning and environmental regulations at hand car washes must be rectified. Risk prioritisation by the Environment Agency and water companies should not translate into a permissive licence to pollute for hand car washes or other businesses.*
2. *The Environment Agency should reinstate its pollution prevention guidance for car washes. We recommend that the Agency also writes to the planning departments of Local Authorities across the UK to remind them that hand car washes should have interceptors installed and be connected to the foul sewer so that their wash water is treated rather than discharged directly into the environment. (Paragraph 44)*
3. *The Environment Agency should write to major supermarkets to remind them that any hand car washes operating in their car parks needs to have the appropriate drainage in place connecting to a foul sewer.*
4. *The Environment Agency should work with immigration, tax recovery and GLAA [Gangmasters and Labour Abuse Authority] enforcement to ensure that unannounced inspection of hand car washes are comprehensively investigated for a full range of potential regulatory breaches.*
5. *The Government should consider whether changes are necessary to the water regulations governing urban diffuse pollution. Water companies should be encouraged to map and report to the environment agency*

where waste water is not properly being handled. This would help address the lack of data that currently hampers effective enforcement

Labour exploitation/ licencing

6. It is important to note that not all hand car washes violate labour, employment, taxation, health and safety and environmental regulations. Nevertheless, there appears to be widespread and flagrant rule breaking taking place at hand car washes across the country. This is unacceptable.

8. We encourage HMRC to explore potential tax evasion by hand car wash operators to establish the extent of material revenue leakage from the public purse from these operators and to develop strategies to recover tax due.

9. We welcome the Responsible Car Wash Scheme. The public must have confidence that hand car washes at major supermarkets operate within the law. The Government should ensure that large businesses hosting hand car washes include them in their Modern Slavery Act transparency statements.

10. To make enforcement easier, the Government should trial a licencing scheme for hand car washes that brings together all of the major compliance requirements, including on environmental pollution, into a single, more easily enforceable, legal requirement. The Government should also review whether the Modern Slavery Act 2015 could be updated to cover businesses as small as hand car washes.

APPENDIX 2

Outline of Cheshire East Supplementary Planning Document on Hand Car Washes

Planning permission

The legal framework in the Town & Country Planning Act 1990 and supporting Government guidance states that any material change of use of land (as well as buildings) can constitute development that would require planning permission.

There is no statutory definition of ‘material change of use’. Further guidance can be provided to assist in determining where a change of use has occurred.

The Policy Framework

A SPD must relate to adopted development plan policy. It is proposed that this SPD will derive from Local Plan Strategy Policy SD2 Sustainable Development Principles. This will be complemented by reference to other adopted policies. It is proposed to set out the key policy requirements that car washes must adhere to.

Environmental pollution

Key concerns with hand car washes relate to their impact on the local environment – and pollution of light, noise, water and air quality. It is proposed to detail how such issues can be managed and mitigated.

Other Material considerations

Planning applications should be determined in accordance with the development plan and other material considerations. There are several material considerations—such as residential amenity, highway safety or biodiversity –which might be raised when a car wash business operates in a residential area. Their impact and relevance will be further expanded in this section.

Statutory and other consultees

This section will explain the role of external agencies in the determination of planning applications and how their guidance can be adopted at an early stage within applications.

Planning Conditions

This section will set out the planning conditions that would commonly be applied to hand car washes. These may for example address matters of noise, water disposal or opening hours

Enforcement and Complaints

Linkage will be made to existing enforcement protocols.

Further Information & guidance

It is proposed to have a section with links to other relevant information, particularly relating to non-land use matters such as social and financial implications.

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STRATEGIC PLANNING BOARD

Date of Meeting: 27 February 2019

Report Title: Planning Appeals Report

Portfolio Holder: Cllr Ainsley Arnold

Senior Officer: David Malcolm, Head of Planning (Regulation)

1. Report Summary

- 1.1. To summarise the outcome of Planning Appeals that have been decided between 1st July 2018 and 31st December 2018. The report provides information that should help measure and improve the Council's quality of decision making in respect of planning applications.

2. Recommendation/s

- 2.1. That the report be noted.

3. Reasons for Recommendation/s

- 3.1. To learn from outcomes and to continue to improve the Council's quality of decision making on planning applications.

4. Other Options Considered

- 4.1. Not applicable.

5. Background

- 5.1. All of the Council's decisions made on planning applications are subject to the right of appeal under section 78 of the Town and Country Planning Act 1990. Most appeals are determined by Planning Inspectors on behalf of the Secretary of State. However, the Secretary of State has the power to make the decision on an appeal rather than it being made by a Planning Inspector - this is referred to as a 'recovered appeal'.
- 5.2. Appeals can be dealt with through several different procedures: written representations; informal hearing; or public inquiry. There is also a fast-

track procedure for householder and small scale commercial developments.

- 5.3. All of the Appeal Decisions referred to in this report can be viewed in full online on the planning application file using the relevant planning reference number.
- 5.4. This report relates to planning appeals and does not include appeals against Enforcement Notices or Listed Building Notices.

6. Commentary on Appeal Statistics

- 6.1. The statistics on planning appeals for the year to date are set out in Appendix 1. A full list of the appeals decided between 1st July 2018 and 31st December 2018 are set out in Appendix 2 and 3.
- 6.2. The statistics are set into different components to enable key trends to be identified:
 - Overall performance;
 - Performance by type of appeal procedure;
 - Performance on delegated decisions;
 - Performance on committee decisions;
 - Overall numbers of appeals lodged;
 - Benchmarking nationally.
- 6.3. The overall number of appeals lodged has remained consistent and averages out at approximately 120 - 140 planning appeals annually. At present, approximately 30% of decisions to refuse planning permission will result in a planning appeal.
- 6.4. In terms of the outcomes of the appeals decided, the performance is close to the national average; 33.7% of appeals have been allowed in the year to date against a national average of 30%.
- 6.5. The reduction in the number of appeals held through public inquiry has continued, which is a reflection of the adoption of the Local Plan Strategy and the subsequent reduction in major housing appeals.
- 6.6. When analysed by type of appeal, the trends also follow national average, with 40% of appeal hearings allowed and 30% of written representation appeals allowed.

- 6.7. The performance of appeals against planning decisions made under delegated powers also reflects a national picture, with 29.4% of appeals allowed.
- 6.8. The year to date has seen 12 appeals determined following decisions by planning committee. 58% of those appeals (7) have been allowed. *Note this figure includes 3 applications with a recommendation of refusal by officers.* In the year to date 9 appeals have been decided following a committee decision contrary to officer recommendation. Of those 9 decisions, 7 have proceeded to be allowed at appeal (78%) and 2 decisions have been successfully defended by the Council.
- 6.9. In the previous year (2017/18) there were 29 appeals decided following decisions contrary to officer recommendation. Despite the proportion of appeals allowed this year to date, the reduction of such appeals to 9 (in the year to date) is a potential indicator of improved decision making by the Council as a whole.
- 6.10. It should be noted that, due to the timescales of the appeals process, these figures will reflect decisions made 6 months ago and earlier.

7. Commentary on Appeal Decisions

- 7.1. Two appeal decisions have been highlighted to help with future decision making.
- 7.2. Application ref. 17/5999C was for the retrospective change of use from garage services to a hand car wash and associated development. Members disagreed with the assessment of officers and considered that the use was significantly harmful to the residential amenity of the adjoining property as a result of noise and disturbance. The appeal was successfully defended and it was dismissed due to the impact on adjoining residents.
- 7.3. Application ref. 17/2854M was for the erection of 32 residential dwellings and associated engineering works. The site formed part of a wider site allocated for housing in the Local Plan. Members resolved to refuse planning permission due to concerns over highway safety, contrary to the advice of officers. The appeal was allowed and full costs were awarded against the Council.
- 7.4. In respect of the application for the hand car wash, this serves to highlight the importance of Members challenging officer recommendations and applying well reasoned planning judgement based on good evidence. In this case the impact on the adjoining residents' amenity was clearly the

central issue with the application and it was a matter of judgment for the decision maker as to the level of significance. Whilst officers considered that the impacts could be controlled adequately by conditions there was evidence of frequent and unacceptable noise impact that was able to be used at the appeal to defend the decision.

- 7.5. In respect of the application for 32 dwellings, this serves to illustrate that the reasonable challenge to the officer recommendation can spill over into being unreasonable behaviour by the Council. The site was allocated for housing and the Council's own highways officers confirmed that the access arrangements complied with the required standards. The appellant was able to provide clear technical evidence at the appeal to demonstrate this. Despite best efforts to defend the decision, the Inspector awarded full costs against the Council stating that the reason for refusal was based on "*vague and generalised points*" and stating that "*development which should clearly have been permitted, having regard to the development plan, national policy and adopted highway standards, was delayed*".

8. Implications of the Recommendations

8.1. Legal Implications

- 8.1.1. None.

8.2. Finance Implications

- 8.2.1. None.

8.3. Policy Implications

- 8.3.1. None.

8.4. Equality Implications

- 8.4.1. None.

8.5. Human Resources Implications

- 8.5.1. None.

8.6. Risk Management Implications

- 8.6.1. None.

8.7. Rural Communities Implications

- 8.7.1. None.

8.8. Implications for Children & Young People

8.8.1. None.

8.9. Public Health Implications

8.9.1. None.

9. Ward Members Affected

9.1. All Wards – implications are Borough Wide

10. Consultation & Engagement

10.1. Not applicable.

11. Access to Information

11.1. Details of all of the cases referenced can be found on the Council's website.

12. Contact Information

12.1. Any questions relating to this report should be directed to the following officer:

Name: Peter Hooley

Job Title: Planning & Enforcement Manager

Email: peter.hooley@cheshireeast.gov.uk

13. Version Control

<This table below must be completed to show the journey that the report has taken; and should include details on the officers consulted on each version of the report. It is expected that Finance, Legal, line manager and Executive Director are consulted on every version.

Each Directorate is to have a document library to store its reports and it is the responsibility of the author to ensure that all versions are retained and stored correctly. >

Draft versions are to be categorised by meeting type.

- Directorate management team; version to begin at 1.0
- CLT; version to begin at 2.0

This section can be deleted when the report is at its final state and is being submitted to Informal Cabinet, Cabinet, Council, PH decision or Committee. Remember to also delete the version control box on the front sheet of the report on the top left hand corner.

The version number should also be referenced on the front cover of the report

Remember to delete the guidance wording when report is complete.>

Date	Version	Author	Meeting report presented to	Consultees		Summary of amendments made
				Name of officers consulted	Date consulted	
10.01.19	1	DM				

Quarterly Planning Appeals Report

Appendix 1. Planning Appeal Statistics 2018/19

All Planning Appeals decided					
Q1 (1st Apr 2018 to 30th Jun 2018)					
Q2 (1st Jul 2018 to 30th Sept 2018)					
Q3 (1st Oct 2018 to 31st Dec 2018)					
Q4 (1st Jan 2019 to 31st Mar 2019)					
	Q1	Q2	Q3	Q4	Year to date
Number of Planning Appeals determined	30	21	29		80
Total Allowed	11	5	11		27
Total Dismissed (%)	19	16	18		53
Percentage allowed	36.7%	23.8%	37.9%		33.7%
<i>Note: appeals that were withdrawn, deemed invalid or part allowed/part dismissed are excluded from the figures provided.</i>					

Public Inquiries	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	0	0	0		0
Total Allowed	0	0	0		0
Total Dismissed	0	0	0		0
Percentage allowed	n/a	n/a	n/a		n/a

Hearings	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	2	6	2		10
Total Allowed	1	1	2		4
Total Dismissed	1	5	0		6
Percentage allowed	50%	16.7%	100%		40%

Written representations	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	19	10	24		53
Total Allowed	5	3	8		16
Total Dismissed	14	7	16		37
Percentage allowed	26%	30%	33.3%		30.2%

Quarterly Planning Appeals Report

Householder Appeal Service	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	9	5	3		17
Total Allowed	5	1	1		7
Total Dismissed	4	4	2		10
Percentage allowed	56%	20%	33.3%		41%

Appeals against Delegated Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	26	17	25		68
Total Allowed	8	3	9		20
Total Dismissed	18	14	16		48
Percentage allowed	31%	17.6%	36%		29.4%

Appeals against Planning Committee Decisions

	Q1	Q2	Q3	Q4	YTD
Number of appeals determined	4	4	4		12
Total Allowed	3	2	2		7
Total Dismissed	1	2	2		5
Percentage allowed	75%	50%	50%		58.3%

Appeals Lodged this year

	Q1	Q2	Q3	Q4	YTD
Public Inquiries	0	0	0		0
Hearing	6	2	1		9
Written Rep	22	19	18		59
Household fast-track	3	9	3		15
Total	31	30	22		83*

**Figures are subject to future revision due to delay between date appeals lodged and start date confirmed by PINS.*

Benchmarking**Latest national figures for s78 Planning Appeals**

2018/19 (YTD)				
	Public Inquiry	Hearings	Written Representations	All
Number of appeals determined	162	375	6899	7436
Percentage allowed	48%	43%	29%	30%

Quarterly Planning Appeals Report

National figures for Householder Appeal Service

2018/19 (YTD)	
	Householder
Number of appeals determined	3,475
Percentage allowed	39%

Source: Planning Inspectorate Statistics 15 Feb 2019.

Appendix 2. Appeals determined 1st July – 30th September 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn Y/N
17/3932N	Sunnyside Stables, COOLE LANE, NEWHALL, CW5 8AY	Erection of toilet block, construction of driveway and hardstanding	Southern Planning	Written Representations	Part allowed/Part dismissed	N
17/5249M	11, MANOR PARK SOUTH, KNUTSFORD, WA16 8AD	Proposed first floor front extension and revised roof pitch	Southern Planning	Householder Appeal Service	Dismissed	N
16/3931M	MOBBERLEY RIDING SCHOOL, NEWTON HALL LANE, MOBBERLEY, WA16 7LB	Demolition of the existing buildings on site and the erection of Church Meeting	Northern Planning	Informal Hearing	Dismissed	Y
16/2096M	ENDON QUARRY, WINDMILL LANE, KERRIDGE, BOLLINGTON	Telecommunications installation and associated works (NTQ Replacement)	Northern Planning	Written Representations	Allowed	Y
17/3500M	BOWLING GREEN, INGERSLEY VALE, BOLLINGTON	Reserved matters application following outline approval 15/2354M	Northern Planning	Written Representations	Allowed	Y
17/2170C	Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY	Alterations to an existing Grade II Listed farmhouse, barn and boar house,	Delegation	Informal Hearing	Dismissed	
17/4380C	Parklands, Byley Lane, Cranage, CW4 8EL	New dwelling in lieu of existing cattery on land to the rear of Parklands.	Delegation	Written Representations	Dismissed	
17/4203M	Field off Hollin Lane, Sutton	Change of use and adaptation of existing stable building	Delegation	Written Representations	Dismissed	
17/4414N	CHAPEL VILLA, WOORE ROAD, BUERTON, CW3 0DA	Outline application for erection of single dwelling (Access only)	Delegation	Written Representations	Dismissed	
17/4850M	WOODSIDE NURSERIES, HALL LANE, MOBBERLEY, WA16 7AH	Demolition of the existing Bungalow and erection of a replacement house	Delegation	Written Representations	Allowed	
17/4852M	48, KENILWORTH ROAD, MACCLESFIELD, SK11 8UX	To create a larger family home with four bedrooms and 2 ensuite bathrooms	Delegation	Householder Appeal Service	Deemed Invalid by DoE	
17/4965N	Land adjoining 18, MILTON DRIVE, WISTASTON, CW2	New bungalow	Delegation	Written Representations	Dismissed	

Quarterly Planning Appeals Report

	8BS					
17/5037N	DORFOLD COTTAGE, SWANLEY LANE, BURLAND, CW5 8LP	Proposed Dwelling	Delegation	Written Representations	Dismissed	
17/2171C	Dingle Farm, DINGLE LANE, SANDBACH, CW11 1FY	Alterations to an existing Grade II Listed farmhouse, barn and boar house	Delegation	Informal Hearing	Dismissed	
17/2777M	3A MOORSIDE LANE, POTT SHRIGLEY, SK10 5RZ	Replacement dwelling, alteration to planning consent ref. 14/2798M	Delegation	Informal Hearing	Dismissed	
17/3504M	Anson Engine Museum, ANSON ROAD, POYNTON, SK12 1TD	New entrance hall and toilets and new exhibition hall	Delegation	Informal Hearing	Allowed	
17/5569M	Land between 4 and 6 Shrigley Road North, POYNTON	Outline planning permission, with all matters reserved	Delegation	Informal Hearing	Dismissed	
17/5998M	LAND AT WILLOW GROVE FARM 60, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF	New dwelling (in place of dwelling approved under permission 16/0545M)	Delegation	Written Representations	Dismissed	
17/6076C	Oak Leaf Barn, OAK LANE, ASTBURY, CW12 4RT	Rear single storey extension	Delegation	Householder Appeal Service	Dismissed	
17/6182M	189, WILMSLOW ROAD, HANDFORTH, SK9 3JX	1 new 4 bedroom detached dwelling	Delegation	Written Representations	Dismissed	
18/0218M	Percivals View, MOSS LANE, OLLERTON, WA16 8SW	Erection of car port	Delegation	Householder Appeal Service	Dismissed	
18/1080C	123, CREWE ROAD, SANDBACH, CW11 4PA	Two storey extension to right side of house and rear of property.	Delegation	Householder Appeal Service	Allowed	
18/1094M	34A, SUNNY BANK DRIVE, WILMSLOW, SK9 6DY	Alteration to roof profile and elevational enhancements	Delegation	Householder Appeal Service	Dismissed	

Appendix 3. Appeals determined 1st October – 31st December 2018

LPA ref.	Site Address	Development Description (short description)	Decision Level	Procedure	Appeal Outcome	Overturn Y/N
17/2398N	HORSESHOE FARM, WARMINGHAM LANE, MOSTON, CW10 0HJ	Change of use of land to use as a transit caravan site for gypsies	Southern Planning	Informal Hearing	Allowed	Y
17/5999C	79, UNION STREET, SANDBACH, CW11 4BG	Retrospective change of use from garage services to hand car wash	Southern Planning	Written Representations	Dismissed	Y
17/2854M	Land off Moss Lane, Macclesfield	Erection of 32 no. residential dwellings and associated engineering works.	Northern Planning	Informal Hearing	Allowed	Y
17/6072M	Ollerton Nursery, CHELFORD ROAD, OLLERTON, WA16 8RJ	Redevelopment of former garden centre to 17no. Dwellings	Northern Planning	Written Representations	Dismissed	N
18/0513C	The Bakehouse, 3 Marsh Green Road, Sandbach, CW11 3BH	Prior Approval for a Change of Use from storage to dwellinghouse.	Delegation	Written Representations	Dismissed	
18/0769M	GWYNANT, PLUMLEY MOOR ROAD, PLUMLEY, WA16 0TR	Demolition of the existing dwelling and the erection of two semi-detached dwellings	Delegation	Written Representations	Allowed	
18/0838N	KINSAL VILLA, PADDOCK LANE, AUDLEM, CW3 0DP	Proposed dwelling	Delegation	Written Representations	Dismissed	
18/1125N	MADAMS FARM, RAVENS LANE, BURLAND, CW5 8PF	Listed building consent for the retention of two solar panels, internal pipework	Delegation	Written Representations	Dismissed	
18/1141M	HIGH LEGH GARDENS, DITCHFIELD LANE, HIGH LEGH, WA16 0QW	hand car wash and valet facility including 8m x 4m canopy	Delegation	Written Representations	Dismissed	
18/1190M	SILVER BIRCHES, MILL LANE, SNELSON, SK11 9BN	Demolition of existing single dwelling and erection of new single dwelling	Delegation	Written Representations	Dismissed	
18/1427C	Land at Bonneyfield Cottage, MOW LANE, ASTBURY, CW12 3NH	Development of stable block/storage building and manege including engineering operation	Delegation	Written Representations	Dismissed	
18/1598M	Brickyard Farm, CONGLETON ROAD, MARTON, SK11 9HG	Conversion and change of use of domestic barn / garage to dwelling	Delegation	Written Representations	Dismissed	
18/2900M	WOODSIDE, 24, TOWERS ROAD, POYNTON, SK12 1DD	2 storey side and single storey side/rear extensions	Delegation	Householder Appeal Service	Allowed	
18/3107M	58, GAWSWORTH ROAD, MACCLESFIELD, SK11 8UF	Detached garage	Delegation	Householder Appeal Service	Dismissed	

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17/3485N	Land west of Park Farm Barn, WREXHAM ROAD, RIDLEY	Proposed construction of two detached bungalows	Delegation	Written Representations	Dismissed	
17/4403M	ALDWARDEN HILL, LEGH ROAD, KNUTSFORD, WA16 8LP	Erection of orangery	Delegation	Written Representations	Allowed	
17/4404M	ALDWARDEN HILL, LEGH ROAD, KNUTSFORD, WA16 8LP	Listed Building Consent for erection of orangery	Delegation	Written Representations	Allowed	
17/4849C	MOSS NOOK, MOSS LANE, BRERETON HEATH, CW12 4SX	Conversion and extension of existing garage to form single dwelling	Delegation	Written Representations	Allowed	
17/5071M	LAND SOUTH OF 18 GASKELL AVENUE, KNUTSFORD, WA16 0DA	Construction of one pair semi-detached dwellings	Delegation	Written Representations	Dismissed	
17/5105M	Brickyard Farm, CONGLETON ROAD, MARTON, SK11 9HG	Reuse of rural buildings for business storage (B8) use	Delegation	Written Representations	Allowed	
17/5370N	Land off BARONS ROAD, WORLESTON	Prior approval for a change of use of agricultural building to two dwellings	Delegation	Written Representations	Allowed	
17/5703C	CROSSMERE FARM, DAVENPORT LANE, BRERETON HEATH, CW12 4SU	Demolition of existing livery buildings and construction of new dwellings.	Delegation	Written Representations	Dismissed	
17/5843C	COACHMANS COTTAGE, MACCLESFIELD ROAD, JODRELL BANK, CW4 8BU	Construction of a partially subterranean dwelling in the garden of Coachman's Co	Delegation	Written Representations	Dismissed	
17/5877M	WHITE LODGE, CHESTER ROAD, TABLEY, WA16 0HF	Erection of gates, gate posts, associated walls and planting	Delegation	Householder Appeal Service	Deemed Invalid by DoE	
17/2510C	YEW TREE FARM, MANOR PARK ROAD, NORTH RODE, CW12 2PF	Erection of a detached garage, and new window openings and rooflights	Delegation	Written Representations	Part allowed/Part dismissed	
17/6061M	Mottram Wood Farm, SMITHY LANE, MOTTRAM ST ANDREW, SK10 4QJ	Retention of cabin for use as guest/tourist accommodation	Delegation	Written Representations	Dismissed	
17/6172M	102, HOLLINWOOD ROAD,	First floor extension.	Delegation	Householder	Dismissed	

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	DISLEY, SK12 2EN			Appeal Service		
17/6343C	Agricultural Building, PEOVER LANE, CONGLETON	Prior approval for a change of use	Delegation	Written Representations	Allowed	
17/6419M	THE WILLOWS, HOBBS HILL LANE, HIGH LEGH, WA16 0QZ	Certificate of lawful proposed use or development - Mobile home	Delegation	Written Representations	Dismissed	
18/0077M	21, HILLSIDE ROAD, KNUTSFORD, WA16 6TH	First floor side extension, single storey rear extension and front elevation bay	Delegation	Householder Appeal Service	Part allowed/Part dismissed	
18/0189C	Land adjacent 23, Sandbach Road, Church Lawton	New Detached Residential Dwelling	Delegation	Written Representations	Allowed	
18/0327N	2, POTTER CLOSE, WILLASTON, CW5 7HQ	Extension of boundary wall to incorporate land to the side of the property	Delegation	Written Representations	Dismissed	