

Strategic Planning Board

Agenda

Date: Wednesday, 24th March, 2021
Time: 10.00 am
Venue: Virtual

How to Watch the Meeting

For anybody wishing to watch the meeting live please click in the link below:

[Click here to watch the live meeting](#)

or dial in via telephone on 141 020 33215200 and enter Conference ID: 934 163 16# when prompted.

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

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

To 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 Virtual Meeting** (Pages 5 - 14)

To approve the minutes of the virtual meeting held on 12 March 2021 as a correct record.

4. **Public Speaking**

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

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

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

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

5. **19/3097M-Reserved Matters application for the erection of 134no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works following outline approval 17/4277M, Land between Chelford Road and Whirley Road, Henbury for Mr Matthew Shipman, Bellway Homes Limited (Manchester Division)** (Pages 15 - 44)

To consider the above application.

6. **19/3098M-Erection of 23no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works, Land between Chelford Road Henbury and Whirley Road Macclesfield for Mr Matthew Shipman, Bellway Homes Limited (Manchester Division)** (Pages 45 - 68)

To consider the above application.

7. **Draft Housing Supplementary Planning Document** (Pages 69 - 152)

To consider the above report.

8. **Cheshire East Local Plan: Authority Monitoring Report 2019/20** (Pages 153 - 314)

To consider the above report.

9. **Confirmation of three non-immediate Article 4 Directions in areas of Crewe**
(Pages 315 - 422)

To consider the above report.

10. **Houses in Multiple Occupation Supplementary Planning Document** (Pages 423 - 506)

To consider the above report.

Membership: Councillors A Critchley, S Edgar, A Farrall, S Gardiner (Vice-Chairman), P Groves, S Hogben, M Hunter (Chairman), D Jefferay, R Moreton, P Redstone, J Weatherill and P Williams

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CHESHIRE EAST COUNCIL

Minutes of a virtual meeting of the **Strategic Planning Board**
held on Friday, 12th March, 2021

PRESENT

Councillor M Hunter (Chairman)
Councillor S Gardiner (Vice-Chairman)

Councillors A Critchley, S Edgar, A Farrall, P Groves, S Hogben, D Jefferay,
R Moreton, P Redstone, J Weatherill and P Williams

OFFICERS IN ATTENDANCE

Mr J Baggaley (Nature Conservation Officer), Mrs N Folan (Planning Solicitor)
Mr P Hurdus (Highways Development Manager and Mr D Malcolm (Head of
Planning)

86 APOLOGIES FOR ABSENCE

There were no apologies for absence.

87 DECLARATIONS OF INTEREST/PRE DETERMINATION

In the interest of openness in respect of application 19/5596C, Councillor P Williams declared he knew Parish Councillor Vic Brown who was speaking on the application, however he had not discussed the application.

In the interest of openness in respect of application 19/5596C, Councillor S Hogben declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on them.

In the interest of openness in respect of application 19/5596C, Councillor S Gardiner declared that he knew Jon Suckley, was speaking on the application in a professional capacity, however he had not discussed the application with him.

In the interest of openness in respect of application 19/5596C, Councillor R Moreton declared that he had met Parish Councillor Vic Brown who was speaking on the application but he had not discussed the application with him.

In the interest of openness in respect of application 19/5596C, Councillor M Hunter declared that he was a non-Executive Director of ANSA who had been consulted on the application, however he had not discussed the application or made any comments on them.

In the interest of openness in respect of application 19/5596C, Councillor S Edgar declared that he was the Chairman of the Public Rights of Way Committee.

It was noted that in respect of application 19/5596C, all Members knew Councillor Susie Akers-Smith who was speaking on the application as she was a Cheshire East Councillor. In addition it was noted all Members had received correspondence in respect of the application.

88 MINUTES OF THE PREVIOUS VIRTUAL MEETING

RESOLVED

That the minutes of the virtual meeting held on be approved as a correct record and signed by the Chairman.

89 PUBLIC SPEAKING-VIRTUAL MEETINGS

RESOLVED

That the public speaking procedure be noted.

90 WITHDRAWN FROM THE AGENDA BY OFFICERS-19/3097M-RESERVED MATTERS APPLICATION FOR THE ERECTION OF 134NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS FOLLOWING OUTLINE APPROVAL 17/4277M AT LAND BETWEEN CHELFORD ROAD AND WHIRLEY ROAD, HENBURY FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

This application was with withdrawn from the agenda by officers prior to the virtual meeting.

91 WITHDRAWN FROM THE AGENDA BY OFFICERS-19/3098M-ERECTION OF 23NO. DWELLINGS, VEHICULAR ACCESS, ROADS AND FOOTWAYS, HARD AND SOFT LANDSCAPING, DRAINAGE AND OTHER ASSOCIATED WORKS AT LAND BETWEEN CHELFORD ROAD HENBURY AND WHIRLEY ROAD MACCLESFIELD FOR MR MATTHEW SHIPMAN, BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

This application was with withdrawn from the agenda by officers prior to the virtual meeting.

92 19/5596C-OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR THE PRINCIPAL MEANS OF ACCESS FOR THE ERECTION OF A RESIDENTIAL DEVELOPMENT (USE CLASS C3), EMPLOYMENT AND COMMERCIAL FLOORSFACE (USE

CLASSES B1/B2/B8/C1/D2) AND A LOCAL CENTRE (USE CLASSES A1/A2/A3/A4/A5/D1) WITH ASSOCIATED LANDSCAPING, DRAINAGE AND OTHER INFRASTRUCTURE, LAND OFF, VIKING WAY, CONGLETON FOR RICHBOROUGH ESTATES LLP

Consideration was given to the above application.

(Councillor Susie Akers-Smith, the Ward Councillor, Parish Councillor Vic Brown, representing Hulme Walfield and Somerford Booth Parish Council and Jon Suckley, the agent for the applicant attended the meeting and spoke in respect of the application).

RESOLVED

That the application be approved subject to the completion of a S106 Agreement securing the following:-

S106	AMOUNT/REQUIREMENT	TRIGGER
Link Road contribution	£15,000 per dwelling. Minimum of £2million regardless of numbers of dwellings	<ul style="list-style-type: none"> •£900,000 before 1st residential occupation •£900,000 upon occupation of 80th dwelling •Balance of monies of all dwellings/remainder of £2 million paid upon occupation of 70% of dwellings
Toucan	£95,000	Prior to any occupation of the development
New bus service	£150,000	Upon occupation of 50 th dwelling
Greenway and Dane Cycle and Pedestrian Bridge /cycling improvements	£260,000	Prior to any occupation of any dwelling on site
Greenway and Dane Cycle and Pedestrian Bridge /cycling improvements	£100,000	Prior to occupation of any development on the west side of Viking Way
Western Greenway Land	<p>Transfer to the Council, any transfer to the Council will be free from incumbrances (other than as set out below) but for the avoidance of doubt the transfer shall:</p> <p>i. be a transfer of the entire freehold interest of land as shown on BRJ10407-H-SK-410</p> <p>ii be free from any pre-</p>	No more than 10% of the dwellings

	<p>emption or option agreement</p> <p>iii. be free from any mortgage, charge, lien or other such incumbrance</p> <p>iv. include all usual and necessary rights of way with or without vehicles</p> <p>v. be subject to rights of access to the public</p> <p>vi. reserve any usual and necessary rights to use existing services and to lay and use new services together with any rights of entry to inspect, repair, renew, cleanse and maintain the same</p> <p>viii. not require consideration in excess of one pound (£1)</p>	
Easement to be provided	<p>Easement over the land shown on BRJ10407-H-SK-411 to allow access to the Western Greenway Land. Any Easement to the Council will be free from incumbrances (other than as set out below) but for the avoidance of doubt the transfer shall:</p> <p>i. be free from any pre-emption or option agreement</p> <p>ii. be free from any mortgage, charge, lien or other such incumbrance</p> <p>iii. include all usual and necessary rights of way with or without vehicles to allow the construction of the Western Greenway and River Dane Bridge crossing.</p> <p>iv. not require consideration in excess of one pound (£1)</p>	No more than 10% of the Dwellings
Affordable Housing	Minimum 17.5% at 80% Open Market Value with overage/claw back clause	<p>•Not more than 50% (80% if there is a high degree of pepper potting through the site) of the open market dwellings shall be occupied until all of the affordable</p>

		housing units have been completed and the affordable housing scheme made ready for immediate occupation and use.
Education	Secondary and SEN education formula	<ul style="list-style-type: none"> •25% of the contribution to be paid prior to first occupation of any dwelling. •30% of the contribution to be paid prior to occupation of 33% percentile of the dwellings • Remaining balance of the contribution to be paid prior to occupation of the 66% percentile of dwellings
NHS contribution	<p>NHS formula</p> <p>1 bed unit 1.4 persons £504 per 1 bed unit</p> <ul style="list-style-type: none"> • 2 bed unit 2.0 persons £720 per 2 bed unit • 3 bed unit 2.8 persons £1,008 per 3 bed •4 bed unit 3.5 persons £1,260 per 4 bed unit • 5 bed unit 4.8 persons £1,728 per 5 bed unit 	<ul style="list-style-type: none"> •33% of the contribution to be paid prior to first occupation any dwelling •33% of the contribution to be paid prior to first occupation of the 50% percentile dwelling •Remaining balance of the contribution to be paid prior to occupation of 75% percentile dwelling
Outdoor contribution	<p>Sport</p> <p>Outdoor Sports formula is to be written into the s106 The formula is:</p> <p>Residential:</p> <ul style="list-style-type: none"> • £1,000 per 2+bed family dwelling • £500 per 2+ bed (or more) Apartment <p>Commercial (over 1,000 sqm):</p> <p>Use Class A1 Shops Food retail: 1 space/£300 per 14 m2</p> <p>Non-food retail: 1 space/£300 per 20 m2</p> <p>Use Class A3 Food and</p>	<p>Residential</p> <ul style="list-style-type: none"> •33% to be paid prior to first occupation of the residential development •33% to be paid prior to first occupation of 50% percentile dwelling •Remaining balance of the contribution to be paid prior to occupation of 75% percentile dwelling •The contribution will be paid in full prior to the first occupation of the relevant commercial use for that phase.

	<p>drink Restaurants: 1 space/£100 per 5 m² Fast food/Drive through 1 space £100/per 7.5 m²</p> <p>Use Class BI Business B1 including offices: 1 space/£300 per 30 m² Business parks: 1 space/£300 per 35 m²</p> <p>Use Classes B2 and B8 General industry and Storage and distribution 1 space/£300 per 45 m²</p> <p>Use Class C1 Hotels 1 space/£300 per bedroom</p>	
Indoor Sport & Recreation	<p>Formula - Population increase x participation rate = additional "active population" due to the new development Active population / 25 x £6,500 (one fitness station)</p>	<ul style="list-style-type: none"> •33% of the contribution to be paid prior to first occupation of any dwelling •33% of the contribution to be paid prior to first occupation of 50% percentile dwelling •Remaining balance of the contribution to be paid prior to occupation of 75% percentile dwelling
Open Space Management scheme	<p>Management scheme for NEAP and all POS/incidental open space throughout management site</p>	<ul style="list-style-type: none"> •No more than 75% of the residential development to be occupied until the open space has been provided or such other higher percentage as may be proposed by the Owner and agreed by the Council having regard to the construction programme and health and safety only. •Not to allow or permit occupation of the residential development until the Management Plan has been submitted

		and approved by the Council. • The NEAP will be delivered in full prior to first occupation of 50% of the residential development.
Residential Greenway Link	To be offered up via a S38 agreement for the Council for future maintenance. Any soft landscaping provided in the approved proposals will be required to be maintained by the Open Space Management Company	Prior to 1 st residential occupation
Travel Plan Monitoring payment	£6000	Prior to occupation of 1 st dwelling
Allotments	Formula - £563.50 for each residential unit for every residential phase or sub phase	<ul style="list-style-type: none"> •33% of the contribution to be paid prior to first occupation of any dwelling •33% of the contribution to be paid prior to first occupation of 50% percentile dwelling •Remaining balance of the contribution to be paid prior to occupation of 75% percentile dwelling
Signage for pedestrians and cyclists	Scheme of signage for pedestrians and cyclists within the red line boundary and off-site shall be included within the s278 agreement	Prior to any development on site

And subject to the following conditions

1. Standard Outline
2. Submission of reserved matters
3. Plans
4. Residential travel plan inc residents information pack
5. Development to comply with Coding within Chapter 6 of the revised Design and Access Statement and the Regulating Plan (p39 rev Design and access statement)
6. Phasing plan covering entire site to be provided with 1st reserved matters application. The phasing plan shall secure the delivery of habitat creation/ecological mitigation throughout the River Dane corridor upon implementation of the 1st reserved matters scheme within the site.

7. Prior to development commencing Biodiversity Net Gain scheme to be provided for area identified Blue hatch on Parameters plan. The scheme shall be completed prior to the completion of the 1st reserved matters scheme anywhere on site. Each RM's to be supported by habitat creation/30yr habitat management plan for all created areas within that phase informed by submitted biodiversity metric
8. Updated otter and water vole surveys
9. Any reserved matter application to be supported by updated badger survey/impact assessment and mitigation
10. Each reserved matters application to include proposals for the creation of compensatory hedgerow planting to address any hedgerows unavoidably lost.
11. Each phase of development to have bat friendly/ecologically sensitive lighting
12. Detailed design of surface water outfall to river Dane to be submitted with Reserved Matters (relevant phase)
13. Submission of habitat creation, management and monitoring proposals (for a period of 30 years) with each reserved matters application informed by submitted biodiversity metric
14. 50 m buffer to River Dane
15. Drainage strategy/surface water run off
16. Groundwater monitoring scheme/westlow mere
17. Compliance with AIA/trees identified as bat roost potential in ES to be retained
18. Tree/Hedge protection for each phase
19. Programme of archaeological work
20. Scheme of signage for pedestrians and cyclists within the red line boundary
21. A scheme for the provision of Street lighting (To cover as a minimum from the end of the existing lighting installed on Barn Road to cover up to the new residential development access)
22. A scheme for the provision of a right-turn lane facility shall be submitted as part of the Reserved Matters application for the proposed superstore parcel of the site.
23. Full details inc Street Lighting of the proposed Greenway Link as shown on the illustrative residential parcel masterplan.
24. The proposed residential Greenway Link will be built to adopted highway standards (including any structural retaining walls / earthworks that may be required) shall be provided prior to the occupation of the 50th dwelling
25. Prior to the occupation of any of the residential properties a Scheme for the provision of a Bus Layby and bus shelter on the northbound side of Barn Road as detailed in the Illustrative Layout shall be submitted for approval. This layby shall be delivered prior to the Occupation of 50 dwellings.
26. Prior to the occupation of any of the residential properties a Scheme for the provision of a 'on carriageway' Bus Waiting facility on the southbound side of Barn Road, including raised kerbs, road markings and bus shelter shall be submitted for approval. This Bus Stop facility shall be delivered prior to the Occupation of 50 dwellings.

27. Prior to any development on the West side of the Barn Road development a Scheme shall be submitted for approval for the provision of a minimum 2.0m wide footpath adjacent to Barn Road (limited to within the extents of the development) and this implemented prior to any occupation.
- 28 Noise Impact Assessment tbs with reserved matters to achieve DbA at residential properties
- 29 A scheme of odour abatement / control / mitigation shall be submitted for each phase of commercial development
- 30 Electric Vehicle Infrastructure – for all land uses proposed
- 31 Ultra Low Emission Boilers
- 32 Construction and Environment Management Plan for each phase
- 33 Material Management Plan
- 34 Contamination each phase - Residential
- 35 Contamination commercial each phase
- 36 Soil importation – whole site
- 37 Verification Report for each phase approved prior to occupation of that phase
- 38 Unforeseen contamination – whole site
- 39 Existing/proposed/FFL Levels for each phase
- 40 Superfast broadband provision
- 41 Scheme for the incorporation of electromagnetic screening measures(Protection of Jodrell Bank telescope)
- 42 Removal of floors for extensions - Class E uses only (Part 7 GPDO) /no mezzanine floors to be developed for discount foodstore/parade of 3 shops and café unit
- 43 Discount food store – limit to 1,900 sq m gross (GIA). To comprise 1,300 sq m net floorspace of which 80% (1,040sq m net) would be for convenience retail floorspace and 20% (260sq m net) would be for comparison goods floorspace.
- 44 The café unit hereby permitted shall not exceed 303 sqm (GIA) and shall be used for use class E(b) the sale of food and drink for consumption (mostly) on the premises
- 45 The 3 no small retail units shall not be operated for a use that falls within Use Class E(a) and E(g) of the Use Classes Order (as amended) and shall have cumulative floor area no larger than 488sq m gross (maximum) in total. The 3 units shall be separate from each other and not amalgamated into
- 46 EMPLOYMENT AREA - limited to Use Class E(g)(i) (Offices), E(g)(ii) (Research and Development) and E(g)(iii) (Industrial Processes), B2 (general industry), B8 (storage or distribution)
- 47 site waste management to be provided prior to any commercial floor space being occupied
- 48 Commercial development – non centralised low carbon energy
- 49 Max residential = 175 units
- 50 Scheme of public art to greenway
- 52 Ecological enhancement (bat and bird boxes) to be submitted with each reserved matters
- 53 Landscape/public realm/habitat management plans should be for a minimum period of 25 years

54 Construction and Management Plan dealing with noise/pollution impacts upon adjacent wildlife site

In addition it was requested that there be an informative included with the Conditions stating that focus should be on the greenway, cycling and walking routes and the design which would enhance the experience of residents of Congleton and the local area.

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 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.

The meeting commenced at 10.00 am and concluded at 12.30 pm

Councillor M Hunter (Chairman)

Application No: 19/3097M

Location: Land Between Chelford Road And Whirley Road, Henbury

Proposal: Reserved Matters application for the erection of 134no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works following outline approval 17/4277M

Applicant: Mr Matthew Shipman, Bellway Homes Limited (Manchester Division)

Expiry Date: 27-Mar-2020

SUMMARY

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The principle of residential development on the site has been established through the grant of outline planning permission and allocation of the site in the Cheshire East Local Plan Strategy (CELPS) under Policy LPS 18. The proposed development seeks to provide a residential development of 134 dwellings. This application seeks approval of the detail in terms of its scale, layout, appearance and landscaping. Details of access were determined at outline stage and approved vehicular access from Chelford Road and pedestrian access from Whirley Road.

The proposal provides the required amount of affordable housing with an appropriate mix and density of housing. The proposal achieves an appropriately designed residential development and would not materially harm neighbouring residential amenity and would provide sufficient amenity for the new occupants. Appropriate public open space including a Locally Equipped Area for Play (LEAP) would be provided on site. The layout would provide an appropriate buffer with the Green Belt to the west and landscape transition as required by the site allocation. Tree losses have already been accepted and would be partly mitigated in the proposed landscaping of the site.

Mitigation for the impact of the proposal on local infrastructure including education, healthcare provision and outdoor and indoor sports and recreation was secured at outline stage as part of the s106 legal agreement. With respect to highways, consideration of the outline consent determined that the development will not have a detrimental impact on the local highway network. Similarly, the impact on local air quality (including cumulative impacts) has been determined to be acceptable also.

It is acknowledged that the site is currently susceptible to surface water flooding. However, a comprehensive scheme of surface water attenuation is proposed ensuring there will be no increase in surface water runoff. This has been agreed with the Council's Flood Risk Manager and as such, will adequately mitigate the residual risk of flooding from surface water and not increase the risk of flooding to neighbouring properties.

The site contains peat deposits. Pile foundation techniques will be utilised to minimise peat removal and under hard infrastructure (like the internal roads), the peat will need to be removed. In the interests of environmental sustainability, as much of the excavated material would be placed elsewhere within the site where level changes are proposed. Discussions have taken place with the applicant with regards to minimising peat removal off the site. It is considered that the impacts that the development would have in terms of disturbing peat could be minimised through the use of conditions securing a materials management plan.

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

SUMMARY RECOMMENDATION:

APPROVE subject to conditions

REASON FOR DEFERRAL:

At the meeting of 27th January 2021, Members resolved to defer this application “to review the design of the house-types (particularly the mock Tudor detailing) and housing mix and in order to secure further information regarding peat removal and its impacts on hydrogeology, landscaping and levels”.

Following deferral of the application, the scheme has been amended and supplementary information has been submitted including clarification on issues that were raised at the meeting. The amendments and supplementary information have been assessed in the report that follows and have been subject to further consultation, which are reported below.

CONSULTATIONS

Henbury Parish Council (HPC) – Detailed objections have been received from the Parish Council. This has included the submission of a letter / ‘technical review of documents’ carried out by a Hydrologist on behalf of the Parish Council. The main concerns are summarised below:

- Believe the Strategic Planning Board have been misled in 2 key areas relating to peat and trees / community woodland
- The loss of the community woodland planting was not accepted at outline stage, which only approved details of access
- The quantity of peat shown contains up to 6160 tonnes of CO₂
- The applicant’s original assessment stated that no peat would be removed from the site
- No further investigative work has been carried out since the deferral and why have the conclusions changed so radically

- HPC have commissioned an environmental consultancy who has confirmed that the applicant's submission does not contain the main requirements of a peat management plan
- Peat depth probing should be carried out to a suitable depth to accurately map it and allow net peat balance and carbon stock calculations
- The proposals do not follow best practice for peat management issued by the Scottish Environmental Protection Agency (SEPA Guidance)
- Exploration as to whether neighbouring peatlands flow into the site
- Existing waterbodies are likely hydrologically connected to existing wetland areas outside of the site
- Any lowering of water tables will result in drying out and oxidation of peat which will release carbon when Cheshire East has declared a climate emergency

Macclesfield Town Council - Object on the grounds summarised below:

- Application 20/5442M is seeking that Condition 6 is removed on the basis that the developers and landowners of the sites located South and North of Chelford Road have not come to an agreement to fund the Broken Cross Highway improvements
- Consideration of this application independently of 20/5442M fails to assess the full impact of the development in the local area where traffic modelling showed that the junction would offer notable benefit relative to the existing junction in capacity terms with shorter Queue lengths
- Macclesfield Town Council request that the applications relating to the development of land between Chelford Road and Whirley Road, namely 19/3097M, 19/3098M and 20/5442M are considered together in future to enable the Strategic Planning Board to make an informed decision.

REPRESENTATIONS

Since deferral of this application, further representations have been received from 24 addresses, objecting to the application on the following grounds:

- Housing density too high across both sites
- Traffic congestion which will be made worse at peak times
- Air pollution
- Loss of community woodland and 475 trees
- Peat and water issues
- Dangerous pedestrian environment round Broken Cross and narrow footpaths
- Whirley Road very narrow at its junction with Chelford Road
- Lack of school places
- Loss of view over countryside
- Loss of Green Belt.
- Cheshire Wildlife Trust have objected
- Proposal will generate noise
- Poor bus service, roads too dangerous for cycling
- 24,000m3 of peat will have to be excavated from this site to protect the roads and hard standings from subsiding
- Impact of loss of wetland on biodiversity
- Release of greenhouse gasses by removing the peat which acts as a carbon sink

- Officers not considered the technical detail of the proposal enough to inform the Strategic Planning Board
- Previously informed by officers and the agent that no peat would be removed from the site, which was based on the same reports, thus misleading the Strategic Planning Board
- Could be even more peat than the investigations have shown and should be made available for public scrutiny
- A more detailed Peat Management Plan must be submitted
- Removal of peat will result in a lot of vehicle movements
- The current legislation, policy and guidance should be reviewed and applied by CEC including the Climate Change Act
- Removal of peat is contrary to the NPPF
- Biodiversity net gain should be secured from the development
- Loss of wildlife
- All correspondence and applications for this proposed development should be considered together and not in isolation
- Developer is trying to discharge conditions on the outline approval that should be considered as part of the reserved matters
- Developer seeking to renege on the highway improvement works at Broken Cross because they cannot agree with other housebuilders
- Traffic surveys not undertaken at an appropriate time
- Already enough new build houses with plenty of brownfield land available
- Lack of pedestrian paths and cycleways in the development
- Increased pressure on primary care facilities
- Impact on flooding and drainage

OFFICER ASSESSMENT

The response to the reasons for deferral are summarised as follows:

1. Design of House-types

Following deferral, the Character Assessment has been reviewed and updated in response to some Members concerns about the use of timber detailing on the facades of the proposed house-types. The house-types have been amended to reduce the use of timber detailing so that this feature is limited to key nodal spaces (i.e. mews and squares). Where timber detailing is to be used, this will be less formal with a truss formation and contrasting white render. These details and features are present within existing properties in the vicinity of the site and would not appear out of keeping with the general character or appearance of the area. Other changes include the addition of French grey leaded bar windows and the use of contrasting buff window heads and cills to act as a contrast between 'the avenue character area' and 'the streets character area' where these features would be red stone. The design of the scheme is found to be acceptable and in accordance with CELPS Policies SD 2, SE 1, LPS 19 and the Cheshire East Design Guide.

2. Housing Mix

In response to deferral, the applicant has set out that the proposed housing mix accords with the council's evidence base for housing need and accords with Local Plan Policy SC 4 by providing an appropriate mix of housing. The scheme comprises of a range of property sizes including 1-4-bedroom properties as follows:

- 1 bedroom – 5% (6 units)
- 2 bedroom – 18% (24 units)
- 3 bedroom – 35% (47 units)
- 4 bedroom – 42% (57 units)

These units would be made up of 77 detached units (57%), 37 semi-detached units (28%) and 14 mews (10%). The Strategic Housing Market Assessment (2013) found that *“houses remain the most popular choice of most households... particularly detached and semi-detached properties, with three-bedroom houses most popular overall”*¹. The report concludes that *“in summary, future development will need to continue to satisfy household aspirations and expectations, in particular the development of detached and semi-detached houses and properties with two, three and four bedrooms”*. It is clear from the evidence above that there is a clear demand for detached and semi-detached properties in Cheshire East and this also aligns with the applicant's own market research.

As previously advised, a number of family houses are proposed which are smaller in terms of their size (i.e. not large executive family homes), which has enabled the proposed development to provide the consented number units within a slightly smaller site area. Their smaller size makes them more attractive as starter homes, people downsizing and more affordable in the market. This general makeup of dwellings would provide a good mix of type, size and coupled whilst still providing the requisite affordable provision. As such, the scheme is found to comply with Local Plan Policy SC 4.

3. Peat Removal

Since deferral of the application, discussions have taken place regarding the extraction and removal of peat. The applicant has reviewed how the peat will be managed and this has resulted in further advice from the applicant's consultant and a revised strategy to minimise peat removal both within the site itself and off site. Members will note that following deferral of the application, the applicant's strategy identified that some 24,000 cubic metres (m³) of peat material would be excavated, with 14,000m³ used within the site and 10,000m³ removed off site. However, a further review of the strategy has enabled the applicant to confirm that:

“The materials management analysis suggests that ~18,866m³ of this material can be recovered as a suitable soil material for use in the landscaping to the Public Open Space area to achieve the agreed contour levels. This analysis suggests an excess of ~5488m³ which will require removal from site to a suitable facility.”

As such, the extent of peat removal off site has been reduced from 10,000m³ to ~5488m³. Whilst the removal of any peat from site would be regrettable in terms of environmental sustainability, the revised strategy has minimised the extent of removal off site and has to be balanced against the benefits of bringing an allocated site forward for residential development. Weight is also afforded to the fact that the principle of developing

the site for residential development has been set in the allocation of the site under Policy LPS 18 for residential development and this has been taken further with the grant of outline consent for 135 dwellings. These are significant material considerations which weigh in favour of the scheme and outweigh the impacts associated with the revised management strategy for peat.

Henbury Parish Council have submitted a letter / 'technical review of documents' carried out by a Hydrologist in respect of peat. This provides a commentary of the documents submitted with the application in relation to peat. The letter also references a policy framework within which proposals affecting peatland should be assessed against. This comprises of legislature produced by the Scottish Environmental Protection Agency (SEPA Guidance) and is not enforceable against proposals outside of its administrative boundary for Scotland. The starting point for assessment for this application is against the relevant policies of the National Planning Policy Framework and the Development Plan.

As explained within the main report at page 17 of the agenda reports pack, "Para 205 of the NPPF states that when determining planning applications, 'great weight should be given to the benefits of mineral extraction, including the economy, but that mineral planning authorities should not grant planning permission for peat extraction from new or extended sites'. Policy SE 10 of the CELPS similarly relates to proposals for minerals development. The aims of the Framework and Policy SE 10 are to ensure there is a sustainable provision of minerals within the Borough. Whilst bullet 9 of Policy SE 10 and NPPF para 205(d) state that the council will "not support proposals for peat extraction from new or extended sites", this is in reference to sites for the working and mining of minerals. This is a scheme for residential development and therefore Policy SE 10 and NPPF para 205 are not applicable to this application."

It is considered that with the imposition of further conditions regarding a detailed materials management plan, the impacts of the proposal on peat could be appropriately managed to minimise its environment impacts in terms of peat removal.

With respect to biodiversity / nature conservation impacts, these have already been assessed and subject to the conditions / mitigation recommended, are acceptable.

4. Hydrogeology / Flood Risk

Members also sought clarification on the hydrogeological impacts of peat extraction. The applicant's consultants have confirmed that the drainage strategy takes account of the remediation and peat management strategy proposed by the applicant. However, the Council's Flood Risk Manager has also reviewed the submitted drainage information including the submissions made by Henbury Parish Council. The Flood Risk Manager has confirmed that the proposals to remove peat would have a hydrogeological impact, but considers that the further details, which could be secured by condition would ensure that the associated hydrogeology impacts could be appropriately monitored and controlled to manage the risk to controlled waters, drainage and flood risk.

5. Landscape and Levels

Detailed levels information has been submitted with the application. This shows that there would be a re-profiling of the site in part. The impact of this regrading and reprofiling would be softened and the levels difference at the boundaries to the site would be modest ensuring that there would be an appropriate transition with adjoining land / properties. The reprofiling would also assist in terms of the site remediation and enabling works and the management of materials on site. Accordingly, the scheme is considered to comply with Policies SE1, SE4, SD2 and LPS 18 of the CELPS.

Other Matters

Trees / Community Woodland

Concerns have been expressed regarding the loss of a community tree plantation which is positioned in the centre of the site. The Parish Council comment that the loss of this planting has not been accepted previously and that prior to the allocation of the site as part of the local plan process, the agent's for the site indicated retention of these trees.

When the Council considered the outline application under planning ref; 17/4277M, it was made clear within the indicative masterplan that the trees would be removed to enable a development of around 135 no. dwellings to be accommodated on the site. The original Arboricultural Assessment assessed the amenity value of the trees to be lost and indicated that the plantation was not of a value worthy of retention and its loss could be mitigated by new planting. The Council's Senior Arboricultural Officer confirmed that mitigation planting would compensate for the loss and provide sustainable tree cover as stipulated by criterion 3 and 4 of the site allocation. The application was assessed on this basis and on the premise that the detailed layout that would follow at reserved matters would show, through landscape proposals, the provision of mitigation planting.

The updated layout for the application shows the provision of an area for woodland planting as mitigation for the loss of community planting. This is shown to the west of the site just north of the proposed Local Equipped Area for Play (LEAP). This would serve two purposes. It would serve to offset the loss of the community woodland and it would also serve to provide a buffer and visual screen with the Green Belt and wider countryside to the west. This aligns with criterion 4 of LPS 18 which seeks the creation of a readily recognisable Green Belt boundary. Consequently, the scheme remains acceptable in this regard.

Objectors have referenced the loss of views. Views across third party land are not a material planning consideration as there is no 'right to a view'.

With respect to the other matters raised in the additional representations received, these have already been considered and are reported within the main agenda reports pack. These also include issues relating to matters already assessed at outline stage and include traffic generation, air quality, infrastructure including schools and healthcare provision etc.

RECOMMENDATION

The recommendation to approve remains as per the conditions set out at the foot of this report plus the following additional conditions:

18. Materials Management Plan to be submitted to include:

- quantities and types of material to be excavated
- depths of excavation
- locations of storage for the different materials (and timescales for material to be stored)
- locations for re-use and quantities/nature of material proposed to be re-used
- quantities of material to be imported in total, type of material to be imported, source
- details of peat reinstatement on site

19. Scheme of ground water monitoring to take place with measures to control flows

DESCRIPTION OF SITE AND CONTEXT

This application relates to a greenfield site lying to the west of Macclesfield to the north of Chelford Road and to the South-West of Whirley Road and stretches between Macclesfield and Henbury. Surrounding uses include mainly residential and agricultural land. Whirley Primary School lies to the north-west. The site measures approximately 5.37 hectares in size and is positioned directly to the rear of properties fronting Chelford Road and Whirley Road. The site forms part of an allocated site for housing development under Policy LPS 18 of the Cheshire East Local Plan Strategy (CELPS).

DETAILS OF PROPOSAL

This application seeks approval of the reserved matters following the outline approval of planning ref; 17/4277M, which granted consent for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space. Access was approved at the outline stage but was subject to a condition precluding vehicular access from Whirley Road (condition no. 5 refers). The current proposal seeks approval of the remaining outstanding reserved matters which are appearance, landscaping, layout and scale for 134 dwellings. The application site has been reduced in size to exclude the parcel of land to the north positioned in-between no.s 42 and 50 Whirley Road. The said parcel of land is now subject of a separate application seeking full planning permission for a further 23 no. dwellings (planning ref; 19/3098M refers) and appears elsewhere on the agenda.

RELEVANT HISTORY

17/4277M - Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space – Approved 22-Jan-2019

19/3098M - Erection of 23no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works – Currently under consideration

20/5442M - Removal of condition 6 on approved application 17/4277M - Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space – Currently under consideration

POLICIES

Development Plan

Cheshire East Local Plan Strategy (CELPS)

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

IN1 Infrastructure

IN2 Developer Contributions

SC1 Leisure and Recreation

SC2 Indoor and Outdoor Sports Facilities

SC3 Health and wellbeing

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

SE7 The Historic Environment

SE9 Energy Efficient development

SE10 Sustainable Provision of Minerals

SE12 Pollution, land contamination and land stability

SE13 Flood risk and water management

CO1 Sustainable travel and transport

CO3 Digital connections

CO4 Travel plans and transport assessments

LPS 18 Land between Chelford Road and Whirley Road, Macclesfield

Macclesfield Borough Local Plan saved policies (MBLP)

NE3 Protection of Local Landscapes

NE11 Nature conservation

NE17 Nature conservation in major developments

NE18 Accessibility to nature conservation

RT5 Open space standards

H9 Occupation of affordable housing

DC3 Residential 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
DC63 Contaminated land

Other Material Considerations

National Planning Policy Framework (The Framework) 2019
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

Cheshire Wildlife Trust – Object on the basis that the site does not present enough scope to deliver Biodiversity Net Gain within the site.

Environmental Protection – No objection. The outline application was subject to a number of conditions which this reserved matters scheme complies with. This includes conditions relating to electric vehicle charging infrastructure, Framework Travel Plan, noise impact and contaminated land.

Flood Risk Manager – No objection subject to accordance with submitted information and the submission of further details under the conditions attached to the outline consent.

Head of Strategic Infrastructure – No objection

Housing Strategy & Needs Manager – No objection

Manchester Airport – No objection

Natural England – No comments

Public Rights of Way – No objection

United Utilities (UU) – No objection subject to compliance with the submitted drainage design and subject to a condition requiring submission of a drainage management and maintenance plan.

VIEWS OF THE TOWN AND PARISH COUNCILS

Macclesfield Town Council (MTC) – Object on the following grounds:

1. Lack of pedestrian paths and cycleways in the development,
2. Increased congestion on already congested roads,
3. The removal of mature woodland and hedgerows,
4. Risk to flooding in the area following the development,
5. The removal of peat from the site contrary to the National Planning Policy Framework and Cheshire East's Local Plan Strategy.

MTC seeks that items i. – v. listed above are addressed in planning conditions.

MTC also re-iterate their earlier concerns:

1. The site is within close proximity of the Broken Cross Air Quality Management Area (AQMA) and the development will lead to increased traffic volumes and therefore further exacerbate the poor air quality of that AQMA, contrary to the Cheshire East Air Quality Management Strategy;
2. Lack of cycle and pedestrian routes within the development and between the development and town centre, contrary to the LPS Policy SC3;
3. Increase of traffic on already congested highways with particular pressure on the development's access and egress junction;
4. Increased pressure on public services, e.g. buses, that have already been subject to cuts;
5. High density of housing in the development reducing the availability of open spaces to support health and wellbeing contrary to the LPS Policy SC3;
6. The density of the development is in excess of the site allocation within the Cheshire East Local Plan (LPS18), which indicates around 150 houses for the entire site, whilst this partial development of the site indicates around 250 residences will be delivered at this development density
7. Increased pressure on primary care facilities;
8. Increased pressure on availability of primary school places;
9. Lack of evidence that there is capacity in local secondary schools;
10. Removal of trees and hedges that will result in the loss of wildlife habitat;
11. Concerns on the risk of flooding in the development area once the hard standing has been completed;
12. The application does not clearly meet the Local Plan policy requirements of LPS18 1., 2., 3. & 5.

Henbury Parish Council – Object on the grounds summarised below:

- Total number of dwellings taken with the sister applications exceeds the 150 houses proposed in the Local Plan
- It is not sustainable development
- The Council already has 7.5 year supply of deliverable housing
- The proposed green belt boundary represents a very weak boundary with the Green Belt making Henbury more vulnerable to merger with Macclesfield
- Density of housing is much higher and out of keeping with the surrounding area
- This proposal will adversely affect air quality around Broken Cross and the health of residents, pedestrians and cyclists
- The failure to address the air quality problem at 36-58 Broken Cross in pollution measurement and modelling has led to potentially misleading conclusions being drawn
- Pedestrian flow surveys were carried out when a number of year groups were on leave due to exams
- Will be very long waiting times for pedestrians which will be unsafe for school children
- Traffic flows are inaccurate (and therefore the Air Quality modelling also)
- The traffic assessment performed by CEC for Macclesfield in 2014 as part of the Local Plan production underestimated vehicle journey time during peak periods

- Development numbers are far higher than when the production of the Local Plan was prepared and will have a greater impact on the local highway network
- Proposals will result in congestion and rat-running
- No consideration given to the impact ingress/egress at Tesco Express store at Broken Cross
- Proposal will result in the loss of a tree planting scheme of 475 trees which will not be appropriately replaced
- Proposal not in accordance with emerging SAPDP which notes government advice that there should be three replacement trees for every tree removed
- Site is environmentally valuable - it hosts/supports waterfowl, migratory birds, wildflowers, birds of prey, bats, great crested newts, and rare species as noted in Ecological Assessment.
- Proposal would result in a biodiversity net loss
- Site lies in a critical drainage area, is susceptible to surface water flooding. FRA does not note presence of peat in area as noted in geo-environmental site assessment.
- There is an oversubscription at area schools with no spare places at – Whitley Road and Fallibroome Academy. Proposed development would have detrimental impact on education provision
- Local infrastructure (schools, healthcare, utility supply etc.) cannot cope

OTHER REPRESENTATIONS

Representations have been received from over 96 properties (including Local Councillor J Barber) over the five periods of consultation objecting to this application on the following grounds:

- Site should be returned to Green Belt as will result in the merger of Henbury and Macclesfield
- Brownfield sites should be developed first
- The number of houses exceeds the number in the site allocation
- Major flooding occurs on the site so housing should not be built on it
- Increasing traffic and congestion would further worsen existing air pollution in the area, including at nearby schools and Broken cross
- Air Quality would not meet national or local standards and harm health of local residents
- Air Quality Assessment is based on flawed traffic statement. Air Quality report is misleading, based on outputs from a model using speculative input data.
- Impact of development on Broken Cross roundabout which is already busy will lead to more queueing on the highway and resultant negative impacts on nitrogen dioxide levels.
- Highway safety, especially where Whirley Road is narrow
- Increased congestion will make access by emergency services worse
- Loss of wildlife and lack of Great Crested Newt habitat enhancement / biodiversity enhancement – no biodiversity net gain contrary to NPPF and Local Plan Policy
- Removal of peat deposits
- Pedestrian safety will be compromised
- Impact on local infrastructure which will not cope
- Local schools are full as are local GP surgeries

- All original reports are flawed and should be revisited
- Neglect of local communities Health and Wellbeing especially in light of Covid-19
- Better mix of housing required including more affordable
- Density of housing too high for edge of town
- Splitting the application site does not lessen the impact of the proposals especially taking into account cumulative impacts
- Should be considered alongside sites to the south of Chelford Road
- Loss of community woodland and hedgerows
- Lack of pedestrian paths and cycleways in the development as well as green space
- Revised plans do not address previous concerns
- Lack of drainage detail
- Proposed pond needs to be fenced off
- Lack of parking provision
- Frequency of bus service is incorrect
- Provision of three storey houses not in keeping with the area
- Occupants will likely commute out of Macclesfield
- Proposal is unsustainable development in the midst of a climate emergency
- Nearby recent new builds are already reporting issues with build quality
- Support the objection raised by Cheshire Wildlife Trust
- Loss of view across open fields
- Wetlands and bogs are very important for biodiversity and locking up greenhouse gases – removal of peat will destroy this and scheme is not carbon neutral
- Previously advised that no peat would be removed from site, which was misleading
- Further peat information is required
- Proposal contrary to various climate change legislation and the Local Plan Process should be revisited with respect to allocation of the site and its suitability for housing
- Air pollution
- Loss of community woodland and 475 trees
- Peat and water issues
- Dangerous pedestrian environment round Broken Cross and narrow footpaths
- Whirley Road very narrow at its junction with Chelford Road
- Lack of school places
- Loss of view over countryside
- Loss of Green Belt.
- Cheshire Wildlife Trust have objected
- Proposal will generate noise
- Poor bus service, roads too dangerous for cycling
- 24,000m³ of peat will have to be excavated from this site to protect the roads and hard standings from subsiding
- Impact of loss of wetland on biodiversity
- Release of greenhouse gasses by removing the peat which acts as a carbon sink
- Officers not considered the technical detail of the proposal enough to inform the Strategic Planning Board
- Previously informed by officers and the agent that no peat would be removed from the site which was based on the same reports, thus misleading the Strategic Planning Board

- Could be even more peat than the investigations have shown and should be made available for public scrutiny
- A more detailed Peat Management Plan must be submitted
- Removal of peat will result in a lot o vehicle movemnts
- The current legislation, policy and guidance should be reviewed and applied by CEC including the Climate Change Act
- Removal of peat is contrary to the NPPF
- Biodiversity net gain should be secured from the development
- Loss of wildlife
- All correspondence and applications for this proposed development should be considered together and not in isolation
- Developer is trying to discharge conditions on the outline approval that should be considered as part of the reserved matters
- Developer seeking to renege on the highway improvement works at Broken Cross because they cannot agree with other housebuilders
- Traffic surveys not undertaken at an appropriate time
- Already enough new build houses with plenty of brownfield land available
- Lack of pedestrian paths and cycleways in the development
- Increased pressure on primary care facilities

Macclesfield Civic Society has also commented objecting to this application on the following grounds:

- The layout of development is disappointing from a design aspect - long frontages to the estate roads with little variation in dwelling positions to add interest and this gives a suburban character to the scheme whereas the site is at the edge of urban development and in a crucial gap between Macclesfield and Henbury. Some green space is proposed and extensive landscaping of this is necessary to the north west given the reduced size of the gap between settlements and the impact on the Green Belt. The house types are generic with little variation in character, materials or design.
- The increased provision of affordable units is welcome, but occupiers will be faced with long journeys to a full range of shops, schools and other facilities necessitating extensive use of private vehicles. The travel plan complacently assumes that alternatives to the private car will be available but on closer examination this contention appears wildly optimistic.
- Bus services are infrequent and pedestrian/cycle trips would take place in the context of increased traffic movements and absence of segregated facilities.
- Despite a condition (13) on outline permission 17/4277M the travel plan makes no mention of providing electric charging point for hybrid or fully electric vehicles.
- The internal landscaping details do not indicate the benefits of providing low shrubbery along the estate roads which can usefully intercept particulate emissions (PM2.5s) from vehicles - this should be rectified.
- Overall - a standard speculative estate is offered whereas something more distinctive is required. This

OFFICER APPRAISAL

Principle of Development

Macclesfield is identified as one of the principal towns in Cheshire East where CELPS Policy PG 2 seeks to direct 'significant development' to the towns in order to 'support their revitalisation', recognising their roles as the most important 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 18 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.

The site received outline planning permission in early 2019 under planning ref; 17/4277M for the erection of up to 135 dwellings with details of access from Chelford Road and pedestrian access from Whirley Road and associated open space. The access was agreed at the outline stage and the access points remain as originally proposed.

The principle of development has therefore been accepted and the purpose of this application is to agree the detail of the scheme, which will provide the site with a full detailed planning consent. It is not the purpose of this application to revisit the merits of developing this allocated site for residential purposes.

Site LPS 18 states that the development of Land between Chelford Road and Whirley Road will be achieved over the Local Plan Strategy period through:

1. The delivery of around 150 new dwellings;
2. Provision of public open space and green linkages to existing footpaths and rights of way;
3. The incorporation of natural features such as trees, the existing pond and landform features into any development proposal;
4. Creating a readily recognisable Green Belt boundary, that will endure in the long term, along the western edge by tree planting and landscaping along the existing hedge line extending north-eastwards to the existing pond;
5. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
6. On site provision, or where appropriate, relevant contributions towards highways and transport, education, health, open space and community facilities.

Additionally, the following site specific principles of development apply:

- a. The development would be expected to contribute towards off-site road infrastructure improvements in the central, western and southern/south western Macclesfield area.
- b. 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'.
- c. The line of the existing sewer should be protected.
- d. The site should be developed so as to facilitate any junction improvements that may be necessary for a future road link between Chelford Road and Congleton Road.

This application is for approval of the details of Appearance, Landscaping Layout and Scale (the reserved matters) and proposes 134 units. The proposed layout covers a slightly smaller area than the indicative layout showed at outline stage. The area to the north of the site where it fronts Whirley Road is subject of a separate application for the erection of 23 no. units (planning ref; 19/3098M refers).

Objectors have levied concern that the two schemes combined would take the development numbers past the general number of 150 indicated in the site allocation and the limit of 135 prescribed by the outline consent. Each of the applications need to be considered on their merits but also within the context of each other. The total number of dwellings proposed by the two applications would amount to 157. This would be further increased to 187 when accounting for an additional proposal for 30 units by a separate housebuilder located to the south-east of the allocation which already has outline consent. The reserved matters are currently being considered under planning ref; 19/3816M.

The number of dwellings proposed as part of this reserved matters application would be 1 less than the outline scheme. As noted above, LPS 18 allows for around 150 new homes, but this is a broad figure and is not an upper limit for development as factors such as size and mix of housing have a bearing on numbers. The applicant states that the proposal would provide smaller units than envisaged at outline stage and can therefore accommodate an uplift in the number of units. Subject to the development complying with other relevant planning policies, it is considered that such a number could be considered to meet the requirement of “around 150 dwellings” in LPS 18. The delivery of the site for residential development will contribute towards the Council’s housing land supply and assist in meeting the development requirements of Macclesfield and the wider Borough. The further requirements of policy LPS 18, and other relevant policies, are considered below.

Affordable Housing

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.

30% of the dwellings on site were secured as affordable housing as part of the s106 agreement attached to the outline permission, in accordance with policy SC5 of the CELPS. This includes 65% of the affordable housing to be Social Rented Housing and the balance to be Intermediate Housing. As a development of 134 dwellings, 40 dwellings are required to be provided as affordable dwellings with a 26 social rented and 14 as intermediate.

The SHMA 2013 shows the majority of the annual need in Macclesfield up to 2018 is for 103 x 2 bedroom and 116 x 3 bedroom General Needs dwellings and 80 x 1 bedroom dwellings for Older Persons accommodation which could comprise of Flats, Bungalows, Cottage Flats or Lifetime Homes.

The current number of those on the Cheshire Homechoice waiting list with Macclesfield as their first choice is 1425. This can be broken down to 799 x 1 bedroom, 388 x 2 bedroom, 166 x 3 bedroom, 44 x 4 bedroom and 28 x 5 bedroom dwellings.

The submitted details show that 40 dwellings will be provided as affordable units. These are to be provided as:

6 x 1 bed units (all socially rented);
22 x 2 bed units (18 socially rented and 4 intermediate);
10 x 3 bed units (2 socially rented and 8 intermediate); and
2 x 4 bed units (both intermediate).

It is considered that the tenures are appropriately pepper potted through the site and the submitted Affordable Housing Scheme has been confirmed as being acceptable by the Council's Housing Strategy and Needs Manager. Accordingly, the proposal complies with policies SC 5 or LPS18 of the CELPS.

Residential Mix

Policy SC4 of the CELPS states that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Reference is made to the need for development proposals to accommodate units specifically designed for the elderly and people who require specialist accommodation.

The proposed development comprises of:

6 x 1 bed units
24 x 2 bed units
47 x 3 bed units
57 x 4 bed units

A range of housing types are being proposed from small sized 1 bed apartments offering ground floor single storey entry to 2 bed, 3 bed and 4 bed dwellings. A number of family houses are proposed albeit smaller in terms of their size (i.e. not large executive family homes), which has enabled the proposed development to provide the consented number units within a slightly smaller site area. This general makeup of dwellings would provide a good mix of type, size and coupled with the affordable provision. The proposal would provide a diverse community and would fit in with the existing residential development which varies in terms of its size and type. As such, the scheme is found to comply with Local Plan Policy SC 4.

Design - Layout, Scale and Appearance

Amongst other criteria, policy SD2 of the CELPS expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features;
- d. Massing of development - the balance between built form and green/public spaces;

- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene and the wider neighbourhood

Policy SE1 of the CELPS expects housing developments to achieve Building for Life 12 (BfL12) standard, and that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are also reflected in the CEC Design Guide. The relevant BfL12 headings are considered below:

The proposal would be served by a new access point taken from Chelford Road situated in between no.s 103 and 105. This would feed a primary access road running north to south which would then meet with a number of tertiary roads throughout the development.

Gateways (Amber) - The Gateways into the site consist of, on the Chelford Road side, a car park (re-sited for the Cock public house) and a couple of dwellings with the corner plot being dual fronted to provide a focal point to welcome you into the site. On the Whirley Road side, this proposal would terminate short of the Whirley Road frontage but there would be a pedestrian link into the adjoining parcel of land which is currently being considered under planning ref; 19/3098M. Beyond this, there would be no vehicular access, as requested by the Strategic Planning Board when the outline application was considered. The gateway to Chelford Road would be acceptable in design terms.

Context, Scale and Density (Amber) – The open space along the western edge of the site serves purpose in easing the transition from a soft rural edge to built development that this site requires and serves to provide the buffer required by LPS 18. The design guide encourages a diverse roofscape which necessitates the variation of height. It is not uncommon to see taller feature buildings particularly at nodal points and adjacent to POS/squares in the existing fabric of Broken Cross. As amended, the scheme utilises two and half storey dwellings on some of the key nodal points to create a sense of arrival in some of the character areas, for example the squares. The scale and character in and around Broken Cross is mixed and the proposals would not appear incongruent in terms of appearance, height or scale.

Hierarchy of Streets (Green) – Following officer concerns, a more formal approach to the spine road and softer detailing to the rural/green edges of the site has been secured. The road layouts are linear in nature which results in a grid, but these as amended would be characterised by two square character areas and mews character area and formal street planting in the form of street trees.

Connectivity (Green) - The site is well connected to local bus services that run along Whirley and Chelford Road and connectivity to the PROW Macclesfield FP19 via a pedestrian link has been provided. With respect to the internal footways and cycle path connections, there are a number of internal footways and paths that run through the site and through the areas of open space that would facilitate both pedestrian and cycle movement. This would also increase permeability from Chelford Road to Whirley Road where there is currently no connection through the site. Coactivity would be increased for existing residents.

Corner Plots (Green) - As amended, the scheme positively addresses corners. Units to the corner are dual fronted to avoid blank gable ends and to promote surveillance on facing side boundary treatments.

Parking (Amber) - A mix of parking solutions is encouraged by the Design Guide so that the street scene isn't dominated by vehicles. The proposal positions a number of the parking spaces to the front of the units within the curtilage. However, these are softened by the use of soft landscaping and surfacing materials. There is also some courtyard parking which would remove car dominance from the street.

In terms of appearance, the proposed dwellings would be acceptable within the context of the site and would offer a degree of variation within the street. Main views would terminate on decent frontages and corner plots would be dual fronted to address key vantage points. It is considered that the overall design, scale, form and appearance of the proposals would be acceptable subject to the use of high quality materials. The proposal achieves a well designed residential development which would accord with LPS 18 and the Cheshire East Design Guide.

Open Space

A minimum of 65 square metres per dwelling of public open space was secured as part of the outline consent, which based on a scheme of 134 units, amounts to 8,710 square metres. An adequate amount of formal and informal public open space is provided within the site amounting to around 8,838 square metres. This would include a Local Equipped Area of Play (LEAP) positioned centrally within the open space. The specification for this will be secured by further condition. Accordingly, the proposal complies with policy DC40 of the MBLP and policy SE 6 of the CELPS.

Residential Amenity

Saved policy DC38 of the MBLP states that new residential developments should generally achieve a distance of between 21m and 25m between principal windows and 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties, unless the design and layout of the scheme and its relationship to the site and its characteristics provide a commensurate degree of light and privacy between buildings.

However, the CE Design Guide states separation distances should be seen as guide rather than a hard and fast rule. The Design Guide does however acknowledge that the distance between rear facing habitable room windows should not drop below 21m. 18m front to front will also provide a good level of privacy, but if this applied too rigidly it will lead to uniformity and limit the potential to create strong streetscenes and variety, and so this distance could go down as low as 12m in some cases.

The nearest existing residential properties are located to the north, east and south of the site. The properties to the south are those fronting Chelford Road, namely 93-105 (inclusive) and already benefit from long gardens allowing decent separation with the site boundary (a minimum of c25 metres). This would allow separation in excess of 45 metres at the closest point to these properties. On the other side of the access, Plot no. 1 would sit alongside the

adjoining property referred to as 'Sunnyside' and would have a separation of 17 metres dwelling to dwelling with a double garage situated in between. Plots 3 and 4 situated behind plot 1 would run along the side boundary of the rear garden of Sunnyside but would enjoy a separation of more than 22 metres. The properties to the north and east are those fronting Whirley Road. The detailed layout shows that the nearest part of the proposed development to the properties fronting Whirley Road would be in excess of 35 metres.

The layout within the site ensures the relationships between the new dwellings result in acceptable standards of space, light and privacy for future occupants, having regard to the distance guidelines set out above. There will be sufficient private amenity space for each new dwelling. The proposal is therefore considered to accord with policy DC3 of the MBLP.

Noise

The application is supported by an Environmental Noise Study. The impact of the noise from road traffic on Henbury Road and Whirley Road on the proposed development has been assessed in accordance with British Standard BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The report recommends noise mitigation measures in the form of specific glazing and ventilation which are designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by environmental noise. Levels of noise in external garden areas are also acceptable with proposed boundary treatments. The proposal complies with policy SE 12 of the CELPS and DC14 of the MBLP relating to noise and soundproofing.

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.

Air quality impacts were comprehensively assessed and addressed at the outline stage. This included queries regarding monitoring tubes used and the methodology for assessment. The outline consent secured a package of mitigation measures which are forecast to mitigate the impact of the development through a highway improvement scheme at Broken Cross, electric vehicle infrastructure, a Travel Plan, dust control. Subject to these, the proposal will not have a detrimental impact on the air quality and the proposal will comply with Policy SE 12 of the CELPS.

Public Rights of Way and Accessibility

Policy LPS 18 of the CELPS requires the creation of pedestrian and cycle links within the site to connect with existing residential areas and facilities. The proposal would provide cycle and pedestrian access directly off Chelford Road and Whirley Road which would connect with the existing residential areas to the north, south and east. The site access will connect with the existing footway network on Chelford Road that connects with Henbury and Broken Cross. This has already been determined and accepted at the outline stage where details of access to the site were approved. With respect to the internal footways and cycle path connections, there are a number of internal footways and paths that run through the site and through the

areas of open space that would facilitate both pedestrian and cycle movement. This would also increase permeability from Chelford Road to Whirley Road where there is currently no connection through the site. As such, it would increase accessibility.

There are existing bus stops on Chelford Road and Whirley Road that provide bus services to the local area. In addition to the bus stops, a number of facilities including schools, open space and general amenities are all within relatively close proximity of the site. Macclesfield Town Centre is approximately 2.4km from the site where the majority of shops, services and facilities are located. The location of the site is sustainable and accessible.

This proposal is considered to accord with the justification to Policy LPS 18 of the CELPS.

Highways

Whilst access was approved as part of the outline permission, this reserved matters submission seeks approval for the internal road layout of the site.

The CEC Design Guide promotes a Manual for Streets approach to all residential developments, and it is important that the design aims to reduce vehicle speeds. The main access to the site has a very straight alignment and although there is a bend in the spine road, it appears to continue on into a straight access road for private parking.

A revised road layout was submitted to address previous comments made by the Head of Strategic Infrastructure (HSI – Highways) relating to the likely high vehicular speeds resulting from the linear road layout. The revised road layout has incorporated a number of measures to reduce vehicle speeds on the straight sections of the internal roads. The minor roads within the site have been downgraded to shared surface lanes with low vehicle speeds. The internal road layout is much improved from the previous plan and complies with design standards. With regard to future adoption of the internal roads, there is no indication that verges have been provided for the lanes and these will be needed for adoption purposes at adoption stage.

The level of off-street car parking is in accordance with CEC parking standards across the development.

The submitted layout is now acceptable in highway terms and no objections are raised to the application.

It is also worth noting that the Council is in receipt of an application to remove condition no. 6 of the outline consent, which required the provision of the highway improvement works at Broken Cross (planning ref; 20/5442M). However, this will be assessed on its own merits in due course. This reserved matters application must be determined on its merits and is not to consider the highways impact which is the purpose of the outline scheme.

Trees

LPS 18 states that the development of the site will be achieved through; 'The incorporation of natural features such as trees, the existing pond and landform features into any development,

and the creation of a readily recognisable green belt boundary, that will endure in the long term along the western edge by tree planting and landscaping along the existing hedge line’.

The application is supported by an Arboricultural Impact Assessment and Tree Protection Plan as required by condition no. 27 of the outline consent. The Assessment broadly complies with the requirements of BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Proposed tree removals are in accordance with the outline submission. The Tree Protection Plan shows some encroachment into the Root Protection Area (RPA) of an offsite Ash tree (T6) for the driveway to Plot 153 which has been addressed by the inclusion of an Engineering Specification for a reduced dig driveway. The details are considered to be in accordance with the design parameters outlined in section 7.4 of BS5837:2012.

Some pruning of offsite trees is proposed to allow for adequate clearances/working space from the development. The pruning is generally of a minor nature and has no significant implications for trees.

The proposal includes the removal of the Community Tree Plantation within the central northern section of the site (shown as G12). The outline application made provision for the mitigation for the loss of this plantation with a Community Woodland to the north west of the site. A community woodland is not included on the submitted landscape scheme. Details of proposed planting to compensate for the loss of the plantation are therefore required in accordance with the outline application. This will be secured through the provision of a further landscaping condition. Subject to this, the mitigation and sustainable tree cover as stipulated by criterion 3 and 4 of the site allocation will be achieved.

The Council's Principal Arboricultural Officer has confirmed that the amended plans present no significant arboricultural implications. A Revised Arboricultural Impact Assessment and Tree Protection Plan will be required to reflect the changes but do not alter the conclusions of tree impacts. Accordingly, compliance with policy SE 5 of the CELPS and LPS 18 is confirmed.

Landscape

The proposed layout follows the general principles of the indicative layout that was shown at outline stage. Whilst there has been an increase in density across the site, this has been through the delivery of smaller unit types and consequently there had been no tangible loss in landscaped areas. Following concerns expressed by the Council's Landscape Officer, the amendments to the scheme have reintroduced the proposed character areas through the development, improved street hierarchy, tree planting and public realm and boundary features. The proposals show that a number of the boundary trees have been retained and that hedgerows will be planted along most of the western and northern boundary. As amended, the Council's Urban Design advisor has confirmed that these are now an acceptable framework for the design and landscaping.

With respect to levels, there would be a re-profiling in parts of the site. However, the impact of these would be softened and the levels difference at the boundaries to the site would be modest. Subject to further detail secured by condition, this would be acceptable.

Accordingly, the scheme is considered to comply with Policies SE1, SE4, SD2 and LPS 18 of the CELPS.

Ecology

A number of conditions relating to nature conservation matters were attached to the outline consent.

Condition 20 – required that the reserved matters application be supported by an updated bat survey. A further survey of Tree T2 has been submitted. No evidence of roosting bats was recorded. The Council's Nature Conservation Officer (NCO) has therefore advised that sufficient survey work has been submitted to fulfil the requirements of this condition.

Condition 21 – required that the reserved matters application be supported by a method statement for the eradication of non-native invasive plant species. The NCO has confirmed that an acceptable strategy has been submitted.

Condition 23 - required that the reserved matters application be supported by a Great Crested Newt Strategy. The proposed development was found to be likely to result in an adverse impact on great crested newts during the determination of the outline application. Impacts would occur as a result of the loss of terrestrial amphibian habitat and the risk of any newts present on site being harmed during the site clearance and construction phase.

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

The principle of developing this site for residential purposes has been deemed to be acceptable through the adoption of the Local Plan Strategy and subsequent grant of the outline planning consent. The proposal will facilitate and assist the delivery of the Council's 5 year housing land supply and this was considered at outline stage as an overriding public interest.

There are no suitable alternatives to providing the development on the site and the Council's NCO has confirmed that if planning consent were to be granted, the favourable conservation status of the Great Crested Newt species would be maintained subject to the Great Crested Newt Mitigation Strategy. On this basis, it is considered that the proposal meets with the tests outlined in the Habitat Regulations.

The NCO has noted that the ecological area shown on the master plan submitted with the outline application and specified as part of the Great Crested Newt Mitigation Strategy submitted in accordance with Condition 23 is reduced in size. Whilst the GCN mitigation

strategy (subject to details of fencing and hedging to limit public access) is considered to be acceptable – the proposed measures must be deliverable under the site layout put forward.

As an alternative, the NCO has suggested that the applicant considers entering the proposed development into Natural England's District licencing scheme, which would remove the need for any on site terrestrial habitat provision for newts. If the applicant intends to enter the district licencing scheme then a copy of the countersigned agreement with Natural England must be submitted as evidence of acceptance onto the scheme.

If habitat creation measures are delivered on site then fencing and hedging must be included on the layout plans to limit public access to the enhanced pond and habitat area. An access point should however be provided for management purposes. The applicant is currently addressing this.

Condition 24 - required that the reserved matters application be supported by a detailed design for the new pond in the north western corner and a detailed specification for the deepening and enhancement of the retained pond. The NCO has confirmed that the submitted pond designs are acceptable.

Condition 26 – required proposals for the incorporation of features into the scheme suitable for use by breeding birds and Condition 30 – required proposals for the incorporation of features into the scheme suitable for roosting bats. Acceptable proposals for the provision of nesting birds and roosting bats have been submitted.

Condition 28 of the outline consent relates to external lighting. The previously submitted lighting strategy submitted was acceptable from a nature conservation perspective. The lighting scheme does not however reflect the current layout proposals. The lighting scheme needs to be updated and a revised plan submitted in accordance with this condition. This detail can be secured by further condition.

Hedgerows - Hedgerows are a priority habitat and hence a material consideration. As anticipated the proposed development will result in the loss of sections of hedgerow from the interior of the site. The proposed landscaping scheme includes proposals for the planting of a significant length of new hedgerow planting. The proposed hedgerow planting would be sufficient to compensate for that lost and deliver an overall gain in the extent of hedgerows on site.

The NCO has advised that conditions requiring the delivery of the proposed hedgerow planting and a Management Plan for the provision of access for hedgehogs. Subject to the proposed mitigation measures, the scheme is found to be acceptable in terms of its ecological impact and accords with MBLP Policies NE11, NE17 and CELPS Policy SE 3.

Flood Risk and Drainage

A Flood Risk Assessment (FRA) has been submitted. The site is located within Flood Zone 1 as defined by the Environment Agency indicative flood maps and as a result the chance of flooding from rivers or sea is 0.1% (1 in 1000) or less. However, it is important to note that the site does suffer from critical drainage issues and this is identified within the FRA and has also been highlighted by the Parish Council and residents.

The Environment Agency Long Term Flood Risk Map shows that isolated parts of the site exhibit a High Risk of surface water flooding. This means that annually, parts of the site have a chance of flooding of greater than 3.3%. The maximum depth of flooding modelled on site during this return period from surface water is between 300-900mm. The flooding shown to the north of the site corresponds with a marshy area. This flooding has no discernible flow and is effectively shallow ponding at a low point of the site due to the impermeable nature of the superficial geology. Surface water flooding occurs to the southern part of the site which would appear to be an overland route for a culvert surcharging.

Further information has been submitted by the applicant in respect of flood risk and drainage. The Flood Risk Assessment acknowledges that “the site is currently susceptible to surface water flooding as there is no/limited surface water management on the site. A comprehensive scheme of surface water attenuation is proposed as part of the development, ensuring that there will be no increase in surface water runoff. In fact, the proper management of surface water will eliminate the current issues reported by local residents”.

The Council’s Flood Risk Manager has confirmed that the surface water should be drained within site boundary and discharged at greenfield run-off rate without causing adverse flooding to existing or proposed properties. Following additional concerns raised, further details have been secured and the Council’s Flood risk manager is now satisfied that subject to the proposed mitigation, and conditions, the proposed development will adequately mitigate the residual risk of flooding of surface water and will not increase the risk of flooding to neighbouring properties and is therefore acceptable.

Also of note is the presence of a sewer within the site which runs close to the northern boundary of the site. Criterion ‘c’ of LPS 18 requires that the development respects the line of the existing sewer. It is confirmed that the proposed detailed layout respects the line of the existing sewer with no buildings situated over it. United Utilities have offered no objection.

The Council’s Flood Risk Manager and United Utilities have been consulted on this application and have no objection subject to conditions. Therefore the development is considered to be acceptable in terms of its flood risk and drainage impact and will comply with policy SE 12 of the CELPS.

Contaminated Land

Contaminated land matters were considered and appropriately conditioned at the outline stage. Details with regard to the proposed ground gas mitigation measures should be submitted for approval, but this would be as part of a discharge of conditions application pursuant to the outline consent. No further contaminated land matters are raised by the proposed reserved matters.

Peat

Policy SE 10 of the CELPS relates to proposals for minerals development. Its aims are to ensure there is a sustainable provision of minerals within the Borough. Whilst bullet 9 of Policy SE 10 states that the Council will “not support proposals for peat extraction from new or extended sites”, this is in reference to sites for the working and mining of minerals. This is a

scheme for residential development and therefore Policy SE 10 is not applicable to this application.

The Geo-Environmental Assessment which accompanied the outline application confirmed that peat is present on the site. The Remediation and Enabling Works and Piling reports submitted with this reserved matters application confirm that some areas of peat will need to be excavated and backfilled with material to enable appropriate ground works to be undertaken and suitable foundations to be used. It advises that pile foundation techniques will be used to minimise peat removal and under hard infrastructure (like the internal roads), the peat will need to be removed. Discussions are currently ongoing with the applicant with regards to minimising peat removal off the site and this will be reported to members by way of an update.

Other Matters Raised by Representation

Whilst concerns have been raised regarding the impact on the local highway network and local infrastructure including schools and local GP surgeries, these matters have already been considered and with mitigation, deemed acceptable under the outline approval as has the principle of developing this site.

Matters relating to property values and compensation are not a material consideration.

BALANCE OF ISSUES

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The principle of residential development on the site has been established through the grant of outline planning permission and allocation of the site in the Cheshire East Local Plan Strategy (CELPS) under Policy LPS 18. The proposed development seeks to provide a residential development of 134 dwellings. This application seeks approval of the detail in terms of its scale, layout, appearance and landscaping. Details of access were determined at outline stage and approved vehicular access from Chelford Road and pedestrian access from Whirley Road.

The proposal provides the required amount of affordable housing with an appropriate mix and density of housing. The proposal achieves an appropriately designed residential development and would not materially harm neighbouring residential amenity and would provide sufficient amenity for the new occupants. Appropriate public open space including a Locally Equipped Area for Play (LEAP) would be provided on site. The layout would provide an appropriate buffer with the Green Belt to the west and landscape transition as required by the site allocation. Tree losses have already been accepted and would be partly mitigated in the proposed landscaping of the site.

Mitigation for the impact of the proposal on local infrastructure including education, healthcare provision and outdoor and indoor sports and recreation was secured at outline stage as part of the s106 legal agreement. With respect to highways, consideration of the outline consent determined that the development will not have a detrimental impact on the local highway network. Similarly, the impact on local air quality (including cumulative impacts) has been determined to be acceptable also.

It is acknowledged that the site is currently susceptible to surface water flooding. However, a comprehensive scheme of surface water attenuation is proposed ensuring there will be no increase in surface water runoff. This has been agreed with the Council's Flood Risk Manager and as such, will adequately mitigate the residual risk of flooding from surface water and not increase the risk of flooding to neighbouring properties.

The site contains peat deposits. Pile foundation techniques will be utilised to minimise peat removal and under hard infrastructure (like the internal roads), the peat will need to be removed. In the interests of environmental sustainability, as much of the excavated material would be placed elsewhere within the site where level changes are proposed. However, not all of the peat can be retained on site and accordingly, conditions are recommended securing a materials management plan to minimise peat extraction and removal as far as is practicable.

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.

RECOMMENDATION

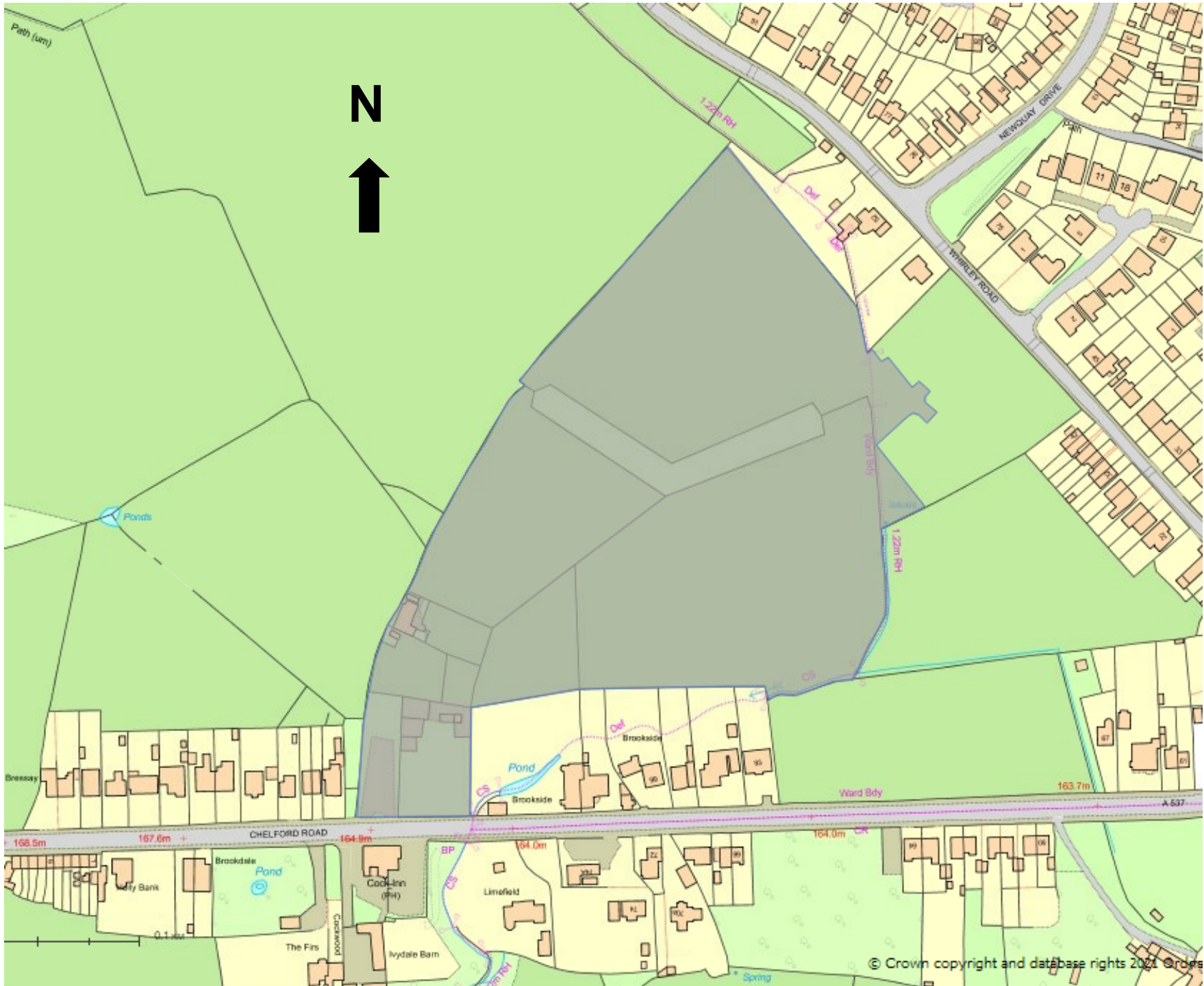
APPROVE subject to the following conditions:

- 1. Accordance with Amended / Approved Plans**
- 2. Accordance with submitted Affordable Housing Scheme**
- 3. Facing materials to be submitted and approved**
- 4. Updated Public Open Space Management Plan to be submitted**
- 5. Detailed specification of LEAP to be submitted**
- 6. Accordance with submitted details of levels**
- 7. Landscaping scheme to be submitted including details of hard surfacing materials and details of mitigation planting for community woodland**
- 8. Implementation of landscaping scheme**
- 9. Further details of boundary treatments to be submitted and shall include measures for brash/wood piles and the incorporation of gaps for hedgehogs**
- 10. Drainage Management and Maintenance Plan to be submitted**
- 11. Updated details of external lighting to be submitted**
- 12. Updated Great crested Newt Strategy to be submitted or entry onto into Natural England's District level licencing scheme**
- 13. 25 year habitat management plan to be submitted, approved and implemented**
- 14. Removal of permitted development rights classes A-E**
- 15. Obscured glazed on selected plots with no further openings to be created**
- 16. Adherence to the submitted Arboricultural Impact Assessment / Method Statement and Tree Protection Plan**
- 17. Submission, approval and implementation of a Materials Management Plan for the extraction and relocation of peat deposits**

Informative:

- 1. Verges required for adoption**

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 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.



Application No: 19/3098M

Location: Land between Chelford Road Henbury and Whirley Road Macclesfield Cheshire

Proposal: Erection of 23no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works.

Applicant: Mr Matthew Shipman, Bellway Homes Limited (Manchester Division)

Expiry Date: 27-Mar-2020

SUMMARY

Macclesfield is one of the principal towns and growth areas of the Borough where national and local plan policies support sustainable development. The principle of residential development on the site has been established through the grant of outline planning permission for a larger development adjoining the site and allocation of the site in the Cheshire East Local Plan Strategy (CELPS) under Policy LPS 18. The proposed development seeks to provide a residential development of 23 dwellings and is submitted in full. Vehicular and pedestrian access would be taken from the adjoining development to the south currently being considered under planning ref; 19/3097M. Pedestrian access would be provided from Whirley Road.

The proposal provides the required amount of affordable housing with an appropriate mix and density of housing. The proposal achieves an appropriately designed residential development and would not materially harm neighbouring residential amenity and would provide sufficient amenity for the new occupants.

Mitigation for the impact of the proposal on local infrastructure including education, open space and provision for outdoor and indoor sports and recreation would be secured as part of a s106 legal agreement.

With respect to highways, a development of this size will not have a detrimental impact on the local highway network even accounting for other committed developments. Similarly, the impact on local air quality (including cumulative impacts) will be acceptable also.

It is acknowledged that the adjoining site is currently susceptible to surface water flooding. However, a comprehensive scheme of surface water attenuation is proposed ensuring there will be no increase in surface water runoff. This has been agreed with the Council's Flood Risk Manager and as such, will adequately mitigate the residual risk of flooding from surface water and not increase the risk of flooding to neighbouring properties.

The site contains peat deposits. Pile foundation techniques will be utilised to minimise peat removal and under hard infrastructure (like the internal roads), the peat will need to be

removed. In the interests of environmental sustainability, as much of the excavated material would be placed elsewhere within the site and adjoining site where level changes are proposed. Discussions have taken place with the applicant with regards to minimising peat removal off the site. It is considered that the impacts that the development would have in terms of disturbing peat could be minimised through the use of conditions securing a materials management plan.

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

SUMMARY RECOMMENDATION:

APPROVE subject to conditions and a s106 agreement.

DESCRIPTION OF SITE AND CONTEXT

This application relates to a greenfield site lying to the west of Macclesfield to the north of Chelford Road and to the South-West of Whirley Road. It sits in-between no.s 42 and 50 Whirley Road. Surrounding uses include mainly residential and agricultural land. Whirley Primary School lies to the north-west. The site measures approximately 0.97 hectares in size and is positioned directly to the rear of properties fronting Chelford Road and Whirley Road. The site forms part of an allocated site for housing development under Policy LPS 18 of the Cheshire East Local Plan Strategy (CELPS).

DETAILS OF PROPOSAL

This application seeks full planning permission for the erection of 23 no. dwellings. The site has been excluded from a larger development for which outline planning permission has already been granted for the erection of up to 135 dwellings (planning ref; 17/4277M refers). The reserved matters pursuant to the outline consent are currently being considered under planning ref; 19/3097M and appears elsewhere on the agenda. Vehicular access would be provided through that adjoining development.

RELEVANT HISTORY

17/4277M - Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space – Approved 22-Jan-2019

19/3097M - Reserved Matters application for the erection of 134no. dwellings, vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works following outline approval 17/4277M – Currently under consideration

20/5442M - Removal of condition 6 on approved application 17/4277M - Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space – Currently under consideration

POLICIES

Development Plan

Cheshire East Local Plan Strategy (CELPS)

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

IN1 Infrastructure

IN2 Developer Contributions

SC1 Leisure and Recreation

SC2 Indoor and Outdoor Sports Facilities

SC3 Health and wellbeing

SC4 Residential Mix

SC5 Affordable Homes

SE1 Design

SE2 Efficient use of land

SE3 Biodiversity and geodiversity

SE4 The Landscape

SE5 Trees, Hedgerows and Woodland

SE6 Green Infrastructure

SE7 The Historic Environment

SE9 Energy Efficient development

SE10 Sustainable Provision of Minerals

SE12 Pollution, land contamination and land stability

SE13 Flood risk and water management

CO1 Sustainable travel and transport

CO3 Digital connections

CO4 Travel plans and transport assessments

LPS 18 Land between Chelford Road and Whirley Road, Macclesfield

Macclesfield Borough Local Plan saved policies (MBLP)

NE3 Protection of Local Landscapes

NE11 Nature conservation

NE17 Nature conservation in major developments

NE18 Accessibility to nature conservation

RT5 Open space standards

H9 Occupation of affordable housing

DC3 Residential 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
DC63 Contaminated land

Other Material Considerations

National Planning Policy Framework (The Framework) 2019
National Planning Practice Guidance
Cheshire East Design Guide

CONSULTATIONS (External to Planning)

ANSA / Greenspaces - No objection to financial contributions of:

- Protected Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space
- Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch
- Allotment and community gardening contribution of £10,687.50 towards Birtles Road allotments
- Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre

Education - The Council's Children's Services have confirmed that the proposal would result in a claim for 3 secondary children 19 dwellings x 0.15 (secondary yield) = 3 children 3 x 17,959 x 0.91 = £49,028 No primary education provision is required.

Environmental Protection – No objection subject to conditions relating to electric vehicle charging infrastructure, piling, dust management, noise mitigation and contaminated land.

Flood Risk Manager – No objection subject to accordance with submitted information and the submission of further details under the conditions attached to the outline consent.

Head of Strategic Infrastructure – No objection

Housing Strategy & Needs Manager – No objection

NHS - The NHS has confirmed that they would not be seeking any financial contributions from this development owing to its small size and scale.

United Utilities (UU) – No objection subject to drainage conditions.

VIEWS OF THE TOWN AND PARISH COUNCILS

Macclesfield Town Council (MTC) – Object on the following grounds:

- Application 20/5442M is seeking that Condition 6 is removed on the basis that the developers and landowners of the sites located South and North of Chelford Road have not come to an agreement to fund the Broken Cross Highway improvements
- Consideration of this application independently of 20/5442M fails to assess the full impact of the development in the local area where traffic modelling showed that the junction would offer notable benefit relative to the existing junction in capacity terms with shorter Queue lengths
- Macclesfield Town Council request that the applications relating to the development of land between Chelford Road and Whirley Road, namely 19/3097M, 19/3098M and 20/5442M are considered together in future to enable the Strategic Planning Board to make an informed decision.

and

1. Incompatibility with Macclesfield Town Council and Cheshire East Council's declaration of climate emergency; the development will lead to increased traffic volumes and therefore further exacerbate the poor air quality in the Broken Cross Air Quality Management Area.
2. Lack of cycle and pedestrian routes between the development and town centre which is in incompatible with Macclesfield Town Council and Cheshire East Council's declaration of a climate emergency.
3. The Broken Cross junction is a known bottleneck in and out of Macclesfield; congestion will be worsened by an increase in traffic from the development. Additionally, a traffic plan to ease the bottlenecks at this junction has yet to be published.
4. Increased pressure on public transport in a time when services are being reduced.
5. Overdevelopment of the site; the number of planned houses exceeds the allocation for the site as published in Cheshire East Council's Local Plan Strategy.
6. Lack of affordable housing within the development. Increased pressure on primary care facilities.
7. Increased pressure on availability of primary school places.
8. Increased pressure on secondary school places; a shortfall of 392 places by 2024 has been identified by Cheshire East Council.
9. Removal of trees and hedges which is in incompatible with Macclesfield Town Council and Cheshire East Council's declaration of a climate emergency.
10. The development site is prone to flooding and will be exacerbated by the development.

MTC also re-iterate their earlier concerns:

1. The site is within close proximity of the Broken Cross Air Quality Management Area (AQMA) and the development will lead to increased traffic volumes and therefore further exacerbate the poor air quality of that AQMA, contrary to the Cheshire East Air Quality Management Strategy;
2. Lack of cycle and pedestrian routes within the development and between the development and town centre, contrary to the LPS Policy SC3;
3. Increase of traffic on already congested highways with particular pressure on the development's access and egress junction;
4. Increased pressure on public services, e.g. buses, that have already been subject to cuts;

5. High density of housing in the development reducing the availability of open spaces to support health and wellbeing contrary to the LPS Policy SC3;
6. The density of the development is in excess of the site allocation within the Cheshire East Local Plan (LPS18), which indicates around 150 houses for the entire site, whilst this partial development of the site indicates around 250 residences will be delivered at this development density
7. Increased pressure on primary care facilities;
8. Increased pressure on availability of primary school places;
9. Lack of evidence that there is capacity in local secondary schools;
10. Removal of trees and hedges that will result in the loss of wildlife habitat;
11. Concerns on the risk of flooding in the development area once the hard standing has been completed;
12. The application does not clearly meet the Local Plan policy requirements of LPS18 1., 2., 3. & 5.

Henbury Parish Council – Henbury Parish Council (HPC) – Detailed objections have been received from the Parish Council. This has included the submission of a letter / ‘technical review of documents’ carried out by a Hydrologist on behalf of the Parish Council. The main concerns are summarised below:

- Believe the Strategic Planning Board have been misled in 2 key areas relating to peat and trees / community woodland
 - The loss of the community woodland planting was not accepted at outline stage, which only approved details of access
 - The quantity of peat shown contains up to 6160 tonnes of CO₂
 - The applicant’s original assessment stated that no peat would be removed from the site
 - No further investigative work has been carried out since the deferral and why have the conclusions changed so radically
 - HPC have commissioned an environmental consultancy who has confirmed that the applicant’s submission does not contain the main requirements of a peat management plan
 - Peat depth probing should be carried out to a suitable depth to accurately map it and allow net peat balance and carbon stock calculations
 - The proposals do not follow best practice for peat management issued by the Scottish Environmental Protection Agency (SEPA Guidance)
 - Exploration as to whether neighbouring peatlands flow into the site
 - Existing waterbodies are likely hydrologically connected to existing wetland areas outside of the site
 - Any lowering of water tables will result in drying out and oxidation of peat which will release carbon when Cheshire East has declared a climate emergency
-
- Total number of dwellings taken with the sister applications exceeds the 150 houses proposed in the Local Plan
 - It is not sustainable development
 - The Council already has 7.5 year supply of deliverable housing

- The proposed green belt boundary represents a very weak boundary with the Green Belt making Henbury more vulnerable to merger with Macclesfield
- Density of housing is much higher and out of keeping with the surrounding area
- This proposal will adversely affect air quality around Broken Cross and the health of residents, pedestrians and cyclists
- The failure to address the air quality problem at 36-58 Broken Cross in pollution measurement and modelling has led to potentially misleading conclusions being drawn
- Pedestrian flow surveys were carried out when a number of year groups were on leave due to exams
- Will be very long waiting times for pedestrians which will be unsafe for school children
- Traffic flows are inaccurate (and therefore the Air Quality modelling also)
- The traffic assessment performed by CEC for Macclesfield in 2014 as part of the Local Plan production underestimated vehicle journey time during peak periods
- Development numbers are far higher than when the production of the Local Plan was prepared and will have a greater impact on the local highway network
- Proposals will result in congestion and rat-running
- No consideration given to the impact ingress/egress at Tesco Express store at Broken Cross
- Proposal will result in the loss of a tree planting scheme of 475 trees which will not be appropriately replaced
- Proposal not in accordance with emerging SAPDP which notes government advice that there should be three replacement trees for every tree removed
- Site is environmentally valuable - it hosts/supports waterfowl, migratory birds, wildflowers, birds of prey, bats, great crested newts, and rare species as noted in Ecological Assessment.
- Proposal would result in a biodiversity net loss
- Site lies in a critical drainage area, is susceptible to surface water flooding. FRA does not note presence of peat in area as noted in geo-environmental site assessment.
- There is an oversubscription at area schools with no spare places at – Whiley Road and Fallibroome Academy. Proposed development would have detrimental impact on education provision
- Local infrastructure (schools, healthcare, utility supply etc.) cannot cope

OTHER REPRESENTATIONS

Representations have been received from over 36 properties (including Local Councillors Barber and Vernon) over the two periods of consultation objecting to this application on the following grounds:

- Site should be returned to Green Belt as will result in the merger of Henbury and Macclesfield
- Brownfield sites should be developed first
- The number of houses exceeds the number in the site allocation
- Major flooding occurs on the site so housing should not be built on it
- Increasing traffic and congestion would further worsen existing air pollution in the area, including at nearby schools and Broken cross
- Air Quality would not meet national or local standards and harm health of local residents

- Air Quality Assessment is based on flawed traffic statement. Air Quality report is misleading, based on outputs from a model using speculative input data.
- Impact of development on Broken Cross roundabout which is already busy will lead to more queueing on the highway and resultant negative impacts on nitrogen dioxide levels.
- Highway safety, especially where Whirley Road is narrow
- Increased congestion will make access by emergency services worse
- Loss of wildlife and lack of Great Crested Newt habitat enhancement / biodiversity enhancement
- Removal of peat deposits
- Pedestrian safety will be compromised
- Impact on local infrastructure which will not cope
- Local schools are full as are local GP surgeries
- All original reports are flawed and should be revisited
- Neglect of local communities Health and Wellbeing especially in light of Covid-19
- Better mix of housing required including more affordable
- Density of housing too high for edge of town
- Splitting the application site does not lessen the impact of the proposals especially taking into account cumulative impacts
- Should be considered alongside sites to the south of Chelford Road
- Loss of community woodland and hedgerows
- Lack of pedestrian paths and cycleways in the development as well as green space
- Revised plans do not address previous concerns
- Lack of drainage detail
- Proposed pond needs to be fenced off
- Lack of parking provision
- Frequency of bus service is incorrect
- Provision of three storey houses not in keeping with the area
- Occupants will likely commute out of Macclesfield
- Proposal is unsustainable development in the midst of a climate emergency
- Nearby recent new builds are already reporting issues with build quality

Macclesfield Civic Society has also commented objecting to this application on the following grounds:

- Concerned at a strategic level that the increment of 23 dwellings would assure that the Local Plan Strategic Allocation of around 150 dwellings would be exceeded given that there is a further site to the east which is as yet undeveloped and has not been the subject of a planning application to date
- Over development of the allocation would have implications for traffic movement, air quality and impact on services - surely if limits are set as strategic objectives then they should only be exceeded in the most compelling of circumstances - none appear evident in this case

OFFICER APPRAISAL

Principle of Development

Macclesfield is identified as one of the principal towns in Cheshire East where CELPS Policy PG 2 seeks to direct 'significant development' to the towns in order to 'support their revitalisation', recognising their roles as the most important 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 18 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.

The site is part of a larger site which received outline planning permission in early 2019 under planning ref; 17/4277M for the erection of up to 135 dwellings with details of access from Chelford Road and pedestrian access from Whirley Road and associated open space. This application site has been separated off from the larger scheme.

The principle of development has been deemed to be acceptable. The purpose of this application is to determine whether this standalone detailed application for a further 23 units is acceptable in terms of its detail.

Site LPS 18 states that the development of Land between Chelford Road and Whirley Road will be achieved over the Local Plan Strategy period through:

1. The delivery of around 150 new dwellings;
2. Provision of public open space and green linkages to existing footpaths and rights of way;
3. The incorporation of natural features such as trees, the existing pond and landform features into any development proposal;
4. Creating a readily recognisable Green Belt boundary, that will endure in the long term, along the western edge by tree planting and landscaping along the existing hedge line extending north-eastwards to the existing pond;
5. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
6. On site provision, or where appropriate, relevant contributions towards highways and transport, education, health, open space and community facilities.

Additionally, the following site specific principles of development apply:

- a. The development would be expected to contribute towards off-site road infrastructure improvements in the central, western and southern/south western Macclesfield area.
- b. 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'.
- c. The line of the existing sewer should be protected.
- d. The site should be developed so as to facilitate any junction improvements that may be necessary for a future road link between Chelford Road and Congleton Road.

This application is for 23 units in addition to the 134 units proposed in the adjoining development which is the subject of a separate application (planning ref; 19/3097M refers).

Objectors have levied concern that the two schemes combined would take the development numbers past the general number of 150 indicated in the site allocation and the limit of 135 prescribed by the outline consent. Each of the applications need to be considered on their merits but also within the context of each other. The total number of dwellings proposed by the two applications would amount to 157. This would be further increased to 187 when accounting for an additional proposal for 30 units by a separate housebuilder located to the south-east of the allocation which already has outline consent. The reserved matters for that scheme are currently being considered under planning ref; 19/3816M.

As noted above, LPS 18 allows for around 150 new homes, but this is a broad figure and is not an upper limit for development as factors such as size and mix of housing have a bearing on numbers. Subject to the development complying with other relevant planning policies, it is considered that such a number could be considered to meet the requirement of “around 150 dwellings” in LPS 18. The delivery of the site for residential development will provide a small contribution towards the Council’s housing land supply and assist in meeting the development requirements of Macclesfield and the wider Borough. The further requirements of policy LPS 18, and other relevant policies, are considered below.

Affordable Housing

Policy SC 5 of the CELPS and the Councils Interim Planning Statement on Affordable Housing (IPS) requires the provision of 30% affordable housing on all ‘windfall’ sites of 15 dwellings or more. This relates to 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.

As this is a scheme for 23 no. units, 7 of the units will be required to be affordable. To satisfy the required tenure split, 5 of the units would need to be provided as social rented accommodation and 2 of the units as intermediate tenure.

The SHMA 2013 shows the majority of the annual need in Macclesfield up to 2018 is for 103 x 2 bedroom and 116 x 3 bedroom General Needs dwellings and 80 x 1 bedroom dwellings for Older Persons accommodation which could comprise of Flats, Bungalows, Cottage Flats or Lifetime Homes.

The current number of those on the Cheshire Homechoice waiting list with Macclesfield as their first choice is 1425. This can be broken down to 799 x 1 bedroom, 388 x 2 bedroom, 166 x 3 bedroom, 44 x 4 bedroom and 28 x 5 bedroom dwellings.

The submitted details show that 7 of the dwellings will be provided as affordable units. These are to be provided as:

4 x 1 bed (3 social rented / 1 intermediate)
3 x 2 bed (1 social rented / 2 intermediate)

It is considered that the tenures are appropriately pepper potted through the site and the submitted Affordable Housing Scheme has been confirmed as being acceptable by the

Council's Housing Strategy and Needs Manager. Accordingly, the proposal complies with policies SC 5 or LPS18 of the CELPS.

Residential Mix

Policy SC4 of the CELPS states that new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Reference is made to the need for development proposals to accommodate units specifically designed for the elderly and people who require specialist accommodation.

The proposed development comprises of:

4 x 1 bed units
3 x 2 bed units
6 x 3 bed units
10 x 4 bed units

A range of housing types are being proposed from small sized 1 bed apartments offering ground floor single storey entry to 2 bed, 3 bed and 4 bed dwellings. This general makeup of dwellings would provide a good mix of type, size and coupled with the affordable provision. The proposal would provide a diverse community and would fit in with the existing residential development which varies in terms of its size and type. As such, the scheme is found to comply with Local Plan Policy SC 4.

Design - Layout, Scale and Appearance

Amongst other criteria, policy SD2 of the CELPS expects all development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:

- a. Height, scale, form and grouping;
- b. Choice of materials;
- c. External design features;
- d. Massing of development - the balance between built form and green/public spaces;
- e. Green infrastructure; and
- f. Relationship to neighbouring properties, street scene and the wider neighbourhood

Policy SE1 of the CELPS expects housing developments to achieve Building for Life 12 (BfL12) standard, and that development proposals consider the wider character of a place in addition to that of the site and its immediate context, to ensure that it reinforces the area in which it is located. These principles are also reflected in the CEC Design Guide. The relevant BfL12 headings are considered below:

Connections (Green) - The proposal would be only accessible by vehicles through the adjoining application site. With regard to this, it can be seen that the decision to remove the vehicular connection to Whirley Road (as approved in the outline) and was imposed to reduce vehicles on that street. That said, the proposed would allow pedestrian and cycle access and

would link Chelford Road from the south with Whirley Road, a connection which does not presently exist.

Accommodation and Tenure Mix (Amber) - The affordable units are clustered to the eastern corner of the site and not pepper-potted throughout. However, this application is only for a small number of homes and this could be considered 'specific circumstances' the case across the wider development that the affordable homes are clustered in groups as opposed to properly dispersed as set out in Policy SC 5.

Layout, Density and Frontage (Amber) - This is clearly an adjunct to the larger site and as such it is difficult to review it in isolation. However, looking predominantly at this application, the units on plots 140-147 are in front of the building line, whereas 137-139 are set back further behind landscaping. However, this projection would not be harmful to the street scene and the existing hedgerow along Whirley Road could be incorporated into the boundary landscaping to soften it. It is recommended that this be secured by condition as are further details of boundary treatments.

Character (Green) - The inclusion of some local precedent work and reference to the Cheshire East Borough Design Guide is welcomed and it can be seen where the cues have been taken from. The homes are essentially standard house types and whilst the Design Guide accepts the reality of these, it suggests that these can be given a fresh and modern feel. The unfussiness of the elevations along with use of black facias, frames and doors is welcomed and there is an equally welcome avoidance of pastiche. The units are found to be acceptable on their merits.

In terms of appearance, the proposed dwellings would be acceptable within the context of the site and would offer a degree of variation within the street. It is considered that the overall design, scale, form and appearance of the proposals would be acceptable subject to the use of high quality materials. The proposal achieves a well-designed residential development which would accord with LPS 18 and the Cheshire East Design Guide.

Education

One of the site specific principles of the site allocation under LPS 18 is that the development of the site will require "contributions to education and health facilities".

In the case of the current proposal for 23 dwellings, a development of this size would generate:

- 4 primary children (23 x 0.19)
- 3 secondary children (23 x 0.15)
- 0 SEN children (23 x 0.51 x 0.023%)

The development is expected to impact on both primary school and secondary places in the immediate locality. Any contributions which have been negotiated on other developments are factored into the forecasts undertaken by the Council's Children's Services both in terms of the increased pupil numbers and the increased capacity at schools in the area as a result of agreed financial contributions. Confirmation has been sought from Council's Children's Services as to whether there remains a shortfall in school places and whether this needs to

be alleviated by financial contributions. Children's Services have confirmed that this proposal would result in a claim for 3 secondary children 19 dwellings x 0.15 (secondary yield) = 3 children 3 x 17,959 x 0.91 = £49,028. This would be secured by of a s106 legal agreement. No primary education provision is required as there is sufficient capacity at this level.

Healthcare

The views of the NHS Eastern Cheshire Clinical Commissioning Group (CCG) have been sought. The NHS has confirmed that they would not be seeking any financial contributions from this development owing to its small size and scale.

Public Open Space and Recreation

The local plan allocation for this site and Policy SE 6 of the CELPS sets out that the open space requirements for housing development are (per dwelling):

- Children's play space – 20sqm
- Amenity Green Space – 20sqm
- Allotments – 5sqm
- Green Infrastructure connectivity 20sqm

This policy states that it is likely that the total amount of 65sqm per home (plus developer contributions for outdoor and indoor sports) would be required on major Greenfield and brownfield development sites. The proposed scheme is small in terms of its size and therefore does not propose the provision of any on-site public open space. At 65sqm per dwelling, the total amount of on-site open space required would be up to 1,495 square metres. In the absence of on-site provision, contributions would usually be sought towards existing areas of open space near to the development. The necessary outdoor sports and indoor sports facilities would also usually be provided by way of a financial contribution towards off site provision.

The Council's open spaces officer and Leisure Services have confirmed that the following commuted sums would be required in lieu of on-site provision:

- Protected Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space
- Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch
- Allotment and community gardening contribution of £10,687.50 towards Birtles Road allotments
- Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre

Subject to these being secured by way of a legal agreement, the scheme accords with MBLP Policies RT5 and DC40 and CELPS Policies SC 1 and SC2.

Residential Amenity

Saved policy DC38 of the MBLP states that new residential developments should generally achieve a distance of between 21m and 25m between principal windows and 14m between a principal window and a blank elevation. This is required to maintain an adequate standard of privacy and amenity between residential properties unless the design and layout of the scheme and its relationship to the site and its characteristics provide a commensurate degree of light and privacy between buildings.

However the CE Design Guide states separation distances should be seen as guide rather than a hard and fast rule. The Design Guide does however acknowledge that the distance between rear facing habitable room windows should not drop below 21m. 18m front to front will also provide a good level of privacy, but if this applied too rigidly it will lead to uniformity and limit the potential to create strong streetscenes and variety, and so this distance could go down as low as 12m in some cases.

The nearest existing residential properties are located to the north and east and are those fronting Whirley Road. The proposed layout shows that the part of the development fronting Whirley Road would sit alongside the existing properties (i.e. side to side). As such, the amenity afforded to existing properties on the same side as Whirley Road would be respected. With respect to those on the opposite side of Whirley Road, at its closest point, the separation would be c23 metres. This is sufficient to ensure no material harm to neighbouring amenity by reason of loss of light, direct overlooking or visual intrusion.

The layout within the site ensures the relationships between the new dwellings result in acceptable standards of space, light and privacy for future occupants, having regard to the distance guidelines set out above. There will be sufficient private amenity space for each new dwelling. The proposal is therefore considered to accord with policy DC3 of the MBLP.

Noise

The application is supported by an Environmental Noise Study. The impact of the noise from road traffic on Henbury Road and Whirley Road on the proposed development has been assessed in accordance with British Standard BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. The report recommends noise mitigation measures in the form of specific glazing and ventilation which are designed to achieve BS8233: 2014 and WHO guidelines; to ensure that future occupants of the properties are not adversely affected by environmental noise. The proposal complies with policy SE 12 of the CELPS and DC14 of the MBLP relating to noise and soundproofing.

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)

This proposal is a full application for 23 dwellings as part of a larger development, the remaining dwellings being submitted under a separate reserved matters application. These extra dwellings represent an increase on the original number submitted under the initial outline application. As such, an additional air quality impact assessment has been submitted to determine the impact of the additional dwellings on the local air quality.

The report has determined that a full impact assessment is not required due to the number of additional dwellings not meeting the criteria to proceed with one as per Institute of Air Quality Management (IAQM) and Environmental Protection UK (EPUK) guidance. The Council's Environmental Protection Unit has therefore confirmed that the addition of these extra dwellings would have a minimal impact and is considered insignificant in line with the previously mentioned guidance. Subject to conditions relating to electric vehicle charging infrastructure, and a dust management plan, the proposal will not have a detrimental impact on the air quality and the proposal will comply with Policy SE 12 of the CELPS.

Public Rights of Way and Accessibility

Policy LPS 18 of the CELPS requires the creation of pedestrian and cycle links within the site to connect with existing residential areas and facilities. The proposal would provide cycle and pedestrian access directly off Whirley Road which coupled with the adjoining development would connect with the existing residential areas.

With respect to the internal footways and cycle path connections, there are internal footways and paths that run through the site that would link with the adjoining development and facilitate both pedestrian and cycle movement. This would also increase permeability from Chelford Road to Whirley Road where there is currently no connection through the site. As such, it would increase accessibility.

There are existing bus stops on Chelford Road and Whirley Road that provide bus services to the local area. In addition to the bus stops, a number of facilities including schools, open space and general amenities are all within relatively close proximity of the site. Macclesfield Town Centre is approximately 2.4km from the site where the majority of shops, services and facilities are located. The location of the site is sustainable and accessible.

This proposal is considered to accord with the justification to Policy LPS 18 of the CELPS.

Highways

The Head of Strategic Infrastructure (HSI – Highways) has confirmed that this proposal for an additional 23 no. units would not have a material impact on the considerations and conclusions drawn when the cumulative impacts of the neighbouring development were originally considered. As such, this standalone application would not require further highway mitigation works and would have an acceptable impact on the local highway network owing to its small scale.

The internal road design has been downgraded to 'Lanes' similar to the design on the adjoining development. There are no objections to the proposed design but it is important in terms of adoption that provision is made for service strips/verges.

The level of off-street car parking is in accordance with CEC parking standards across the development.

The submitted layout is now acceptable in highway terms and no objections are raised to the application.

It is also worth noting that the Council is in receipt of an application to remove condition no. 6 of the outline consent, which required the provision of the highway improvement works at Broken Cross (planning ref; 20/5442M). However, this will be assessed on its own merits in due course. This application must be determined on its merits and as considered above; the scale of this proposal would not require such highway mitigation works on its own.

Trees

LPS 18 states that the development of the site will be achieved through; 'The incorporation of natural features such as trees, the existing pond and landform features into any development, and the creation of a readily recognisable green belt boundary, that will endure in the long term along the western edge by tree planting and landscaping along the existing hedge line'.

This proposal does not cover parts of the site that elements of the policy require i.e. existing ponds or the western boundary with the Green Belt and therefore are not applicable.

The submission would require the partial removal of three sections of hedgerow (H4) to facilitate pedestrian access and the impact of proposed driveway and building foundations within the Root Protection Areas (RPA) of two trees, an Ash (T6) and a Red Oak (T8). Reference is also made to the relationship of Plot 139 to Red Oak (T8) and the trees future growth potential which would need to be regularly managed by pruning. It is accepted that the section of the driveway associated with Plot 153 and Ash(T6) can be constructed in accordance with the detail submitted in the consulting Arboricultural Method Statement which broadly accords with the design advice of BS5837:2012. It is also accepted that the encroachment of Plots 153 and 139 into the RPA of Trees T6 and T8 is minor and that no specialist foundation detail is required. The design of the layout and its relationship to trees subject to a condition that requires compliance with the previously submitted Arboricultural Method Statement is acceptable. The Arboricultural Method Statement needs updating to reflect the layout changes, but this can be secured by condition.

The Council's Principal Arboricultural Officer has confirmed that the amended plans present no significant arboricultural implications. Accordingly, compliance with policy SE 5 of the CELPS and LPS 18 is confirmed.

Ecology

Great Crested Newts (GCN) - A condition should be applied which requires adherence to the GCN Mitigation Strategy submitted in support of the wider site.

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a

European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

The principle of developing this site for residential purposes has been deemed to be acceptable through the adoption of the Local Plan Strategy and subsequent grant of the outline planning consent. The proposal will facilitate and assist the delivery of the Council's 5 year housing land supply and this was considered at outline stage as an overriding public interest.

There are no suitable alternatives to providing the development on the site and the Council's NCO has confirmed that if planning consent were to be granted, the favourable conservation status of the Great Crested Newt species would be maintained subject to the Great Crested Newt Mitigation Strategy. On this basis, it is considered that the proposal meets with the tests outlined in the Habitat Regulations.

Hedgerows - Hedgerows are a priority habitat and hence a material consideration. The proposed development will result in the loss of sections of hedgerow to provide the new pedestrian access off Whirley Road. Where hedgerows are lost suitable compensation should be provided. This will be secured by way of a landscaping condition.

Hedgehog - Hedgehogs are a biodiversity action plan priority species and hence a material consideration. There are records of hedgehogs in the broad locality of the proposed development and so the species may occur on the site of the proposed development. A condition requiring the incorporation of gaps for hedgehogs in garden or boundary fencing is recommended.

Breeding Birds / Roosting Bats - House sparrows and bats are priority species which occur in this locality. The provision of features suitable for these species as part of the development provides an opportunity to secure an enhancement.

The Council's Nature Conservation Officer has advised that conditions should be imposed requiring the delivery of hedgerow planting, a Management Plan for the provision of access for hedgehogs and features for breeding birds / bats. Subject to the proposed mitigation measures, the scheme is found to be acceptable in terms of its ecological impact and accords with MBLP Policies NE11, NE17 and CELPS Policy SE 3.

Flood Risk, Drainage and Hydrogeology

A Flood Risk Assessment has been submitted. The site is located within Flood Zone 1 as defined by the Environment Agency indicative flood maps and as a result the chance of flooding from rivers or sea is 0.1% (1 in 1000) or less. However, it is important to note that the site does suffer from critical drainage issues and this is identified within the FRA and has also been highlighted by the Parish Council and residents.

The Environment Agency Long Term Flood Risk Map shows that isolated parts of the site exhibit a High Risk of surface water flooding. This means that annually, parts of the site have a chance of flooding of greater than 3.3%. The maximum depth of flooding modelled on site during this return period from surface water is between 300-900mm. The flooding shown to the north of the site corresponds with a marshy area. This flooding has no discernible flow and is effectively shallow ponding at a low point of the site due to the impermeable nature of the superficial geology. Surface water flooding occurs to the southern part of the site which would appear to be an overland route for a culvert surcharging.

In response to the outline application for the wider site, further information and an updated FRA have been submitted by the applicant for the adjoining development which also covers this site area. The updated FRA acknowledges that “the site is currently susceptible to surface water flooding as there is no/limited surface water management on the site. A comprehensive scheme of surface water attenuation is proposed as part of the development, ensuring that there will be no increase in surface water runoff. In fact the proper management of surface water will eliminate the current issues reported by local residents”.

The Council’s Flood Risk Manager has confirmed that the surface water should be drained within site boundary and discharged at greenfield run-off rate without causing adverse flooding to existing or proposed properties. Following additional concerns raised, further details have been secured and the Council’s Flood risk manager is satisfied that subject to the proposed mitigation, and conditions, the proposed development will adequately mitigate the residual risk of flooding of surface water and will not increase the risk of flooding to neighbouring properties and is therefore acceptable.

With respect to hydrogeology, the applicant’s consultants have confirmed that the drainage strategy takes account of the remediation and peat management strategy proposed by the applicant. However, the Council’s Flood Risk Manager has also reviewed the submitted drainage information including the submissions made by Henbury Parish Council. The Flood Risk Manager has confirmed that the proposals to remove peat would have a hydrogeological impact, but considers that the further details, which could be secured by condition would ensure that the associated hydrogeology impacts could be appropriately monitored and controlled to manage the risk to controlled waters, drainage and flood risk.

Also of note is the presence of a sewer within the site which runs close to the northern boundary of the site. Criterion ‘c’ of LPS 18 requires that the development respects the line of the existing sewer. It is confirmed that the proposed detailed layout respects the line of the existing sewer with no buildings situated over it. United Utilities have offered no objection.

The Council’s Flood Risk Manager and United Utilities have been consulted on this application and have no objection subject to conditions. Therefore the development is considered to be acceptable in terms of its flood risk and drainage impact and will comply with policy SE 12 of the CELPS.

Peat

The applicant has reviewed how the peat will be managed and this has resulted in further advice from the applicant’s consultant and a revised strategy to minimise peat removal both within the site itself and off site. Members will note that the applicant’s strategy for the

management of peat across this and the adjoining site identified that some 24,000 cubic metres (m³) of peat material would be excavated, with 14,000m³ used within across the two sites and 10,000m³ removed elsewhere within Cheshire East. However, a further review of the strategy has enabled the applicant to confirm that:

“The materials management analysis suggests that ~18,866m³ of this material can be recovered as a suitable soil material for use in the landscaping to the Public Open Space area to achieve the agreed contour levels. This analysis suggests an excess of ~5488m³ which will require removal from site to a suitable facility.”

As such, the extent of peat removal off the two sites has been reduced from 10,000m³ to ~5488m³. Whilst the removal of any peat from site would be regrettable in terms of environmental sustainability, the revised strategy has minimised the extent of removal off site and has to be balanced against the benefits of bringing an allocated site forward for residential development. Weight is also afforded to the fact that the principle of developing the site for residential development has been set in the allocation of the site under Policy LPS 18 for residential development and this has been taken further with the grant of outline consent for 135 dwellings. These are significant material considerations which weigh in favour of the scheme and outweigh the impacts associated with the revised management strategy for peat.

Henbury Parish Council have submitted a letter / ‘technical review of documents’ carried out by a Hydrologist in respect of peat. This provides a commentary of the documents submitted with the application in relation to peat. The letter also references a policy framework within which proposals affecting peatland should be assessed against. This comprises of legislation produced by the Scottish Environmental Protection Agency (SEPA Guidance) and is not enforceable against proposals outside of its administrative boundary for Scotland. The starting point for assessment for this application is against the relevant policies of the National Planning Policy Framework and the Development Plan.

Para 205 of the NPPF states that when determining planning applications, ‘great weight should be given to the benefits of mineral extraction, including the economy, but that mineral planning authorities should not grant planning permission for peat extraction from new or extended sites’. Policy SE 10 of the CELPS similarly relates to proposals for minerals development. The aims of the Framework and Policy SE 10 are to ensure there is a sustainable provision of minerals within the Borough. Whilst bullet 9 of Policy SE 10 and NPPF para 205(d) state that the council will “not support proposals for peat extraction from new or extended sites”, this is in reference to sites for the working and mining of minerals. This is a scheme for residential development and therefore Policy SE 10 and NPPF para 205 are not applicable to this application.

It is considered that with the imposition of further conditions regarding a detailed materials management plan, the impacts of the proposal on peat could be appropriately managed to minimise its environment impacts in terms of peat removal. Subject to this, the scheme is found to be acceptable.

S106 HEADS OF TERMS

Subject to the receipt of further consultee comments, a s106 agreement is currently being negotiated to secure:

- Affordable Housing comprising 30% (65% of which will be for social / affordable rent and 35% for shared ownership / intermediate tenure)
- Education contributions of £49,028 towards secondary provision
- Public Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space
- Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch
- Allotment and community gardening contribution of £10,687.50 towards Birtles Road allotments
- Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre

CIL Regulations

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

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

The provision of affordable housing, public open space, indoor and outdoor sport (financial) mitigation would be necessary, fair and reasonable to provide a sustainable form of development, to contribute towards sustainable, inclusive and mixed communities and to comply with local and national planning policy.

The development would result in increased demand for secondary school places within the catchment area which currently have a shortfall of school places. In order to increase the capacity of the schools which would support the proposed development, a contribution towards secondary school education is required based upon the number of units applied for. This is considered to be necessary and fair and reasonable in relation to the development.

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

CONCLUSIONS

The proposal seeks to provide 23 dwellings on part of a site allocated within the CELPS. The comments received in representations have been given due consideration, however, subject to conditions and a s106 agreement, the proposal complies with all relevant policies of the development plan and is therefore a sustainable form of development. On this basis, the proposal 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.

RECOMMENDATION

APPROVE subject to conditions and a S106 Agreement making provision for:

- **Affordable Housing comprising 30% (65% of which will be for social / affordable rent and 35% for shared ownership / intermediate tenure)**
- **Education contributions of £49,028 towards secondary provision**
- **Public Open Space off site contributions of:**
 - **Protected Open Space contribution of £57,000 towards Bodmin Avenue play area and amenity open space**
 - **Recreation Open Space contribution of £19,000 towards to Weston Playing field football pitch**
 - **Allotment and community gardening contribution of £10,687.50 towards Birtles Road allotments**
 - **Indoor Sport and Outdoor Sport contribution of £4,160 towards Macclesfield Leisure Centre**

And the following conditions:

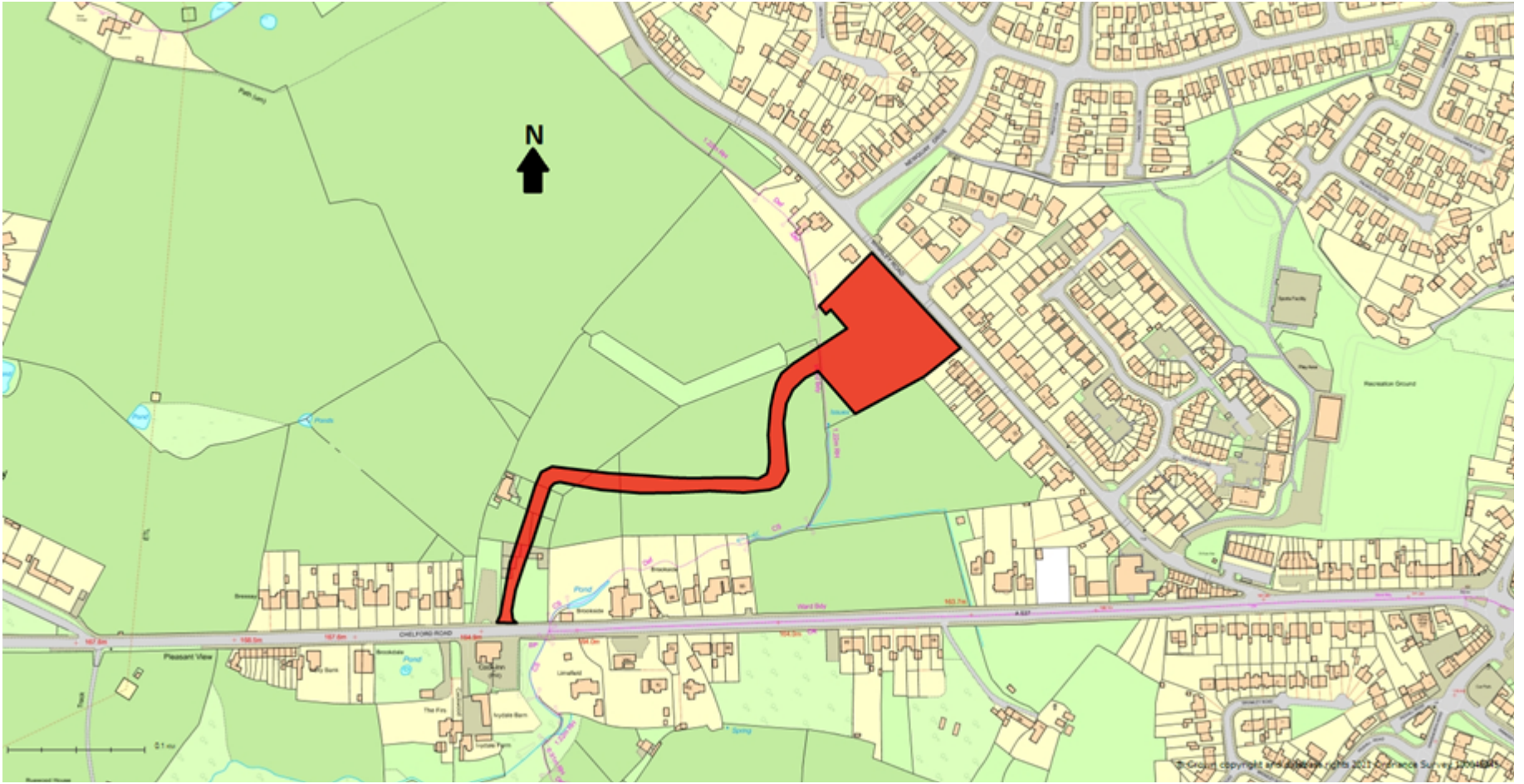
- 1. Standard Time limit – 3 years**
- 2. Accordance with Approved / Amended Plans**
- 3. Access to be constructed in accordance with approved plan prior to first occupation**
- 4. Implementation of submitted Construction Environmental Management Plan (CEMP)**
- 5. Scheme of Piling works to be submitted, approved and implemented**
- 6. Implementation of submitted Dust Control Scheme**
- 7. Accordance with submitted noise mitigation scheme**
- 8. Provision of electric vehicle infrastructure (charging points) at each property prior to first occupation**
- 9. Submission of contaminated land survey**
- 10. Remediation of contaminate land**
- 11. Details of drainage strategy to be submitted**
- 12. Development to be carried out in accordance with submitted Flood Risk Assessment**
- 13. Scheme of foul and surface water drainage to be submitted**
- 14. Submission of a detailed drainage strategy / design, associated management / maintenance plan**
- 15. Accordance with submitted details of finished ground and floor levels**
- 16. Development to be carried out in accordance with the recommendations of the submitted Ecological Report**
- 17. Nesting Birds Survey to be carried if works are to be carried out during the bird breeding season**
- 18. Proposals for the incorporation of features into the scheme suitable for use by roosting bats and nesting birds to be submitted**
- 19. Updated Arboricultural Method Statement to be submitted**
- 20. Updated lighting scheme to be submitted**
- 21. Accordance with submitted Affordable Housing Scheme**
- 22. Facing materials to be submitted and approved**

23. Landscaping scheme to be submitted including details of hard surfacing materials and details of hedgerow mitigation
24. Implementation of landscaping scheme
25. Further details of boundary treatments to be submitted and shall include measures for incorporation of gaps for hedgehogs
26. Updated Great crested Newt Strategy to be submitted or entry onto into Natural England's District licencing scheme
27. 25 year habitat management plan to be submitted, approved and implemented
28. Removal of permitted development rights classes A-E
29. Materials Management Plan to be submitted to include:
 - quantities and types of material to be excavated
 - depths of excavation
 - locations of storage for the different materials (and timescales for material to be stored)
 - locations for re-use and quantities/nature of material proposed to be re-used
 - quantities of material to be imported in total, type of material to be imported, source
 - details of peat reinstatement on site
30. Scheme of ground water monitoring to take place with measures to control flows

Informative:

1. Verges required for adoption

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 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.





Working for a brighter future together

Strategic Planning Board

Date of Meeting: 24 March 2021

Report Title: Draft Housing Supplementary Planning Document

Portfolio Holder: Councillor Toni Fox, Portfolio Holder for Planning

Senior Officer: Frank Jordan, Executive Director of Place

1. Report Summary

- 1.1. This report seeks the Strategic Planning Board's views on the draft Housing Supplementary Planning Document ("SPD").
- 1.2. The preparation of an SPD involves two rounds of public consultation. This is the first consultation stage and will be followed by another opportunity to comment on a final draft version of the SPD, which is consulted upon alongside a consultation statement. Having also considered comments made at that stage, the SPD may then be considered for adoption by the council.
- 1.3. Once adopted, the SPD will provide additional planning policy guidance on the implementation of Local Plan Strategy (LPS) policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The SPD, once adopted, will be a material consideration in decision taking and support the delivery of key policies in the Local Plan Strategy.

2. Recommendations

That the Strategic Planning Board: -

- 2.1 Considers the draft Housing Supplementary Planning Document (Appendix 1).
- 2.2 Recommends that the Portfolio Holder for Planning approve and publish the draft Housing Supplementary Planning Document and associated Strategic Environmental Assessment / Habitats Regulations Screening Report (Appendix B) and the Equalities Impact Assessment Screening Report (Appendix C) for four weeks public consultation.

3. Reasons for Recommendations

- 3.1 The supporting information to policies SC4 (residential mix), SC5 (affordable homes) and SC6 (rural exceptions housing for local needs) in the Local Plan Strategy (“LPS”) anticipate the production of an SPD, to provide additional guidance on the implementation of policies on residential mix, including older persons accommodation and supported housing, alongside affordable housing provision in the borough.
- 3.2 An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and is capable of being a material consideration in determining applications involving relevant planning proposals.
- 3.3 Providing clear guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the council in determining them.

4. Other Options Considered

- 4.1. The Council could choose not to prepare an SPD on housing. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the council to provide additional practical guidance to support the delivery of homes in the borough.

5. Background

- 5.1. Cheshire East Council’s Corporate Plan sets out three aims. These are to be open, fair and green. In striving to be a fair Council, a key objectives is to reduce health inequalities across the borough, addressing issues of poor quality housing and delivering housing to meet the needs of all residents, including vulnerable and older people. As such, this SPD sets out guidance on policies contained in the Local Plan Strategy that will support delivery of this ambition.
- 5.2. One of the key objectives of the LPS is for the Plan to support the establishment and maintenance of sustainable communities. The LPS seeks to support the delivery of an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough’s needs. The LPS also seeks to support and enable vulnerable and older people to live independently, and for longer (LPS Strategic Priority 2, points 1 (ii) & (iii)).

- 5.3. The Local Plan Strategy includes policy SC4 (residential mix) which sets out how residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes. It also includes reference to the housing 'offer' appropriately responding to the needs of residents as they grow older. The policy includes additional requirements for accommodation designed specifically for the elderly and people who require supported and specialist accommodation.
- 5.4. The LPS establishes the overall need for affordable housing in the borough, that is the need for a minimum of 7,100 homes over the plan period up to 2030, which equates to an average of 355 homes per year.
- 5.5. The LPS contains two policies of particular relevance to the delivery of affordable homes. Policy SC5 (affordable homes) ensures that new residential development makes an appropriate contribution to the delivery of affordable homes, setting a threshold for when affordable homes are required to be delivered by sites. Policy SC6 (rural exceptions housing for local needs) provides additional guidance on the delivery of rural exception housing sites.
- 5.6. This SPD aims to give greater clarity to developers, landowners and communities, focused on the issues of residential mix and the provision of affordable housing. The draft Housing SPD provides additional guidance to applicants on how they should respond to the policy requirements in the LPS. It also 'signposts' sources of information, including relevant documentation and Council services.
- 5.7. The draft SPD has been jointly prepared by Strategic Planning and Strategic Housing. There has also been informed by input from Adult Services and Commissioning teams.
- 5.8. The SPD contains several updates relating to current policy and housing provision and practice, both within Cheshire East and nationally. It has also been produced within the framework of Cheshire East Councils Housing Strategy [2018 - 2023] and government guidance as expressed in national planning guidance and policy statements.
- 5.9. Subject to the approval of the Portfolio Holder for Planning, the SPD will be consulted on in accordance with the council's Statement of Community Involvement for a period of four weeks.
- 5.10. The process for preparing an SPD is similar in many respects to that of a Local Plan document. However, they are not subject to independent

examination by the Planning Inspectorate. There are a number of stages in their production:

- Publish the initial draft SPD for four weeks public consultation;
- Consider feedback received and make any changes necessary;
- Publish the final draft SPD, along with a consultation statement setting out who has been consulted in its preparation, the main issues raised in feedback and how those issues been addressed in the final draft SPD;
- Having considered representations, the SPD may then be adopted,
- Following adoption, the SPD must be published and made available along with an adoption statement in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within 3 months of its adoption.

- 5.11. Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about the SPD.

5 Implications of the Recommendations

6.1 Legal Implications

6.1.1 The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. These include the requirements in Section 19 of the 2004 Act and various requirements in the 2012 Regulations including in Regulations 11 to 16 that apply exclusively to producing SPDs.

6.1.2 Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the policies within it and for it not to conflict with adopted development plan policies.

6.1.3 The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.

6.1.4 SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues,

such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

6.1.5 Strategic Environmental Assessment/ Habitats Regulations Assessment

6.1.6 Strategic Environmental Assessment involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

6.1.7 The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (“SA”), which is a requirement for development plan documents.

6.1.8 There is no legal requirement for SPDs to be accompanied by SA, and this is reinforced in Planning Practice Guidance (PPG ref: 11-008-20140306). However, “in exceptional circumstances” there may be a requirement for SPDs to undertake Strategic Environmental Assessment where it is felt they may have a likely significant effect on the environment that has not been assessed within the SEA/SA of the Local Plan.

6.1.9 A screening assessment has been undertaken (in Appendix B) which has determined that a SEA (or an appropriate assessment under the Habitats Regulations) is not required for the SPD.

6.2 Finance Implications

6.2.1 There are no significant direct financial costs arising from consultation on the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.

6.3 Policy Implications

6.3.1 The SPD will expand and amplify existing development plan policy.

6.4 Equality Implications

6.4.1 The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

6.4.2 The draft Housing SPD provides further guidance on the provision of affordable homes and additional guidance on policy SC4 'residential mix'. The SPD is consistent with the LPS which was itself the subject of an Equalities Impact Assessment (EqIA) as part of an integrated Sustainability Appraisal. A draft EQiA on the draft housing SPD has been prepared (appendix C) and will be published alongside the draft SPD for comment.

6.5 Human Resources Implications

6.5.1 There are no direct implications for human resources.

6.6 Risk Management Implications

6.6.1 The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

6.7 Rural Communities Implications

6.7.1 The draft Housing SPD seeks to provide further guidance on the provision of rural exception sites for local affordable housing needs in the borough.

6.8 Implications for Children & Young People/Cared for Children

6.8.1 The draft SPD seeks to provide additional guidance on the provision of affordable housing in the borough. The appropriate provision of affordable housing can help support sustainable communities that offer a wide range of housing types and tenures and are socially inclusive.

6.9 Public Health Implications

6.9.1 The draft SPD highlights the importance of appropriate residential choices to support and enable residents to live independently and match their current and future aspirations and requirements.

6.10 Climate Change Implications

6.10.1 The draft SPD highlights the importance of applicants for / or including homes to reduce their carbon footprint in the design, construction and occupation of homes (including affordable homes), including through following the energy hierarchy set out in the Local Plan Strategy.

7. Ward Members Affected

7.1 All wards are affected as the SPD will apply borough wide.

8. Consultation & Engagement

- 8.1 It is proposed that the draft SPD will be subject to four weeks consultation. Following this, all comments will be considered, and changes made to the SPD, as appropriate, before a final version of the SPD is prepared for approval and further consultation.

9. Access to Information

- 9.1 The following documents are appended to this report:

Appendix A: Draft Affordable Housing Supplementary Planning Document

Appendix B: SEA / HRA Screening Report

Appendix C: Draft Equalities Impact Assessment Screening Report

10. Contact Information

- 10.1 Any questions relating to this report should be directed to the following officers:

Name: Thomas Evans

Job Title: Neighbourhood Planning Manager

Email: tom.evans@cheshireeast.gov.uk

Name: Allan Clarke

Job Title: Principal Planning Officer (Strategic Planning)

Email: allan.clarke@cheshireeast.gov.uk

Name: Chris Hutton

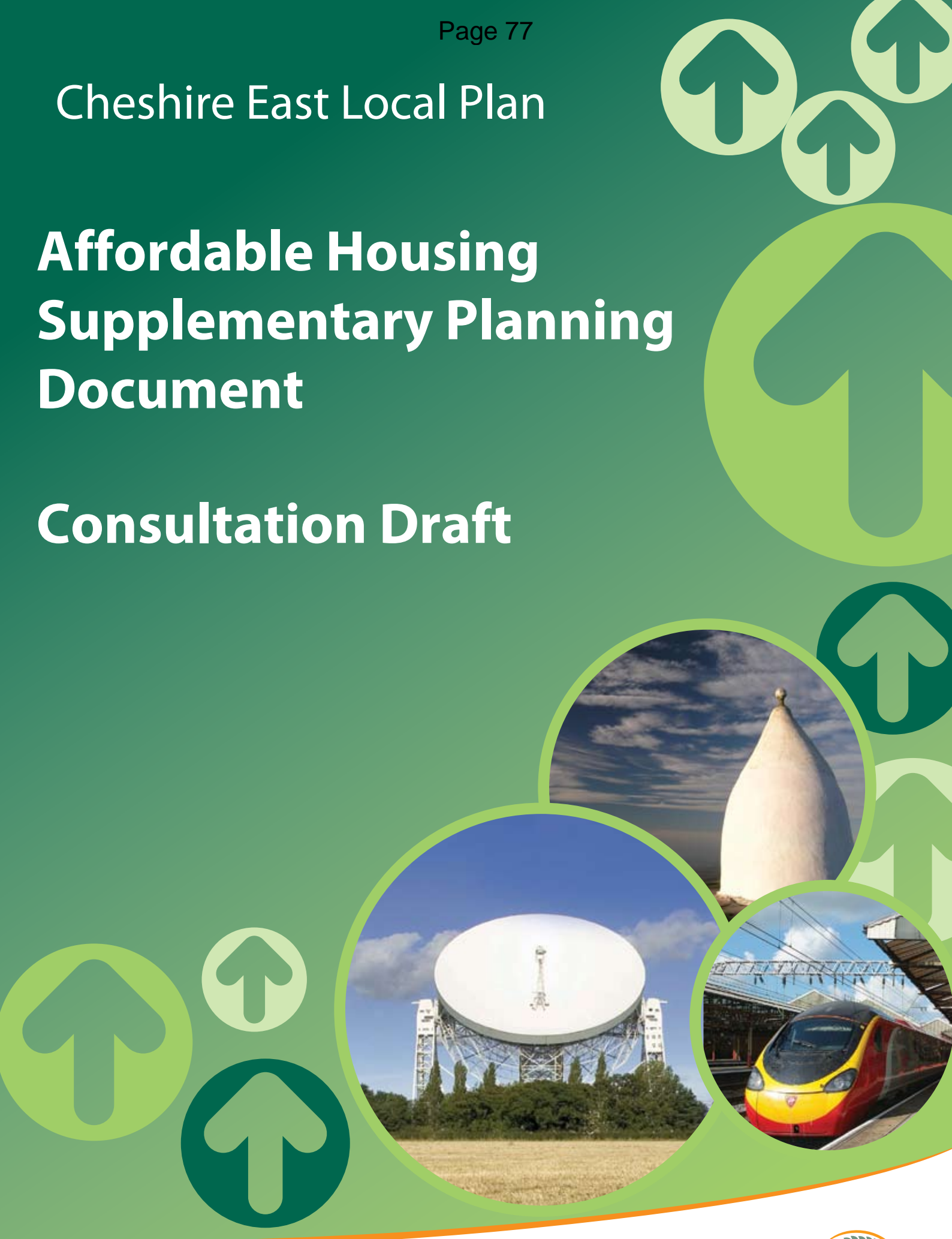
Job Title: Senior Policy Officer (Housing Strategy)

Email: christopher.hutton@cheshireeast.gov.uk

Cheshire East Local Plan

Affordable Housing Supplementary Planning Document

Consultation Draft



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1. Introduction

- 1.1 Policies in the Local Plan guide development and provide a framework to determine planning applications in the borough. Supplementary Planning Documents (“SPDs”) add further detail to planning policies contained within the development plan and are used to provide detailed guidance on particular issues. SPDs do not form part of the adopted development plan but once adopted, they are a material planning consideration in decision taking.
- 1.2 The Local Plan Strategy (“LPS”) was adopted in 2017. It sets out a vision and strategic priorities for the development of the area along with planning policies and proposals. A key priority of the LPS, is to create and maintain sustainable communities by supporting the delivery of an appropriate mix of house types, sizes and tenures including affordable housing to meet the borough’s needs. It also seeks to support vulnerable and older people to live independently, and for longer. (LPS Strategic Priority 2, point 1 (ii & iii)).
- 1.3 The LPS anticipates the production of an SPD¹ to provide additional policy guidance, focused on LPS policies SC4 (residential mix), SC5 (affordable homes) and SC6 (rural exceptions housing for local needs). This SPD aims to give greater clarity to developers, landowners and communities, focused on those key policy areas.

SPD Consultation

- 1.4 Your views are invited on the content of this draft Housing SPD. Consultation is taking place between **x** and **x**. Comments must be received by the council **no later than 5pm on x**.
- 1.5 The consultation documents can be viewed online at www.cheshireeast.gov.uk/localplan
- 1.6 There is no legal requirement for SPDs to be accompanied by Sustainability Appraisal, and this is reinforced in national planning guidance. However, “in exceptional circumstances” there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the LPS. A screening assessment has been undertaken and concludes that further assessment is not necessary.
- 1.7 A screening exercise has been also carried out to determine whether the document gives rise to the need for Appropriate Assessment (under the Habitats Regulations). This similarly concludes that further assessment is not necessary.

¹ LPS ¶12.32, ¶12.53 & ¶12.61

- 1.8 An Equality Impacts Assessment Screening Exercise has been undertaken on the content of this SPD. It concludes that the SPD provides further guidance on the policy approach set out in the Local Plan Strategy. No negative impacts are identified at this stage in relation to any of the specific characteristics however the EQiA will be reviewed (and updated) once the initial consultation has taken place.
- 1.9 These screening assessments have been published and are available to read alongside this draft Housing SPD and you can give your views on their findings too.

Submitting your views

- 1.10 The council's online consultation portal is our preferred method for submitted responses, but you can also respond by e-mail or by post, details below;-
- **Online:** Respond via the consultation portal at www.cheshireeast.gov.uk/localplan
 - **By e-mail:** To localplan@cheshireeast.gov.uk
 - **By post:** Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.
- 1.11 Please make sure that your comments reach us by **x**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website (www.cheshireeast.gov.uk/localplan). Your name and comments will be published and made available to view on the council's online consultation portal.

What happens after the consultation?

- 1.12 Following consultation, the council will carefully consider all comments received before deciding whether any amendments to the draft SPD are needed. The final draft of the SPD, alongside a Consultation Statement summarising the feedback and changes to the SPD, will then be published for further comment before the SPD is considered for adoption. Once adopted, the SPD will be formal planning guidance and will be taken into account as a material consideration in decision taking.

2. Policy Background

- 2.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise². Material planning considerations can include national planning policy and adopted supplementary planning guidance, where relevant.

National planning policy

- 2.2 The **National Planning Policy Framework (“NPPF”)**³ sets out the Government’s planning policies for England and how these should be applied. The NPPF provides the national policy context for affordable housing and other housing matters.
- 2.3 **National Planning Practice Guidance (“PPG”)**⁴ provides guidance on several housing related issues and includes a section relevant to affordable housing and housing for older and disabled people. There is also a section in the PPG on planning obligations (setting out further details on the approach to contributions and other topics such as Vacant Building Credit) and on viability, amongst other policy areas.

Local planning policy

- 2.4 Planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises the LPS and ‘saved’ policies within previous local plans which remain in effect until such time as they are replaced. Neighbourhood Development Plans which have been made (adopted) also form part of the statutory development plan.

Cheshire East Local Plan Strategy

- 2.5 The LPS is the strategic plan for the borough. The LPS contains policies of relevance to this draft SPD, including: -
- **Policy PG1: Overall Development Strategy** – This policy sets out the overall development requirements in the borough. The LPS seeks to accommodate a minimum of 36,000 homes between 2010-2030 (at an average of 1,800 per year). The objectively assessed need for affordable housing is for a minimum of 7,100 homes over the Plan period (at an average of 355 dwellings per year).

² Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

³<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴<https://www.gov.uk/government/collections/planning-practice-guidance>

- **Policy PG3: Green Belt** – PG3 sets out the Policy approach and defines Green Belt boundaries. The policy includes a number of listed exceptions to where the construction of new buildings is inappropriate to the Green Belt, the list includes limited affordable housing for local community needs under policies set out in the Local Plan.
- **Policy PG6: Open Countryside** – defines the open countryside and seeks to restrict development to that which is essential for uses appropriate to a rural area. The policy makes several exceptions to this general restriction, including rural exceptions housing for local needs (as set out in policy SC6 (rural exceptions housing for local needs) of the LPS).
- **Policy PG7: Spatial Distribution** – The policy provides an indicative distribution of development by settlement and tier of the settlement hierarchy.
- **Policy IN2: Developer Contributions** – the supporting text to the policy makes clear that the provision of affordable housing or other financial contributions will be secured through S106 agreements.

2.6 There is a raft of other policies in the LPS that are also relevant to housing proposals. The LPS is intended to be read as a whole, alongside all other relevant parts of the development plan, including Neighbourhood Plans. The focus of this SPD will be on providing additional guidance on the following LPS policies: -

- **Policy SC4: Residential Mix** – the policy seeks to provide for an appropriate mix of housing tenures, types and sizes in residential developments. It also includes policy requirements relating to specialist and older person housing.
- **Policy SC5: Affordable Homes** – includes the relevant thresholds and policy requirements for affordable housing provision in the borough.
- **Policy SC6: Rural Exceptions Housing for Local Needs** – the policy sets out the circumstances where rural exceptions affordable housing will be permitted as an exception to other policies concerning the open countryside.

‘Saved’ policies from previous Local Plans

2.7 There are a few ‘saved’ policies that remain part of the development plan from the Crewe and Nantwich, Congleton and Macclesfield Local Plan. The primary policy position on affordable housing and rural exception sites for affordable housing is now included in the LPS. However, ‘saved’ policies contained within previous local plans in relation to matters such as design, amenity etc will still be of relevance.

Neighbourhood Development Plans

- 2.8 Cheshire East is one of the most active neighbourhood planning areas in the country. There are several Neighbourhood Development Plans (NDPs) in the borough. NDPs form part of the development plan and may contain local and non-strategic policies relevant to affordable housing. Therefore, it is important that these are considered alongside the policies of the LPS and the content of this SPD. Further information on neighbourhood plans in Cheshire East can be found on the council's website at: <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

Supplementary Planning Documents

- 2.9 The council has adopted several SPDs to provide additional guidance on the implementation of planning policies in the borough. This includes, for example, the Residential Design Guide SPD. Further details on this SPD and others can be found on the council's website at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

Emerging plans

- 2.10 The council is currently preparing Local Plan documents which, once adopted, will form part of the adopted development plan. These include the Site Allocations and Development Policies ("SADPD"), the Minerals and Waste Development Plan Document and the Crewe Hub Area Action Plan.

Cheshire East Site Allocations and Development Policies Document

- 2.11 The SADPD will form the second part of the Local Plan. It will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS.
- 2.12 A revised publication draft version of the SADPD was published for a period of public representations between the 26 October and the 23 December 2020.
- 2.13 Although the SADPD is in draft and has a few stages to go through before adoption, this draft Housing SPD has been prepared to be consistent with emerging planning policies. Whilst this is not a legal or national planning policy requirement, this approach provides opportunity for this SPD to complement and support the implementation of future development plan policies too.

Cheshire East Minerals and Waste Development Plan Document

- 2.14 The Minerals and Waste Development Plan Document is currently in preparation. It will set out the council's planning policies on minerals and waste.

Crewe Hub Area Action Plan

2.15 The Crewe Hub Area Action Plan (CHAAP) is currently in preparation and considers a planning framework to facilitate and manage development around Crewe Railway Station, in response to HS2 and other matters.

First Homes and changes to the current planning system

2.16 The government recently consulted on changes to current planning policy and regulations (MHCLG, August 2020)⁵. The consultation ran from 26 August 2020 – 6 October 2020 and covered, amongst other items: -

- **First Homes:** - First Homes as a product are proposed to be focused on first time buyers, the armed forces and key workers. The government intends to set out in policy that a minimum of 25% of all affordable homes secured through developer contributions should be secured for First Homes. First Homes are also proposed to be exempt from the Community Infrastructure Levy with a minimum discount for First Homes sold considered to be a minimum of 30% from market prices. The consultation also included proposals for First Homes exception sites.
- **Developer contributions:-** proposed, for a temporary period of 18 months, that the small site threshold for developer contributions (including affordable housing provision) be raised to either 40 or 50 homes from the current NPPF definition of developer contributions being sought on 'major' residential schemes only⁶. The introduction of such a measure would likely have an impact on the current affordable housing thresholds included in policy SC5 (affordable homes).

2.17 On 16 December 2020, the government published its initial response to some of the proposals in the consultation outlined above⁷. The council is expecting changes to be made to national planning policy to reflect the outcome of the consultation outlined above. However, at the time of writing, the final form of the proposed changes is not known in precise detail. The council will look to address and provide further guidance on proposals for First Homes prior to the adoption of this SPD. Views on what further guidance the final version of the housing SPD could include on these matters would be welcomed at this stage.

⁵<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

⁶major development is defined in the NPPF as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

⁷<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-local-housing-need-proposals-in-changes-to-the-current-planning-system>

3. Applying for Planning Permission

- 3.1 Developers should engage with the council, the local community and relevant statutory consultees at the earliest opportunity in order to make sure that new development responds appropriately to the unique character and quality of place in the borough. Before making a planning application, applicants are strongly encouraged to use the council's pre-application service⁸, particularly for larger schemes, to discuss aspects of a planning proposal including the affordable housing requirements.
- 3.2 For complex, major developments, the council may also work with applicants to negotiate and enter into a planning performance agreement. Planning performance agreements set out a realistic timetable for processing and determining an application. Further information can be found on the council's website⁹.
- 3.3 Where schemes involve the provision of affordable homes, the council also recommends approaching Registered Providers as early in the process as possible (where relevant) as their input at the design and concept stage can simplify the process of transferring built affordable homes at a later date.
- 3.4 Applicants promoting schemes involving specialist (including supported living) or older persons housing are advised to make early contact with the council's adult social care contract and commissioning team and the strategic housing team. One way of doing this is to indicate that you require their advice at the pre-application service stage.
- 3.5 Applicants should also refer to the requirements of the council's Statement of Community Involvement¹⁰ and the publicity on planning application(s) protocol¹¹ found on the council's website to ensure appropriate engagement takes place on schemes prior to their submission through a planning application.
- 3.6 The planning pages on the council's website includes forms and guidance on making a planning application including a validation checklist¹². The validation checklist includes documents that should be completed with an application to

⁸https://www.cheshireeast.gov.uk/planning/view_a_planning_application/pre-application_advice/pre-application_advice.aspx

⁹https://www.cheshireeast.gov.uk/planning/view_a_planning_application/pre-application_advice/development_team_service.aspx

¹⁰ https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/sci.aspx

¹¹https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/the_decision_process.aspx

¹²https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/making_a_planning_application.aspx

ensure all the required information is submitted and the application can be made valid.

4. Community Infrastructure Levy

- 4.1 The Community Infrastructure Levy (“CIL”) is a planning charge based on the size and type of new development. It is mandatory and non-negotiable. The CIL funds can be used by local authorities to support infrastructure provision in their area. The Community Infrastructure Levy Charging Schedule came into effect in Cheshire East from the 01 March 2019.
- 4.2 CIL charging rates can be found on the council website¹³ and apply to particular ‘zoned’ areas of the borough for dwellings, in the C3 planning use class.
- 4.3 Affordable rented housing and Shared Ownership dwellings have a mandatory exemption from CIL liability, and this exemption can be claimed by housing developers during the planning process. There are, however, additional affordable tenures which aren’t covered in the mandatory Social Housing CIL relief. These include discounted market housing properties and some Shared Equity schemes.
- 4.4 To address this, the council has provided discretionary relief to encompass these affordable tenure types. CIL exemption can be requested for these additional affordable tenures during the planning process. Further guidance and the relevant forms are available on the council’s website at: www.cheshireeast.gov.uk/cil.

5. Housing Design

- 5.1 Development proposals should make a positive contribution to their surroundings. Cheshire East has a unique character and sense of place and it is important that new development responds positively to it. High quality design and well-built places benefit people and communities at all stages of life.
- 5.2 The LPS includes a number of policies that reinforce the importance of quality of place, including policies SD 1 ‘sustainable development in Cheshire East’, SD2 ‘sustainable development principles’ and SE1 ‘design’. It is expected that housing developments achieve ‘building for life 12 (or as updated) standard.
- 5.3 To assist the interpretation of design policies in the LPS, the **Residential Design Guide SPD**¹⁴ available on the Cheshire East council website contains

¹³https://www.cheshireeast.gov.uk/planning/view_a_planning_application/making_a_planning_application/community-infrastructure-levy.aspx

¹⁴https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

practical design guidance, supplemented by checklists and case studies to quality check development proposals at various stages in the design and development process. It is expected that applicants address the requirements of design policies in the LPS and the Residential Design Guide SPD, as they prepare their development proposals.

- 5.4 The government published the National Design Guide in October 2019,¹⁵ which provides guidance on the characteristics of well-designed places. The government has also published, in January 2021, a draft national design code to provide a checklist of design principles to consider for new developments.¹⁶ It is expected that applicants are aware of these documents and are able to respond positively to the quality of place in the borough.

6. Housing Mix

- 6.1 Applicants should provide information with their planning application on the approach to housing mix and how the proposal responds to the longer-term needs of residents in the borough. The council will require an appropriate range and mix of housing. Housing developments should not be dominated by large dwellings (four or five bedrooms) which are unlikely to meet the borough's housing needs.
- 6.2 Schemes should also consider the inclusion of Key Worker Housing¹⁷ and people wishing to commission or build their own home in the overall housing mix.
- 6.3 To meet the needs arising for older persons housing, applicants should demonstrate how their proposal will be capable of meeting, and adapting to, the long-term needs of residents as they grow older. Steps to achieve this could include the appropriate design, space, layout and functionality of homes to allow residents to adapt their living environment to meet their own needs as they grow older, including through assistive technology.
- 6.4 Development proposals could also usefully make reference to draft SADPD policy HOU 1 'housing mix' in the emerging SADPD. This draft policy sets out a number of relevant factors to support an appropriate housing mix in the borough. The draft policy includes, in the supporting text, reference to information on house types taken from the Cheshire Residential Mix Assessment¹⁸ (Opinion Research Services, June 2019). This information can

¹⁵ <https://www.gov.uk/government/publications/national-design-guide>

¹⁶ <https://www.gov.uk/government/news/all-new-developments-must-meet-local-standards-of-beauty-quality-and-design-under-new-rules>

¹⁷ A key worker dwelling is defined in the LPS as a public sector employee who is considered to provide an essential service including health; education; emergency services and social workers

¹⁸ <https://cheshireeast-consult.objective.co.uk/file/5704717>

be used as a 'starting point' for the consideration of an appropriate housing mix to inform development proposals in the borough. The table on house types and sizes is reproduced below:

	Market Housing (%)	Intermediate housing (%)	Low cost rent (%)
1 bedroom	5	14	26
2 bedroom	23	53	42
3 bedroom	53	28	20
4 bedroom	15	4	10
5+ bedroom	3	1	3
Note: figures quoted above 'are rounded to the nearest whole number and do not necessarily sum exactly to 100%			

Table 1: Indicative house type and sizes

7. Housing Standards

- 7.1 The Council is currently developing the second part of the Local Plan, the SADPD. The SADPD, in draft SADPD policy HOU 6 'accessibility and wheelchair housing standards' makes reference to new residential development meeting the Nationally Described Space Standard and also includes accessibility and wheelchair standards.
- 7.2 As the draft SADPD is an emerging policy document, the council cannot currently require development proposals to meet the standards set in the draft SADPD until such time that the document is adopted. However, positive weight will be afforded to those development proposals who look to provide for Nationally Described Space Standards and meet appropriate accessibility and wheelchair adaptable standards, as follows:-

Type of development	Draft Accessibility Standard
Major Developments	a. at least 30% of housing developments should comply with requirement M4 (2) Category 2 ¹⁹ of the Building Regulations regarding accessible and adaptable dwellings; and

¹⁹<https://www.gov.uk/building-regulations-approval>

	b. at least 6% should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.
Specialist Housing for Older People	<p>a. all specialist housing for older people should comply with M4 (2) of the Building Regulations regarding accessible and adaptable dwellings; and</p> <p>b. at least 25% of all specialist housing for older people should comply with requirement M4 (3) of the Building Regulations regarding wheelchair adaptable dwellings.</p>

Table 2: Draft Accessibility and Wheelchair Housing Standards

8. Environmental Impacts of Housing

- 8.1 The council has recognised that there is a Climate Emergency and is aiming to be Carbon Neutral by 2025. Applicants are encouraged to reduce their carbon footprint where possible in the design, construction and occupation of homes and follow the energy hierarchy set out in LPS policy SE9 (energy efficient development), namely: -
- Reducing the need for energy and then ensuring the efficient use of energy supply;
 - Maximising the potential for energy supply from decentralised, low carbon and renewable energy sources, including community-led initiatives; and then
 - Efficiently using fossil fuels from clean technologies, where possible.
- 8.2 LPS Policy SD2 (sustainable development principles) sets out several principles that development proposals will be expected to consider. These include appropriate design, construction, insulation, layout and orientation to create developments that are resilient to climate change, minimise energy use, promote the use, recovery and recycling of materials, are water efficient and minimise waste and pollution. Further guidance on many of these factors are included in the Residential Design Guide SPD, volume 2, section v|22 – V|56²⁰, available on the council's website.
- 8.3 Development should avoid and, if necessary, mitigate against environmental impacts of development. Residential development will be expected to address the requirements of LPS policy SE12 (pollution, land contamination and land instability) in any development proposals.

²⁰https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

- 8.4 Development proposals should also integrate measures for sustainable water management, reduce flood risk and avoid an adverse impact on water quality and quantity in the borough. Residential development proposals should address the requirements of LPS policy SE13 (flood risk and water management). The Residential Design Guide includes additional guidance, on the importance and potential of SUDS to manage surface water in a sustainable manner²¹.
- 8.5 Draft SADPD policy ENV 7 ‘climate change’ refers to measures that can be incorporated into development proposals to mitigate and demonstrate resilience to climate change. The draft policy also includes reference to energy efficiency and decentralised energy standards. The draft SADPD is an emerging policy document and the council cannot currently require development proposals to provide standards set out in the draft SADPD until such time that the document is adopted. However, positive weight will be afforded to those development proposals that look to respond constructively to climate change considerations including through development proposals realising the following draft energy and renewable targets: -

Consideration	Draft Standard
Energy efficiency	New build residential development to achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L) unless this is superseded by an updated building regulations requirement requiring a higher environmental performance standard or where applicants can demonstrate that it is not viable or feasible to meet the standards.
Decentralised, renewable and low carbon energy sources	‘Major’ Developments to provide for at least 10% of their energy needs from renewable or low carbon energy generation on site unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.

Table 3: Draft Energy and Renewable Standards

²¹ Volume 2, section iv|64 – iv|75, https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

9. Affordable Housing

Definition

9.1 The NPPF in Annex 2 'Glossary' (and reproduced in the Glossary of this SPD) defines affordable housing as "housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)". There are four broad types of affordable housing:

- Affordable housing for rent;
- Starter Homes;
- Discounted market sales housing;
- Other affordable routes to home ownership.

Thresholds and Targets

9.2 The LPS identifies a need for a minimum of 7,100 affordable homes (an average of 355 affordable homes each year) across the borough for the twenty-year Plan period (2010 to 2030).

9.3 LPS policy SC5 (affordable homes) sets out the thresholds for affordable housing provision in the borough. In residential developments, affordable housing will be provided as follows: -

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sqm) in Local Service Centres and all other locations at least 30% of all units are to be affordable;

9.4 The NPPF (2019), in paragraph 63, states that the provision of affordable homes should only be sought for residential developments that are major developments²². However, as the LPS is a recently adopted Plan, planning decisions should be made in accordance with the thresholds included in policy SC5 (affordable homes).

9.5 On sites below the site size thresholds set out in LPS policy SC5 (affordable homes), affordable housing will not be required by policy, but developers are

²² Major developments are defined in the NPPF as housing sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.

still invited to consider making provision for an element of such housing as part of the overall scheme.

- 9.6 In applying the size threshold for affordable housing, site areas will normally be measured to the natural, physical perimeters of the site. It will not be acceptable for sites to be artificially divided into smaller components in order to take a site below the stated affordable housing threshold.
- 9.7 There will be occasions where meeting the affordable housing requirement on residential sites would not result in a 'round' number of dwellings. In such cases, the number shall be rounded up to the nearest whole number. This is to ensure that the full 30% requirement for affordable housing is met on-site.
- 9.8 Affordable housing can also be provided on rural exception sites where there is a proven need and in accordance with LPS policy SC6 (rural exceptions housing for local needs). Further guidance on the provision of rural exception sites are included in this SPD.

Tenure of Affordable Homes

- 9.9 Affordable homes provided must be of a tenure, size and type to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities (point 3 of LPS policy SC5 affordable homes and policy SC4 residential mix).
- 9.10 The council's initial preference, based on current evidence on tenure, is for a mix of 65% affordable (or social) rent housing and 35% intermediate affordable housing (12.48 of the LPS). The council will, however, seek the balance of housing that best meets local needs and the characteristics of the site.
- 9.11 Applicant's should provide justification if they seek a different tenure mix (than 65% affordable (or social rent) and 35% intermediate housing). Applicants are also expected to set out circumstances where different affordable housing products are involved.
- 9.12 There will be occasions where meeting the affordable housing tenure on residential sites would not result in a 'round' number of dwellings. In this situation, when determining the 65/35% tenure split, the council will round up or down the number of units to the nearest whole number.

Affordable Housing Products

- 9.13 Affordable housing includes housing for sale or rent, for those whose needs are not met by the market. There are several definitions and types of affordable housing as set out in the following section which build upon the definitions provided by the NPPF.
- 9.14 Cheshire East does not currently maintain any council housing of its own. There are several Registered Providers (RP), who operate in the borough including a number of housing associations. Registered Providers support the

provision of affordable housing, are independent companies and are controlled by the Regulator of Social Housing.

Affordable housing for rent

- 9.15 Affordable housing for rent must meet the NPPF definition - (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a Registered Provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a Registered Provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- 9.16 In Cheshire East, rented accommodation for affordable housing should be provided at levels no higher than Homes England target rents. The council will normally require all social rented housing to be developed and managed by Registered Providers. All nominations for rented affordable housing are provided through the Cheshire East Homechoice Choice Based Lettings²³ system via the Common Allocations Policy. Allocations for rented housing will be completed in accordance with a Section 106 agreement produced for the specific scheme, however most agreements specify 100% nominations at first let and 50% thereafter.
- 9.17 There is a clear need to ensure that rented affordable dwellings can be let at rent levels which are truly affordable. Whilst housing schemes across the borough have previously been let at social rent or affordable rent (up to 80% of market rent), Cheshire East Council have an ambition and are now seeking to support rent levels which do not exceed either the Local Housing Allowance (LHA) for the area, or Homes England target rent amounts – whichever is lowest. This total rent amount is inclusive of additional service charges which are added to rent schedules. LHA rates are subject to change throughout the lifetime of this document, therefore it is recommended that the most recent figures are obtained and observed when providers are securing housing schemes. The purpose of the change to LHA or target rental rates is to ensure that rented accommodation remains truly affordable, across the borough, for those in housing need. A clear viability justification will be required where applicants seek to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent.

Build to Rent

- 9.18 Build to rent schemes are defined as those which are purpose built for the provision of rented accommodation, including both affordable and market units. Build to Rent schemes can either be standalone, or form part of a wider

²³ https://www.cheshireeast.gov.uk/housing/housing_options/rented_social_housing.aspx

multi-tenure site. The affordable provision on a Build to Rent scheme should consist entirely of affordable rented dwellings and in this context is referred to as Affordable Private Rent. The landlord for the affordable housing provision on Build to Rent schemes does not need to be a Registered Provider.

Starter Homes

- 9.19 The definition of Starter Homes is as stated in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under those sections. Starter Homes are new-build homes which are provided for sale to first-time buyers and come with at least a 20% discount from the open market value, up to a cap of £250,000. There are additional criteria to access starter homes such as age restrictions and a cap on household incomes to ensure that the properties are sold to those with an identified housing need.

Discounted Market Housing for Sale

- 9.20 Discounted market housing for sale is an intermediate product that refers to the provision of subsidised low-cost market accommodation through a re-sale covenant scheme. The principle is that the accommodation is available, at a fixed discount, below the open market value to households in need. The level of discount will be that which is required to achieve the maximum selling price determined by the council for those in need locally who cannot afford to buy on the open market.
- 9.21 The individual circumstances of each planning application and the area will be taken into consideration and will need to be negotiated with the council prior to the determination of the relevant planning application. Within Cheshire East, the minimum discount rate is 30%. Evidence has shown that in order to achieve an affordable price, the level of discount will normally be required to be a minimum of 30% and up to 50% of the market price. The discount applies on initial and all subsequent re-sales thus ensuring that the accommodation is retained as affordable. Discounted market housing for sale will normally be provided by a private developer, in which case it should be subject to a satisfactory arrangement to ensure that the benefit of below market price housing is available in perpetuity to future occupants.
- 9.22 The house price of each property will be based on the open market value prevailing at the time of marketing the property as agreed with the council, less the appropriate discount to achieve the agreed maximum selling price. Valuations for discounted properties will need to be completed by an RICS qualified valuer, then verified by the council, before marketing of the property can commence. A Section 106 Agreement will be required to ensure that the level of discount remains in force for all initial and subsequent re-sales.

Other affordable routes to home ownership

Shared ownership

- 9.23 Shared Ownership is an intermediate product and provides a way of helping households to buy a share in their own home when they cannot afford the full market value. The household purchases a share, usually between 25 – 75%, and pays rent on the remaining proportion to the managing Registered Provider. Additional shares can be purchased at 10% at a time (referred to as 'staircasing') which will enable a resident to increase their equity share in the property and in many cases buy the final share and own the whole home. Following staircasing to 100% ownership, the affordable element of the property is fully removed, and the property can be resold at 100% of the market value, without restrictions.
- 9.24 In 2020, the Government sought to update the model Shared Ownership lease, which included a number of changes to shared ownership properties brought forward by the new Homes England Affordable Homes Programme 2021-26. This will see a reduction in the initial equity available to buy, reducing from 25% to 10%. Occupiers will also be able to purchase additional equity of their property 1% at a time, reduced from 10% at a time. This aims to support residents to access routes to home ownership with lower deposits. There is an expectation that this new model of Shared Ownership will be incorporated in non-grant funded units as well, following its introduction. This approach is also included in the charter for social housing residents: social housing white paper consultation document published by the government.²⁴
- 9.25 In 2009, the government introduced legislation under which a number of rural parishes in Cheshire East became 'Designated Protected Areas' whereby new affordable shared ownership dwellings in these areas would be subject to requirement that owners are either not able to acquire more than 80% equity in a property or if they acquire 100% equity, it has to be sold back to the managing Registered Provider to retain as affordable housing in perpetuity. When 'staircasing' has taken place, the additional payments will be recycled and used for affordable housing in Cheshire East. The council will normally expect all schemes to be transferred to and managed by a Registered Provider. In such cases, legal restrictions on eligibility and rental levels will be necessary. A list of the Designated Protected Areas relevant to Cheshire East can be viewed in the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009.
- 9.26 Where a Registered Provider is involved, the rental element will be set at an affordable level by the Registered Provider itself but will need to be confirmed with the council. For shared ownership offered by other providers this must be in partnership with Homes England and the rental element will also need to be confirmed with the council to ensure they are set at an affordable level. In such cases, a Section 106 Agreement will be required. The house price of each property will be based on the open market value prevailing at the time of marketing the property as agreed with the council, less a discount off open market value. As indicated above, in some rural areas of the Borough, the

²⁴<https://www.gov.uk/government/publications/the-charter-for-social-housing-residents-social-housing-white-paper>

government has applied restrictions on the amount of equity that an owner is able to acquire. The council can apply to Homes England for a waiver for the Designated Protection Area status. However, this is only likely to occur in exceptional circumstances.

Shared Equity

- 9.27 Shared Equity is an intermediate product that provides households the opportunity to purchase a share of a property, typically 70%, with the remaining 30% share being retained by the council. After 5 years, further equity can be bought in the property up to 100% ownership. When the purchaser wants to sell the property, they must do so on the same terms as when they purchased the property. This means they must sell it with the same level of discount they received and to someone who meets the criteria for affordable housing. A legal charge is attached to the property to ensure this happens. If the owner buys the remaining share from the council the legal charge is removed.

Rent to Buy

- 9.28 'Rent to Buy' is an intermediate home ownership product which allows households to pay an intermediate rent up to 80% of open market rent, giving the occupant the opportunity to save for a deposit which could enable them to purchase the property after a minimum of 5 years following moving in. Rent to Buy properties are not subject to local authority nominations, however, landlords may wish to work with the local authority to identify potential tenants. Applicants for Rent to Buy properties must be working and either first time buyers or starting a new household following a relationship breakdown. The purchase of the property, if taken forward, following this minimum 5-year period is completed at the market value of the property and the 'Right to Buy' is not applicable on Rent to Buy properties.

Affordable Housing Site Specific Considerations

Design and layout of schemes involving affordable homes

- 9.29 The government published the National Design Guide in October 2019,²⁵ which provides guidance on the characteristics of well-designed places. Point U2 (a mix of home tenures, types and sizes) in the National Design Guide encourages schemes to be well-integrated and designed to the same high quality across different tenures.
- 9.30 This is consistent with the intention of LPS policy SC5 (affordable homes, point 5), that market and affordable homes on sites should be indistinguishable and achieve the same high design quality. The design, including elevation, detail and materials, should be compatible with open market homes and be regarded as 'tenure blind' ensuring that dwellings are

²⁵ <https://www.gov.uk/government/publications/national-design-guide>

unable to be identified as affordable due to their design and aesthetic. Affordable homes should also have comparable access to open spaces, play and amenity areas as open market homes. It is also expected that affordable homes will have the same level and standard of car parking as for open market homes, in line with the Council's car parking standards set out in Appendix C of the LPS.

- 9.31 Design standards of funding bodies such as Homes England should also be referred to, where relevant, in order to satisfy any funding grant requirements.
- 9.32 The design of new housing developments should ensure that affordable homes are integrated with open-market homes to promote social inclusion. Affordable homes (both rented and intermediate tenure) should therefore be 'pepper potted' throughout a development in line with point 4 of policy SC5 (affordable homes) unless there are specific circumstances or benefits that would warrant a different approach. The affordable housing provided on a scheme should not be segregated from the open market dwellings, nor should it be entirely on the periphery of a development. Approval of affordable housing layouts will take into consideration factors including the number of affordable dwellings, site topography and other site characteristics, and whether affordable units are distributed across the entirety of a site. It is acknowledged that Registered Providers favour clusters of units to assist in housing management and repair issues. Clusters should consist of a maximum of between 6 and 10 dwellings; however, this should not be to the detriment of ensuring the scheme has a wide mix of tenures throughout the site.

Delivering Affordable Housing

Affordable Housing Statement

- 9.33 For planning applications of schemes which have an affordable housing requirement, the planning application validation checklist includes the need for an Affordable Housing Statement, which should specify what is being proposed with regards affordable housing and provide justification for the amount and type of affordable housing proposed.
- 9.34 The Affordable Housing Statement will need to include the following elements:
 - the number of affordable homes / market homes proposed to be provided on site. Indicative information may be provided at outline planning stage;
 - any specialist provision which is being provided and who this is for, including the need for such provision in line with the requirements of SC4 (residential mix);

- detail of how the proposed development complies with relevant national (NPPF & NPPG) and local planning policies and guidance (particularly policy SC5 / SC6 (as relevant) in the LPS);
- A plan and supporting information on the timing, location and distribution of the affordable housing within the site, ensuring that the affordable housing is pepper-potted throughout the Site and not segregated from the open market housing (required for full and reserved matters applications only) illustrative plans should be submitted for sites seeking outline planning permission;
- Information should also be provided on the proposed housing mix. This should include sizes, types and tenure of affordable homes proposed (required for full and reserved matters applications only). A guide or illustration of the proposed housing mix should be submitted for sites at outline planning permission stage;
- details of how the proposed design, materials and construction of the affordable housing will ensure that the affordable housing is materially indistinguishable (in terms of design and appearance) from the open market housing of similar size within the development (required for full and reserved matters applications only). A commitment to this approach will be required for sites seeking outline planning permission.

Role of Registered Providers

- 9.35 The council's preference is for affordable housing to be provided and managed by Registered Providers. The council regards the involvement of a Registered Provider in any element of affordable housing as a sufficient guarantee of need and affordability without any additional control. In all other cases of affordable housing including Build for Rent, the council will require the S.106 Agreement to contain an obligation to make the affordable housing available to those in housing need and at less than the market price or rent in perpetuity, so far as the law allows.

Use of Financial and Other Contributions In-lieu of direct affordable housing provision

- 9.36 In line with paragraph 62 of the NPPF, the council will normally require affordable housing to be delivered without public subsidy and provided on site. In exceptional circumstances and where it can be justified, as a first alternative, affordable housing will be accepted off-site; this must be robustly justified and on a site that is agreed with the council as being in a suitable location, relative to the housing need to be met.
- 9.37 In exceptional circumstances, where suitable sites aren't available, and where it can be justified, as a second alternative, a financial contribution will be accepted. This provision is viewed by the council as a last resort option, as opposed to an alternative method of affordable housing. The council's desire to have all affordable provision on-site is in line with government guidance to

encourage the development of mixed and balanced communities. However, there may be physical or other circumstances where an on-site provision would not be practical or deliverable. Such circumstances might include where:

- the provision of the affordable housing elsewhere in the locality would provide a better mix of housing types;
- management of the affordable dwellings on site would not be feasible;
- it would be more appropriate to bring back existing vacant housing into use as affordable units;
- the constraints of the site prevent the provision of the size and type of affordable housing required in the area.

9.38 In line with paragraph 12.51 in the LPS, there may also be circumstances in Crewe, where it may be appropriate to divert funding for affordable housing into the improvement of existing stock within the urban area, rather than the provision of new affordable homes.

9.39 Where a financial contribution is offered, the amount of such contribution will normally be expected to reflect the cost necessary to facilitate an equivalent amount of affordable housing as would have been provided on-site. The amount of any contribution will need to be agreed with the council. Where off-site provision is made by the developer or as a result of any financial contribution, this should be in a location elsewhere within the borough where there is an identified need.

9.40 The basis for calculating the cost to the developer for off-site provision will be the difference between the open market value of the units that would have otherwise been affordable and the amount a Registered Provider would offer for those units. We would require the applicant to submit an affordable housing mix outlining the type, size and tenure of units which meet the housing need for the locality and the policy requirements of the LPS, including constructed to national building regulations requirements and provided at 65% rented and 35% intermediate tenure mix. This should include the open market values of the units and details of offers from a Registered Provider to take the affordable units.

Worked Example

12 units on site of 1 hectare in a Local Service Centre

30% affordable housing requirements: $12 \times 0.3 = 4$ units

In this example, there is 3 x 2 bedroom house at social rent and 1 x 3 bedroom house at intermediate tenure. Using some illustrative values as an example presents the following position: -

Unit Type	OMV	Tenure	RP offer	Financial Contribution [per unit]	Total
2 bed house (65m ²)	£100,000	Social Rented	£55,000	£45,000	£135,000
3 bed house (70m ²)	£120,000	Intermediate	£80,000	£40,000	£40,000
					£175,000

- 9.41 Comments on the above approach and other potential mechanisms that the Council could employ would be welcomed during the consultation on the first draft housing SPD.
- 9.42 Where viability is cited as a reason for fewer affordable dwellings being delivered, the developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. In cases where such affordable housing provision is agreed there may be a requirement for 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future.

Phasing of affordable homes

- 9.43 In order to ensure the proper integration of affordable housing with open market housing, particularly on larger schemes, conditions and/or legal agreements attached to a planning permission will be required. The actual percentage will be decided on a site by site basis, but the norm will be that affordable units will be provided no later than the sale or let of 50% of the open market homes. However, in schemes that provide for a phased delivery and a high degree of 'pepper potting' of affordable homes distributed across the site, the maximum proportion of open market homes that may be completed before the provision of all affordable units may be increased to 80% following approval from the Strategic Housing Manager.

Legal Agreements

- 9.44 The council will normally require provision of affordable housing and/or any control of occupancy to be secured by means of planning obligations pursuant to Section 106 of the Town and County Planning Act 1990 (as amended). Section 106 agreements are legal agreements made between the council and applicants / landowners and can be attached to a planning permission to make acceptable development which otherwise be unacceptable in planning terms.
- 9.45 Section 106 planning obligations can only be taken into account in determining planning applications where they meet the following tests from Regulation 122 of the CIL Regulations:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and

- Fairly and reasonably related in scale and kind to the development.

9.46 In respect of affordable homes, Section 106 agreements may cover the following areas:-

- **Tenure:-** Where a development contains an element of affordable housing that is to be available for rent, the council will require the agreement to contain an obligation that any such housing is to be managed by a Registered Provider. Where a development contains an element of affordable housing that is to be available for sale or shared ownership, then the council will require the agreement to contain adequate principles approved in advance by the council or alternatively the agreement may reserve the council's right to approve a specific scheme prior to implementation.
- **Dwelling Types and Sizes:-** If the relevant planning application is in outline only, then the council will require the agreement to stipulate an acceptable range for the number, type, tenure and size of all affordable housing units, as appropriate. If the relevant planning application is a detailed application (reserved matters or full application), then the council may require that the agreement contains an obligation that the affordable dwellings are to be built in accordance with the details comprised in the approved application as regards number, type, design, tenure and size of each dwelling.
- **Price and Rent Control:-** Where a development contains an element of affordable housing that is to be available for sale, the council will require that the agreement sets out the formula to be applied to achieve the desired level of discount in perpetuity. Where a development contains an element of affordable housing that is to be available for intermediate rent, the council will require that the agreement sets out the provisions and safeguards to achieve a rent amount which is affordable in perpetuity.
- **Use of financial and other contributions:-** Where developers offer financial or other contributions towards the provision of affordable housing on an alternative site in the locality, and it is agreed by the council that this is an acceptable means of providing affordable housing, the council will expect the agreement to contain obligations relating to the provision of such contribution. In some instances, the agreement may include viability reviews and 'overage' clauses where a reduced or nil element of affordable housing has been agreed. This will include provisions to secure the amount to be paid, the trigger or date to pay the contribution and any other necessary requirements including any 'overage' payment requirements.
- **Phasing:-** Where any element of affordable housing is to be comprised in a larger development which also includes market housing, the council will expect that provision of the affordable housing element will be phased. The council will therefore require the Section 106 Agreement to contain an obligation restricting the developer from allowing the sale or letting of an

appropriate proportion of the open market housing until the affordable housing element is built and ready for occupation on an agreed basis.

- **Involvement of Registered Provider:-** In all cases where a Registered Provider is to be involved in the provision of any element of affordable housing, then the council will require that the agreement contains an obligation that such housing is transferred to and managed by an Registered Provider and that it should only be used for the purposes of providing housing accommodation to meet the objectives of an Registered Provider as set out in the Housing Act 1996.

9.47 Applicants are encouraged to provide the necessary information to assist in the production of a Section 106 agreement including: -

- Proposed 'heads of terms' of the legal agreement setting out in broad terms what the main elements that the Section 106 agreement will cover.
- Up to date copies of any relevant title and ownership deeds from land registry.
- An undertaking to pay the council's appropriate and reasonable legal and administrative costs in connection with preparation of the legal agreement.
- In the event that the applicant is represented by a member of the legal profession, the relevant contact details and name of the individual and/or organisation dealing with the matter.

Viability

9.48 The affordable housing requirement set out in policy SC5 (Affordable Homes) of the LPS is considered up to date. The policy requirements have been viability tested, most recently in the process of adopting a CIL Charging Schedule for the borough. Reference can also be made to the viability work prepared to support the emerging SADPD document.

9.49 It is anticipated that as the LPS policy requirements are clearly stated, then these costs can be accurately accounted for in the price paid for the land by the developer. It is expected that applicants will be aware of their policy obligations at the outset and that the financial implications of these will have taken into account prior to negotiations on the purchase of the land.

9.50 Planning applications that comply with the policy requirements of SC5 (affordable homes) are considered to be viable. However, and as noted in criterion 7 of policy SC5 (affordable homes), in exceptional circumstances, where scheme viability may be affected, developers will be expected to provide viability assessments when seeking to justify alternative affordable housing provision. Alternative affordable housing provision could include lower provision or provision of alternative affordable housing tenures.

- 9.51 National planning policy and planning practice guidance²⁶ details the particular circumstances that justify the need for a viability assessment at the application stage. Such circumstances could include (but not limited to), for example, where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.
- 9.52 Applicants who consider that a viability case for alternative affordable housing exists, will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost. The applicant will be required to provide a written undertaking to cover the cost of the independent review of the viability study prior to the viability specialist being appointed. Outputs from the viability review process will be shared with the applicant.
- 9.53 Any viability assessment should reflect the government's recommended approach to defining key inputs and variables to be included in the viability assessment as set out in national guidance – (<https://www.gov.uk/guidance/viability>). Reference should also be made to best practice, for example RICS guidance and RICS professional standards.²⁷
- 9.54 Viability assessments should be undertaken on the basis of an expected profit of between 15-20% as specified in PPG with profit levels relevant to the scale, complexity and risk of the development.
- 9.55 In accordance with PPG and policy SC5 (affordable homes) economic viability assessments will be made publicly available along with all information relevant to the planning application. Where an exemption from publication is sought on matters of commercial sensitivity then this will have to be justified and any aggregated information should be clearly set out and be able to be published. An executive summary should also be produced for any economic viability assessments prepared.
- 9.56 In cases where such alternative affordable housing provision is agreed there may be a requirement for the provision of 'overage' payments to be made. This will reflect the fact that the viability of a site will be agreed at a point in time and may need to be reviewed, at set point(s) in the future. An overage requirement is a clause in a Section 106 agreement that relates to future profits from a development. Where the viability evidence justifies a lower affordable housing requirement than the policy target, and this is accepted by the council, an overage clause will be inserted into the Section 106

²⁶ <https://www.gov.uk/guidance/viability> - Paragraph: 007 Reference ID: 10-007-20190509

²⁷ www.rics.org/uk/ and including Financial Viability in Planning (2019) or as updated.

agreement. As viability assessments are relevant to a particular point in time, this would be linked to reviews of the viability assessment, at certain points within the site's lifetime. Such a requirement will be related to the site's size; its characteristics; market conditions and other relevant factors (paragraph 12.52 of the LPS).

- 9.57 In the circumstances where a developer makes more profit than expected, a proportion of that 'additional' profit is to be paid to the council to help fund the provision of affordable housing that should have otherwise been provided by the development itself. The level of 'additional profit' is established through a re-assessment of viability after the completion of the scheme using the actual costs and values in the development. The mechanisms of this assessment would be set out in the Section 106 agreement.
- 9.58 In preparing a viability assessment, applicants should provide as full and complete information as possible. This is to assist the independent assessment of the viability appraisal seeking to minimise the time this process could take.
- 9.59 Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home (in line with point 9 of policy SC5 affordable homes).

Vacant Building Credit

- 9.60 To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, the NPPF (paragraph 63) notes that the affordable housing contribution due should be reduced by a proportionate amount equivalent to the existing gross floorspace of the relevant vacant buildings. Affordable housing contributions may still be required for any increase in floorspace.
- 9.61 The vacant building credit does not apply to buildings which have been abandoned. As set out in national planning guidance, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as: the condition of the property, the period of non-use, whether there is an intervening use; and any other relevant evidence regarding the owner's intention for the site.
- 9.62 Each case is a matter for the council to judge. In considering how the vacant building credit should apply to a particular development, the council will have regard to the intention of national policy. In doing so, it may be appropriate to consider: whether the building has been made vacant for the sole purposes of re-development, whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.
- 9.63 Any vacant building credit calculation should be submitted to the council at the point of the application. The council will expect the building to be measured in

accordance with best practice and guidance documents such as the RICS code of measuring practice.

9.64 One way of calculating vacant building credit, could be to use the following formula – (net change in floorspace / proposed floorspace) x affordable housing policy requirement. As an illustrative example; -

- Proposed development of 2,000 sqm
- Policy SC5 (affordable homes) requires 30% affordable homes
- There is an existing vacant building on site with a floorspace of 750 sqm
- The difference between the gross floorspace of the existing vacant building and the proposed new build floorspace is 1,250 sqm
- Therefore, the affordable housing requirement for this site is $(1250/2000) \times 30 = 18.75$ (or 19 dwellings (rounded)).

Rural and Entry Level Exception Sites

Rural Exception Sites

9.65 The NPPF, in paragraph 77, states that rural housing policies “should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”.

9.66 As the release of such sites will be an exception to planning policy related to the countryside, to meet locally identified affordable housing need, then the location, scale, layout, density, access and design of any proposed scheme will be critical in determining whether it is acceptable.

9.67 The LPS in policy SC 6 (rural exceptions housing for local needs) outlines criteria, relevant to rural exception housing sites. The introduction to policy SC6 (rural exceptions housing for local needs) is clear that **all criteria** (points 1-8) need to be met for a site to be considered an exception to other planning policies relating to the countryside. Point 8 of policy SC6 (rural exceptions housing for local needs) also provides further guidance concerning the cross subsidy of affordable housing with market housing and again sets out a number of criteria that should be addressed. Taking points 1-8 of policy SC6 (rural exceptions housing for local needs) in turn: -

- Location – sites should adjoin Local Service Centres or other settlements²⁸ and be close to existing employment and existing or proposed services and facilities. Services and facilities are defined as including public transport, education and health facilities and retail services. Table 9.1 (access to services and facilities) in the LPS provides a guide on recommended distances to services and facilities. Sites which adjoin Principal Towns and Key Service Centres are not considered to be rural exception sites and will not be supported as such. The needs of larger settlements at Principal Towns and Key Service Centres are met through the requirements of LPS policy SC5 (affordable homes).
- Scale – schemes should be small in scale (defined as 10 dwellings or fewer by the LPS). They should broadly reflect the affordable housing need appropriate to the parish in which the scheme is situated. If a higher local housing need is demonstrated (greater than 10 dwellings) then it may be considered appropriate for development of more than one site to meet this need.
- Site Options Appraisal - all rural exception site schemes should be supported by a thorough site options appraisal to demonstrate why the site is the most suitable one.
- Housing needs survey – schemes should be supported by an up to date (within the last five years) housing needs survey that identifies the need for such provision within the parish. The council has published a number of parish level surveys across the borough which can be accessed on the council's website²⁹. Where an up-to-date survey does not exist, the applicant must conduct a survey, based on the Cheshire East Council model survey, in conjunction with the parish council where possible. A copy of the model survey is included in Appendix 2 of this SPD.
- Occupation of schemes – points 5, 6 and 7 of policy SC6 (rural exceptions housing for local needs) refer to ensuring occupancy criteria and the method to the 'cascade' approach, generally focused on the parish where the rural exception site is being promoted.

9.68 Point 8 of policy SC6 (rural exceptions housing for local needs) refers to perpetuity, it is expected that proposals for the affordable homes element of a rural exceptions scheme is to be retained as affordable homes in perpetuity (forever).

9.69 The provision of a small number of 'market' units may help maintain communities where development would not otherwise occur. Such schemes will, however, only be permitted where viability assessments or some other

²⁸ This concerns the 'other settlements and rural areas' tier of the council's settlement hierarchy as set out in policy PG 2 (settlement hierarchy) of the LPS.

²⁹https://www.cheshireeast.gov.uk/housing/affordable_housing/rural_housing/rural_housing.aspx

clear reason demonstrates that this is the only way that affordable housing to meet local needs can be delivered on the site. In the instances where cross subsidy of schemes (i.e. market units provided to support the financing of affordable units) would be acceptable, points 1-7 of policy SC6 (rural exceptions housing for local needs) have to be addressed, alongside the requirements of point 8, specifically:-

- Such proposals will only be permitted where it can be demonstrated that the site would not be viable, as a rural exception site, without cross subsidy. The developer will be required to submit an open book viability assessment. In such cases, the council will commission an independent review of the viability study, for which the developer will bear the cost
- aspirational land value is no justification for allowing a higher proportion of market value units;
- The viability assessment must show that the scale of the market housing component is essential for the successful delivery of the rural exception scheme, based on reasonable land values and must not include an element of profit;
- The majority of the development must be for rural exception affordable housing; and
- No additional subsidy (such as government grant) is required for the schemes.

Entry Level Exception Sites / First Homes

9.70 Paragraph 71 of the NPPF states that *“Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority’s area. These sites should be on land which is not already allocated for housing and should: a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and b) be adjacent to existing settlements, proportionate in size to them³⁰, not compromise the protection given to areas or assets of particular importance in this Framework³¹, and comply with any local design policies and standards.* Planning applications for Entry Level Exception Sites should provide a robust and clear evidence base to demonstrate how a scheme addresses the factors set out above. Particularly, there would need to be clear, robust evidence provided to

³⁰ Footnote 33 of the NPPF - Entry-level exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

³¹ Footnote 34 of the NPPF - i.e. the areas referred to in footnote 6 of the NPPF. Entry-level exception sites should not be permitted in National Parks (or within the Broads Authority), Areas of Outstanding Natural Beauty or land designated as Green Belt.

demonstrate that the housing need for first time buyers and first time renters is not currently being met within the council's area through existing housing supply.

- 9.71 The government has launched its 'First Homes' initiative with a number of consultation stages throughout 2020. It is an initiative to boost the supply of housing for first time buyers. The consultation proposes changes to the NPPF relating to Entry-Level exception sites and the introduction of an approach to First Homes exception sites. As noted in the introduction of this SPD, the council will look to address government guidance relating to First Homes prior of the adoption of the SPD as and when it is amended. Views on what further guidance the final version of this housing SPD could include on these matters would be welcomed.

Eligibility Requirements for affordable homes

- 9.72 The underlying criteria for eligibility to affordable housing is that households must be in unsuitable housing and unable to afford to rent or buy on the open market. This is the council's definition of housing need for affordable housing.
- 9.73 If a Registered Provider is to manage the affordable housing, either for rent or sale, then the council is satisfied that this will be sufficient to control both eligibility and future occupancy.
- 9.74 If affordable housing is developed by other housing providers the council will require arrangements in place to ensure that any accommodation is available to those in housing need, as defined by the council. Priority will also be required to be given to persons with a local connection to the scheme – location being defined as the catchment area for the property as agreed with the council. In this respect, local connection would be defined in accordance with the Cheshire East Common Allocations Policy (as updated, most recently 2018) as one or more of the following:
- Currently live, or have lived, within Cheshire East and have done for at least 2 consecutive years
 - Have immediate family (mother, father, brother, sister, adult child, adoptive parents) who are currently living in Cheshire East and have done for at least five years or more
 - Have a permanent contract of employment based within Cheshire East borough
 - Members of the armed forces:
 - (a) members of the Armed Forces and former Service personnel, where the application is made within five years of discharge.
 - (b) bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner.

(c) serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result.

- Other significant reason

Occupancy Criteria for Rural Exception Sites

- 9.75 In the case of rural exceptions sites, a 'community connection' approach to occupancy criteria will be followed which takes account for the parish, then adjoining parish, ward, then wider areas of the borough. Any criteria will be confirmed through a Section 106 agreement.
- 9.76 Occupancy will, in perpetuity, be restricted to a person in housing need and resident or working in the relevant parish, or who has other strong links with the relevant locality in line with the community connection criteria as set out by Cheshire Homechoice on an ongoing basis.

10. Self Build and Custom Build

- 10.1 Policy SC4 (residential mix) of the LPS states new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes, this could include people wishing to build or commission their own home.
- 10.2 The council keeps a register of people and associations who are seeking to acquire a serviced plot of land to build their own home in Cheshire East. The purpose of the register is to help understand the demand for serviced plots in line with the requirements of the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
- 10.3 A 'serviced plot of land' is land that has suitable access to the public highway as well as connections for electricity, water and wastewater. In line with policy CO3 (digital connections) of the LPS encouragement will also be given for schemes to deliver the necessary physical ICT infrastructure to accommodate information and digital communications networks (for example broadband access).
- 10.4 'Self-build' is housing usually built by its final owners/occupiers. 'Custom-build' is housing usually part built by a provider and then customised by its owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. It is expected that evidence will be provided to the council that this will / has taken place. Owners/occupiers can be individuals or associations of individuals. Each term is defined in the Self- Build and Custom Housebuilding Act 2015 and associated regulations. The onus is on the applicant to clearly demonstrate that a proposal meets the relevant definitions set out in the legislation.
- 10.5 Schemes for self-build and custom-build homes must still comply with policies and guidance in the development plan governing location and design of new

homes. The fact that a proposed new home may be self or custom-build will not override these policies. Provision of self and custom-build housing opportunities will be controlled through planning conditions and / or Section 106 agreements as necessary.

- 10.6 Self or custom-build housing is separate to any affordable housing requirements set out in LPS Policy SC 5 'Affordable Homes'. The council is open to alternative development routes which can contain a self/custom-build element, as well as an affordable housing element, such as community-led housing. The council will consider the provision of affordable and self/custom build dwellings being delivered via this method.
- 10.7 Views on what further guidance the final version of this housing SPD could include on self or custom-build housing would be welcomed.

11. Specialist, Supported Living and older person Housing

- 11.1 The council's vulnerable and older persons strategy (2014)³² identified three main strategic objectives: -
- That people are supported to live in their own homes independently for longer;
 - When required, people can receive the support they need in a wide range of specialist, supported accommodation including those members of the community with specific housing needs within the borough;
 - People are able to make informed choices about the accommodation, care, and support options within Cheshire East.
- 11.2 The vulnerable and older persons strategy is currently in the process of being updated but these key objectives remain. Alongside this, there are a number of strategies that the council has put in place relevant to specialist, supported living and older person housing including:
- Cheshire East All Age Autism Strategy (2020 – 2023);³³
 - My Life, My Choice, a strategy for people with learning disabilities in Cheshire East (2019 – 2022);³⁴

³² https://www.cheshireeast.gov.uk/housing/strategic_housing/vulnerable_persons.aspx

³³ <https://www.cheshireeast.gov.uk/livewell/health-matters/health-conditions/autism/autism.aspx>

³⁴ <https://www.cheshireeast.gov.uk/livewell/health-matters/disabilities/learning-disability/learning-disability.aspx>

- Cheshire East All Age Mental Health Strategy (2019 - 2022).³⁵

Definitions

11.3 For planning purposes, the glossary in the NPPF provides definitions of older people and people with disabilities: -

- Older people for planning purposes are defined as - people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- People with disabilities for planning purposes are defined as - people have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

11.4 It is noted that there is a wider spectrum of needs that exist within the above definitions.

11.5 The Town and Country Planning (Use Classes) Order 1987 (UCO) (as amended) puts the use of land and buildings into various categories known as 'use classes'. Specialist Housing can fall within the following use-classes:-

11.6 C2 Residential Institutions

- Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).
- Use as a hospital or nursing home
- Use as a residential school, college or training centre

11.7 **C3 Dwelling Houses** - use as a dwellinghouse (whether or not as a sole or main residence) –

- A single person or by people to be regarded as forming a single household;
- Not more than six residents living together as a single household where care is provided for residents; or
- Not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

³⁵ <https://www.cheshireeast.gov.uk/livewell/health-matters/health-conditions/mental-health/mental-health.aspx>

- 11.8 As noted in the introduction to this document, the Community Infrastructure Levy came into effect from the 01 March 2019. Schemes involving planning use class C3 'dwelling houses' can be CIL liable in particular 'zoned' areas of the borough. Further information can be found on the Cheshire East website at www.cheshireeast.gov.uk/cil
- 11.9 The UCO defines care as personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment. For the purposes of this draft SPD, a residential care or nursing home for older people or people with a disability is expected to fall within use class C2.
- 11.10 With regards to schemes such as retirement housing/villages or supported housing, these can fall within use class C2 or C3 depending on factors such as the need and availability of care and the type of care products, access and other services and facilities provided on site. Planning Practice Guidance states that it is for the local planning authority to consider which class a particular development may fall.

Affordable housing contributions

- 11.11 Recently, some innovative models of private sector housing for older people have been developed. These schemes are characterised by the availability of varying degrees of care, 24-hour staffing and ancillary facilities. The council recognises that such models can contribute to meeting affordable and special needs housing, thus the council will seek an affordable housing contribution from these schemes where the dwellings trigger the thresholds set out in LPS SC5 (affordable homes).
- 11.12 Importantly, reference to 'dwellings' in policy is not only confined to C3 uses (termed 'dwelling houses' in the UCO) in applying affordable housing requirements³⁶. LPS policy SC5 (affordable homes) refers to affordable housing requirements applying to 'residential developments' and this reference can include class C2 (residential institutions) and class C3 (dwelling houses) uses.
- 11.13 Consideration will be given by the council to any viability issues which arise from this distinction and will assess these accordingly. Due to the difficulty in providing replicable and repeatable guidance for all housing development sites, each request to the council to reduce the affordable housing provision will be assessed on an individual case by case basis in line with point 7 of policy SC5 (affordable homes).
- 11.14 In order to support mixed and balanced communities across the borough, the council will consider proposals for specialist housing provision, including housing for older adults, downsizing opportunities or bungalows. In

³⁶ Rectory Homes V SSHCLG and South Oxfordshire District Council, 2020

circumstances, where the type of development (for example, the land take for bungalows) impacts on the viability of schemes, then this may result in a reduction of the overall affordable housing requirements when supported by robust viability evidence which has been independently appraised.

Housing for older people

11.15 There is a need to provide a choice of accommodation to suit changing needs as people get older. The population projections, which support the LPS, identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the 12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population, aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons)³⁷.

11.16 The Cheshire East Residential Mix Assessment (2019) acknowledges that many householders as they get older may prefer to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations or right size (downsize) to more suitable accommodation. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs, for example for specialist accommodation, may be different from current identified needs.

11.17 The council adopts a 'homes first' policy which supports residents to maintain their independence and remain in their own home (or within alternative settings offering independent accommodation such as extra care housing / retirement living schemes) for as long as possible. The council will consider applications to adapt or extend homes in a positive and supportive manner as a means of helping more people to remain living independently in their own home, when consistent with policies in the local plan.

11.18 There are several different types of housing for older people. There are individuals / households who live independently at home. The PPG also includes the following types and development descriptions: -

Type	Description
Age-restricted general market housing	This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
Retirement living or sheltered	This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services but

³⁷ Cheshire East Residential Mix Assessment (Opinion Research Services, 2019)

housing	provides some support to enable residents to live independently. This can include 24-hour on-site assistance (alarm) and a warden or house manager.
Extra care housing or housing with care	This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available, if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.
Residential care homes and nursing homes	These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Table 4: Types of older person accommodation

11.19 Not all sheltered housing has communal facilities. There may be, for example, a bungalow scheme with an onsite warden and pull cords that would form an example of sheltered accommodation. For extra care or housing with care schemes it may be the case that meals are usually available from an onsite restaurant or bistro.

11.20 Alongside a number of considerations in bringing forward development for older persons housing, policy SC 4 (residential mix) point 3 notes that accommodation designed specifically for older persons will be supported where there is:-

- A proven need – the applicant will be expected to provide an assessment of need for the site. Factors to consider include:-
 - (1) The need for a site in that location, that cannot be addressed anywhere else.
 - (2) How a site might contribute to the delivery of published council strategies, including the vulnerable and older persons strategy.
 - (3) Information on the anticipated local 'catchment' area of the proposal including any age and needs based eligibility criteria.
 - (4) Any other local market factors.

The council can provide advice to developers, care and support providers, and housing associations (including registered providers) on sources of information that can assist. For C2 schemes, reference should also be

made to Care Quality Commission guidance for providers on meeting relevant regulations.

- A scheme is located within a settlement boundary, as defined on the Policies Map
- Accessibility by public transport
- A scheme within a reasonable walking distance of community facilities such as shops, medical services and public open space. Recommended distances to services and facilities are set out in table 9.1 of the LPS. It is expected that there is a level and safe route of access. Reference will also be made to services and facilities, if proposed to be provided on site.

11.21 As with other forms of housing, the council will encourage the completion of Building for Life assessments to ensure high quality residential development that meets the needs of all.

Extra Care Housing or Housing With Care

11.22 To be defined as extra care or housing with care scheme, the council will take account of the following considerations: -

- Occupants are expected to have their own self-contained home with a front door and legal right to occupy the property.
- There should be access to a level of care and support, accessible on site and provided 24 hours a day and 7 days a week, as necessary.
- Schemes should facilitate independent and safe living arrangements. There will be positive weight afforded to schemes that apply the accessible and adaptable home standards as set out in this SPD. Schemes will also be encouraged, where possible, to provide accommodation that meets the national space standards,
- Ideally provide access to meals, communal and social facilities on site or facilitate access in the local community. Communal 'lift' facilities should be provided as necessary.
- Schemes will be encouraged to provide for 'step up / step down' accommodation to allow temporary access to such schemes to facilitate discharge from hospital.
- Access to assistive technology, adaptations and specialist equipment to meet needs as necessary. Alarm systems and remote (secure) door entry should be provided as standard. Other personal assistive technology should be available on an individual basis.

11.23 Schemes will be encouraged to provide for flexible space for mobile / visiting facilities such as a GP/nurse etc. Staff facilities should be considered also in terms of office, rest room and toilet / shower facilities.

11.24 There are also instances of larger schemes incorporating enhanced facilities such as shops, gyms etc that also provide access from the local community. The preferred location of extra care schemes would associate with the factors identified with policy SC4 'residential mix' of the LPS, that is located within settlements with access to public transport and appropriate facilities including local health and retail facilities.

Supported Living and Specialist Housing Provision

11.25 The provision of appropriate housing for people with disabilities, including specialist and supported housing is important to assist residents in living safe and independent lives.

11.26 The council's document 'my life, my choice – a strategy for people with learning disabilities' (2018-2022) highlights a key focus on the promotion of independence for people with learning disabilities.

11.27 As with older persons accommodation, policy SC 4 (residential mix) point 3 notes that accommodation designed specifically for specialist housing groups will be supported where there is a:-

- a proven need;
- it is located within settlement boundaries, defined on the Local Plan policies map;
- it is accessible by public transport; and
- within a reasonable walking distance of community facilities such as shops, medical services and public open space.

11.28 As noted in this SPD, positive weight will be afforded to schemes which encourage housing that meets optional accessibility and wheelchair housing technical standards. Properties will be encouraged to provide assistive technology, as necessary. Where appropriate, schemes should have lift access and communal areas which facilitate social opportunities.

11.29 Design should reflect the potential needs of occupants including residents with mobility as well as care and support needs. The council will encourage the completion of Building for Life assessments to ensure high quality residential development that meets the needs of all.

11.30 As schemes for specialist housing provision cover a range of complex needs, schemes are also encouraged to consider:-

- Robust building materials, where possible, to ensure materials are hardwearing;
- To seek to minimise trip hazards, provide handrails and good lighting, where possible, to provide for a safe built environment;

- Provide clear signage, sightlines and routes around the building; clearly defined rooms so that the activities taking place in that room are understood;
- Reduce noise through location of activities and appropriate soundproofing;
- Provide access to open space.

Inclusive Design, including Dementia Friendly communities

11.31 An inclusive environment is one that can be accessed and used by everyone. It recognises that every individual experiences their environment in different ways and accommodates this through design. In line with the planning practice guidance³⁸, inclusive design and the experience of the end user should be considered from the outset of the development and design process.

11.32 Inclusive design should include the building and, its setting in the wider built environment. In line with the PPG, development proposals should consider:-

- Ease of movement including with mobility aids;
- Proximity and links to public transport / local amenities;
- Parking spaces and dropping off points;
- The positioning of street furniture and the design of approach routes;
- Entrance features which are clearly identified, and well lit; and
- Availability of facilities, including public toilets.

11.33 Design principles such as those set out in the Housing our Ageing Population Panel for Innovation (HAPPI)³⁹ report are also applicable to housing for older people and age-friendly places including:

- integration with the surrounding context;
- social spaces that link with the community;
- space standards that facilitate flexibility;
- enhanced natural light, energy efficiency and sustainable design; and
- priority for pedestrians in outdoor spaces.

11.34 Planned environments can also have a substantial impact on the quality of life of someone living with dementia. People with dementia need to have access to care and support to enable them to live independently and homes need to be designed with their needs in mind. Characteristics of a dementia-friendly community include, but are not limited to:

- Easy to navigate physical environment;
- Appropriate transport;

³⁸ <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

³⁹ <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/>

- The development of communities shaped around the views of people with dementia and their carers;
- Good orientation and familiarity;
- Reduction in unnecessary clutter; and
- Reduction in disorienting visual and auditory stimuli.

11.35 There should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. Innovative and diverse housing models should be considered where appropriate. The Royal Town Planning Institute has also published guidance on Dementia and Town Planning⁴⁰ which can also provide for additional advice and guidance.

12. Monitoring and review

12.1 The effectiveness of this SPD will be monitored as part of the Authority Monitoring Report process using information from planning applications and decisions.

13. Glossary

Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a</p>
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⁴⁰ <https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

	<p>particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p>
Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them.
Building for Life 12	The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.
Cheshire Homechoice	A partnership between the council and registered providers who advertise properties and manage the housing need register and allocation policy.
Community Infrastructure Levy (CIL)	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Land Trust	Non profit community based organisations that develop housing or other assets that meet the needs of the community, are owned and controlled by the community and are made available at permanently affordable levels.
Consultation Statement	A consultation statement is defined in regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation statement includes information, in broad terms, of who has been consulted, a summary of the main issues raised by those persons and how those issues have been addressed in the SPD.
Custom and Self-build dwellings	As defined by the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).
Entry Level Exception Sites	As defined in the NPPF, entry level exception sites are suitable for first time buyers or those looking to rent their first home. The NPPF provides more details.
Grant Funding	Public funding used to subsidise the provision of affordable housing, typically from either Homes England or the council.
Key worker dwelling	A key worker is a public sector employee who is considered to provide an essential service; this includes those involved in health; education; emergency services and social workers.
Habitats Regulations Assessment	A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species

	Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of designated habitats site(s) before deciding whether to undertake, permit or authorise it.
Homes England	The body responsible for providing financial assistance to bodies including registered providers of social housing for the purpose of improving the supply and quality of housing in England now conferred on such body under the Housing and Regeneration Act 2008 (or any successor legislation or body replacing or amending the same).
Local Housing Allowance.	The Valuation Office Agency Rent Office determines Local Housing Allowance (LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area (BRMA). This is the area within which a person might reasonably be expected to live.
National Described Space Standards	The nationally described space standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard if supported by a local plan policy. It deals with internal space standards within new dwellings and is suitable for application across all tenures.
Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be use for housing. Rural exception sites seek to address the needs of the local community by accommodating householders who are either current residents or have an existing family or employment connection.
Self Build	Housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders.
Staircasing	Owners are able to purchase additional equity in the property when they can afford to. In most circumstances, this means that shared owners have the ability to eventually own 100% of the freehold, if they acquire the remaining unowned shares over time.
Vacant Building Credit	National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

Appendix 1:

List of Designated Protected Areas taken from the Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 (No.2098)

Acton, Adlington, Agden, Alpraham, Arclid, Ashley, Aston by Budworth, Aston juxta Mondrum, Audlem, Austerson Baddiley, Baddington, Barthomley, Basford, Batherton, Betchton, Bexton, Bickerton, Blakenhall, Bosley, Bradwall, Brereton, Bridgemere, Brindley, Broomhall, Buerton, Bulkeley, Bunbury, Burland, Calveley, Checkley cum Wrinehill, Chelford, Cholmondeley, Cholmondeston, Chorley (formerly Macclesfield Rural District), Chorley (formerly Nantwich Rural District), Chorlton, Church Lawton, Church Minshull, Coole Pilate, Cranage, Crewe by Farndon, Crewe Green, Dodcott cum Wilkesley, Doddington, Eaton, Edleston, Egerton, Faddiley, Gawsworth, Goostrey, Great Warford, Hankelow, Hassall, Hatherton, Haughton, Henbury, Henhull, High Legh, Hough, Hulme Walfield, Hunsterson, Hurleston, Kettleshulme, Lea, Leighton, Little Bollington, Little Warford, Lower Withington, Lyme Handley, Macclesfield Forest and Wildboarclough, Marbury cum Quoisley, Marthall, Marton, Mere, Millington, Minshull Vernon, Mobberley, Moreton cum Alcumlow, Moston, Mottram St Andrew, Nether Alderley, Newbold Astbury, Newhall, Norbury, North Rode, Odd Rode, Ollerton, Over Alderley, Peckforton, Peover Inferior, Peover Superior, Pickmere, Plumley, Poole, Pott Shrigley, Rainow, Ridley, Rostherne, Siddington, Smallwood, Snelson, Somerford, Somerford Booths, Sound, Spurstow, Stapeley, Stoke, Sutton, Swettenham, Tabley Inferior, Tabley Superior, Tatton, Toft, Twemlow, Walgherton, Wardle, Warmingham, Weston, Wettenhall, Wincle, Wirswall, Woolstanwood, Worleston, Wrenbury cum Frith, Wybunbury

There are also part areas of designated protected areas in Bollington, Haslington, Prestbury, Willaston and Wistaston. These mapped areas can be viewed on the Homes England Website:- <https://digitalservices.homesengland.org.uk/designated-protected-areas/>

Appendix 2:

Cheshire East Council Rural Housing Needs Survey 2021

Introduction

The purpose of this survey

Whether you consider yourself to have a housing need or not, the information you provide in this survey is important in helping us understand the housing need within your community – we would much appreciate you completing this survey and returning it to us in the freepost envelope provided. Please read each question carefully and tick in the box to indicate your answer – all instructions are given in italics after each question. This survey should be completed by the householder only.

Your confidentiality is assured

We comply with all laws concerning the protection of personal information, including the General Data Protection Regulation (GDPR). Any personal information you supply will remain strictly confidential and anonymous and will be held and used in line with the Data Protection Act 2018. The information you provide will only be used by Cheshire East Council to analyse the results of surveys and inform decision making. We will not pass on your personal information to any other third parties, without your prior consent. Your response will be stored and kept in line with the council's retention schedule. To find out how we use your information see our privacy policy at www.cheshireeast.gov.uk/privacy.

Section 1 – Your current accommodation

1. How many years have you lived in **x** parish? Please tick one box only

Five years or less	<input type="checkbox"/>	More than five years	<input type="checkbox"/>
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2. Including yourself, how many people live in your household? Please write a number in each box e.g. "2"

Adults (aged 16+ including yourself)	<input type="text"/>	Children (aged under 16)	<input type="text"/>
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3. In which of these ways does your household occupy your current accommodation? Please tick one box only

Owned outright <input type="checkbox"/>	Renting from a housing association <input type="checkbox"/>
Buying on mortgage <input type="checkbox"/>	Tied accommodation <input type="checkbox"/>
Renting from a private landlord <input type="checkbox"/>	Other (please write in)

4. What type of property do you currently live in? Please tick one box only

House <input type="checkbox"/>	Flat / Apartment <input type="checkbox"/>
Bungalow <input type="checkbox"/>	Other (please write in) <input type="checkbox"/>

5. What is your home postcode? We ask this so we can be sure we have obtained a range of views from across the parish. Please write in below

Section 2 – Alternative accommodation
6. Do you, the householder, currently need alternative accommodation in your local area? Please tick one box only

Yes <input type="checkbox"/> → Go to Q7	No <input type="checkbox"/> → Go to Q8
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7. Please indicate why you need alternative accommodation: Please tick all that apply

Need larger accommodation <input type="checkbox"/>	Need a cheaper home <input type="checkbox"/>
Need smaller accommodation <input type="checkbox"/>	Need permanent accommodation <input type="checkbox"/>
Need independent accommodation <input type="checkbox"/>	Need to be closer to a carer or dependent <input type="checkbox"/>

Need level of physically adapted accommodation <input type="checkbox"/>	Other (please tick and write in below) <input type="checkbox"/>
Need to be closer to employment <input type="checkbox"/>	

Section 3 – Affordable housing

8. Would you be in favour of a small development of affordable housing being built in your parish to meet the needs of those having a local connection to the parish? Please tick one box only

Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not sure <input type="checkbox"/>
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9. If you wish to, please give reasons for your answer to the previous question (Q8): Please write in below

10. If you are aware of any sites in your local area, including previously developed sites, that might be suitable for affordable housing, please give details below: Please write in below

Section 4 – New households for current household members

11. Apart from yourself, do any current members of your household wish to form a new household within x Parish in the next 5 years (for which they will need their own accommodation)? Please tick one box only

Yes <input type="checkbox"/> → Go to Q0	No <input type="checkbox"/> → Go to Q0
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12. How many current household members wish to form a new household within **x Parish in the next 5 years (for which they will need their own accommodation)?** Please tick one box only

One <input type="checkbox"/>	Two <input type="checkbox"/>	Three <input type="checkbox"/>	Four <input type="checkbox"/>	Five more or <input type="checkbox"/>
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Questions 12 to 19 now ask about the detail of these new households. In this survey it is possible to give the details of four new households. If you wish to give the details of five or more new households, please contact us for extra forms to complete by emailing RandC@cheshireeast.gov.uk or by telephoning 0800 123 55 00.

For questions 0 to 0 there is a different column for each new household that you are giving the details about. If you have only one new household to tell us about, you should only complete the details in the “1st new household” columns. If you have two new households to tell us about, you should complete the details in the “1st new household” and “2nd new household” columns.

13. Who will be forming the new household(s)? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
A daughter or son	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. When will the new household(s) be needed? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
Within 1 year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 1 to 3 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 3 to 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. How many adults over the age of 16 will there be in each new household? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. How many children under 16 will there be in each new household? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. What type of accommodation would be preferred for each new household? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat / Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supported housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Would the new household(s) need any support or have any special requirements? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warden assisted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Care within the home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mobility/Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Questions 18 and 19 now ask about the financial status of the potential new households. We ask these questions as they are an important factor in establishing affordability constraints within **x** parish. This information will be kept strictly confidential, and will only be used by Cheshire East Council for the purposes of assessing affordable housing needs within **x**. No financial information will be attributed to individuals in any reports.

19. What will the approximate total annual income of each new household be?
Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
Up to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 to £25,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£25,001 to £30,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£30,001 to £35,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 to £40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 to £45,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£45,001 to £50,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. What approximate level of savings would each new household have?
Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to £5,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 to £10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

£20,001 plus	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Section 5 – New households for ex-household members

21. Are there any ex-members of your household, who have moved out of x parish, who would want to return to live in the parish within 5 years if affordable housing was available? Please tick one box only

Yes <input type="checkbox"/> → Go to Q0	No <input type="checkbox"/> → Survey finished, thank you. Please return it in the freepost return envelope provided with the survey.
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22. How many ex-members of your household, who have moved out of x parish, would want to return to live in the parish within 5 years if affordable housing were available? Please tick one box only

One <input type="checkbox"/>	Two <input type="checkbox"/>	Three <input type="checkbox"/>	Four <input type="checkbox"/>	Five more or <input type="checkbox"/>
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Questions 0 to 0 now ask about the detail of these households for ex-household members. In this survey it is possible to give the details of four new households. If you wish to give the details of five or more new households, please contact us for extra forms to complete by emailing RandC@cheshireeast.gov.uk or by telephoning 0800 123 55 00.

For questions 0 to 0 there is a different column for each new household that you are giving the details about. If you have only one new household to tell us about, you should only complete the details in the “1st new household” columns. If you have two new households to tell us about, you should complete the details in the “1st new household” and “2nd new household” columns.

23. Who will be forming the new household(s)? Please tick one box only for each new household

	1st new household	2nd new household	3rd new household	4th new household
A daughter or son	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24. When will the new household(s) be needed? Please tick one box only for

each new household				
	1st new household	2nd new household	3rd new household	4th new household
Within 1 year	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 1 to 3 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
In 3 to 5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. How many adults over the age of 16 will there be in each new household? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

26. How many children under 16 will there be in each new household? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Four or more	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. What type of accommodation would be preferred for each new household? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
House	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flat / Apartment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supported housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please tick and write in below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Would the new household(s) need any support or have any special requirements? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warden assisted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Care within the home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobility/Disability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Questions 0 and 0 now ask about the financial status of the potential new households. We ask these questions as they are an important factor in establishing affordability constraints within **x** parish. This information will be kept strictly confidential, and will only be used by Cheshire East Council for the purposes of assessing affordable housing needs within **x**. No financial information will be attributed to individuals in any reports.

29. What will the approximate total annual income of each new household be? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
Up to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 to £25,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£25,001 to £30,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£30,001 to £35,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 to £40,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 to £45,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

£45,001 to £50,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. What approximate level of savings would each new household have? Please tick one box only for each new household				
	1st new household	2nd new household	3rd new household	4th new household
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to £5,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 to £10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 to £15,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 to £20,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 plus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for taking the time to complete this survey, we very much appreciate you doing so.

Please return it in the freepost return envelope provided by **x**. This survey is printed mainly in Ariel font size 12. If you require a copy in larger print please contact customer services on 0300 123 55 00.



Cheshire East Council

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Draft Housing Supplementary Planning Document

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

1. Cheshire East Council has produced a draft Housing Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on the provision of affordable housing and achieving an appropriate housing mix on development sites proposed in the borough, adding further detail to policies contained within the Development Plan.
2. The Development Plan for Cheshire East consists of the Local Plan Strategy ("LPS") and 'saved' policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans. In addition, made Neighbourhood Plans also form part of the Development Plan.
3. The policy framework for the SPD is contained mostly in the LPS, with a particular focus on Policy SC 4 ("Residential mix"), SC 5 ("Affordable homes") and Policy SC 6 ("Rural exception housing for local needs").
4. The Council is also in the process of preparing the second part of its Local Plan, called the Site Allocations and Development Policies Document ("SADPD"). The Revised Publication Draft SADPD (consulted on between 26 October and 23 December 2020) contains a number of emerging policies on matters such as housing mix and specialist housing. The draft Housing SPD is being prepared in conformity with the LPS and the emerging SADPD.
5. This screening report is designed to determine whether or not the contents of the draft Housing SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the draft Housing SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.
6. This statement, alongside the draft Housing SPD, will be the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement from the **xx xxxx 2021 until the xxxx 2021**. This will include consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). Comments received during the

consultation on the draft Housing SPD and this statement will be reflected in future updates to this document.

Strategic Environmental Assessment Screening

Legislative Background

7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG – ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of draft Housing SPD

9. The purpose of the draft Housing SPD is to provide further guidance on the implementation of the housing mix (SC 4) and affordable housing (SC 5 and SC 6) LPS policies.
10. It is important to note that affordable housing policies in the LPS were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.
11. SEA has been undertaken for policies SC 4 (“Residential mix”), SC 5 (“Affordable homes”) and SC 6 (“Rural exception housing for local needs”), as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA “Environmental Report”:
 - SD 003 – LPS Submission Sustainability (Integrated) Appraisal (May 2014);
 - PS E042 – LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);

- RE B006 – LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
- RE F004 – Sustainability (Integrated) Appraisal – Proposed Changes (March 2016);
- PC B029 – Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016);
- PC B030 – Sustainability (Integrated) Appraisal - Proposed Changes to Sites and Strategic Locations (July 2016);
- MM 002 - Sustainability (Integrated) Appraisal - Main Modifications Further Addendum Report.

12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the emerging SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Housing SPD is likely to have significant environmental effects. If the draft Housing SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below:-

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a draft Housing SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the

			SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the provision of rural exception sites for local needs, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC¹ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004².

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>Guidance is supplementary to policies contained in the LPS and emerging SADPD, both of which have been the subject of SA / SEA. The policies provide an overarching framework for development in Cheshire East.</p> <p>The draft Housing SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS and other policies in the Development Plan including the emerging SADPD, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The draft SPD has limited relevance for the integration of environmental considerations but promotes the 'social' objective of sustainable development by providing guidance on the delivery of affordable housing in the borough.	No
(d)Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	The draft SPD adds detail to adopted LPS policy; itself the subject of SA.	No
(b)The cumulative nature of the effects of the SPD.	The draft SPD adds detail to adopted LPS policy, itself the subject of SA. The SA associated with the LPS and emerging SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c)The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The draft SPD will not lead to any transboundary effects as it just	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	providing additional detail regarding the implementation of housing policies SC 4, SC 5 & SC 6 in the LPS and does not, in itself, influence the location of development.	
(d)The risks to human health or the environment (e.g. due to accident).	The draft SPD will not cause risks to human health or the environment as it is adding detail to affordable housing policies in the Local Plan.	No
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use. 	The draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of housing policies SC 4, SC 5 and SC 6 in the LPS, and does not, in itself, influence the location of development.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

15. The SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS policy. Therefore, it is considered that an SEA is not required on the draft Housing SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment Statement

16. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
17. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
18. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
19. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Housing SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
20. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment “screening stage” when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.
21. Both the LPS and emerging SADPD have been subject to HRA.
22. The draft Housing SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies SC 4 (“Residential mix”), SC 5 (“Affordable homes”) and SC 6 (“Rural exceptions housing for local needs”) could not have a likely significant effect on a European Site. The same applies to the draft Housing SPD. The draft Housing SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.

23. The draft Housing SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

24. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England), this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.

EQUALITY IMPACT ASSESSMENT

TITLE: Draft Housing Supplementary Planning Document (“SPD”)

VERSION CONTROL

Date	Version	Author	Description of Changes
03.03.2021	1	Allan Clarke / Tom Evans	Initial Draft
11.03.2021	2	Sarah Walker	EDI sign off

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service)

Department	Strategic Planning		Lead officer responsible for assessment		Tom Evans, Neighbourhood Plan Manager	
Service	Environmental and Neighbourhood Services		Other members of team undertaking assessment		Allan Clarke, Principal Planning Officer	
Date	03/03/2021		Version 1			
Type of document (mark as appropriate)	Strategy YES	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New YES		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service	Draft Housing Supplementary Planning Document (“SPD”) <u>Background</u> Supplementary Planning Documents (“SPDs”) provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs 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 council has prepared a draft Housing SPD for consultation. The draft SPD provides additional guidance on the implementation of policies SC4 (“residential mix”), SC5 (“affordable homes”) and SC6 (“rural exceptions housing for local needs”) in the council’s Local Plan Strategy, adopted in July 2017. The SPD, once adopted, should assist applicants when making planning applications, and the council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to housing mix in residential sites and the provision of affordable homes. The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England)					

EQUALITY IMPACT ASSESSMENT

	<p>Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy. An Equalities Impact Assessment has also been prepared to support the emerging Site Allocations and Development Policies Document. The assessment found that the LPS policies (including policies particularly relevant to the SPD) and emerging SADPD are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p>
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation will take place on the draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council's adopted Statement of Community Involvement. This will include the general public, town and parish councils, statutory consultees, elected members, consultees who have registered on the strategic planning database.
What consultation method(s) did you use?	<p>The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Once consultation has taken place on the draft SPD, all comments received will be reviewed before consideration is given to any amendments required. A report of consultation will be prepared alongside the final version of the SPD and this will also be subject to further consultation. This EIA will be kept updated as the draft SPD progresses.</p>

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the	Ward councillors. Those living and working in the borough, property owners, landowners and developers, clinical commissioning group, special interest groups.
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EQUALITY IMPACT ASSESSMENT

stakeholders listed above)									
Who is intended to benefit and how?		Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating to affordable housing and also providing for an appropriate housing mix, including older persons and supported / specialist housing accommodation.							
Could there be a different impact or outcome for some groups?		No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications. The provision of affordable homes will assist in supporting balanced communities. Further guidance on factors that inform an appropriate housing mix should also support balanced communities. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to groups.							
Does it include making decisions based on individual characteristics, needs or circumstances?		No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on Cheshire Homechoice and the social housing allocations policy. However, this information is separate to the content of this SPD and can be found on the council's website.							
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)		No, the SPD is not intended to affect different groups or communities in this way.							
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?		No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.							
Is there an actual or potential negative impact on these specific characteristics? (Please tick)									
Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N	
Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N	
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N	
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts								Consultation/ involvement carried out	
								Yes	No

EQUALITY IMPACT ASSESSMENT

Age	<p>The SPD may have an impact those living and working in the borough.</p> <p>The draft Housing SPD provides further guidance on the implementation of LPS policy SC4 'residential mix' to support independent living and choice, alongside homes designed to be flexible to adapt to meet the changing needs of residents over time. The SPD also provides guidance on policy requirements on specialist and supported housing provision. This is likely to have a positive impact on age and disability.</p> <p>The SPD makes reference to encouraging developments to provide accessible and adaptable homes and achieving national space standards, where possible to do so. The SPD seeks to support accessible and inclusive developments and spaces so is likely to have a positive impact on age and disability.</p> <p>The guidance in the SPD may be beneficial as it will assist in supporting the provision of affordable homes, where policies in the local plan apply to support balanced and sustainable communities.</p> <p>The SPD provides further guidance on the policy approach set out in the Local Plan Strategy.</p> <p>No negative impacts are identified at this stage in relation to any of the specific characteristics however public consultation will be undertaken and this may raise issues officers are not currently aware of.</p> <p>The EIA will be reviewed (and updated) once the initial consultation has taken place.</p>			X (to be carried out)
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy & maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Proceed to full impact assessment? (Please tick)	Yes	No	Date: 03/03/2021	
Lead officer sign off		Date		

EQUALITY IMPACT ASSESSMENT

Head of service sign off		Date	
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If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

EQUALITY IMPACT ASSESSMENT

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed



Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified <i>High:</i> Significant potential impact; history of complaints; no mitigating measures in place; need for consultation <i>Medium:</i> Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures <i>Low:</i> Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4) <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy and				

EQUALITY IMPACT ASSESSMENT

maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)				

EQUALITY IMPACT ASSESSMENT

Stage 4 Review and Conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off	 Tom Evans	Date: 11/03/21	
Head of service sign off	 David Malcolm	Date: 11/03/21	

EQUALITY IMPACT ASSESSMENT

Please publish this completed EIA form on the relevant section of the Cheshire East website



Working for a brighter future together

Strategic Planning Board

Date of Meeting: 24 March 2021

Report Title: Cheshire East Local Plan: Authority Monitoring Report 2019/20

Portfolio Holder: Cllr Toni Fox, Planning

Senior Officer: Frank Jordan, Executive Director Place and Deputy Chief Executive

1. Report Summary

- 1.1. This report is the twelfth 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. Recommendations

- 2.1. That the Strategic Planning Board consider and note the content and conclusions of the 2019/20 AMR.

3. Reasons for Recommendations

- 3.1. The Cheshire East Local Plan AMR for 2019/20 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 2019 to 31 March 2020 (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 2019/20 AMR monitors the 18 indicators in the Monitoring Framework of the Cheshire East Local Plan Strategy (LPS) and also covers a further 63 indicators relating to planning policies and sustainability objectives.
- 5.4. The AMR monitors the performance of the LPS, which was adopted in July 2017. The Development Plan also consisted of the following documents during the 2019/20 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. Three Neighbourhood Development Plans (NDPs) were made in the monitoring period, which also form part of the Development Plan: Chelford NDP, Wilmslow NDP and Poynton 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 Council has a 6.4 years supply of housing land
 - 21% of the gross dwellings built were affordable
 - the percentage of empty homes in the Borough rose slightly from 2.5% to 2.6%
 - an additional 7.29ha of employment land was developed
 - the amount of employment land lost to other uses has fallen from 16.29ha to 12.56ha
 - the number of vacant retail units in town centres has fallen to 282
 - the number of Listed Buildings at risk has remained the same (10)
 - the average CO₂ emissions per person in Cheshire East has fallen to 6.8 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
 - continuing to pursue opportunities 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
 - seeking 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
 - 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 2019/20 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, the Localism Act 2011 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 2019/20 is covered by the existing revenue budget for Strategic Planning.

6.3. Policy Implications

6.3.1. 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/Cared for Children

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 LPS, 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 LPS' strategic priorities that promote good health. In addition, the Cheshire East Local Plan was subject to a Health Impact Assessment.

6.10. Climate Change Implications

6.10.1. The Council's LPS conforms with national planning guidance, which places the need to achieve sustainable development at the heart of the planning system. This includes specific policies relating to climate change and encouraging healthy lifestyles, which are monitored as part of the AMR.

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: David Malcolm

Job Title: Head of Planning

Email: david.malcolm@cheshireeast.gov.uk

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Cheshire East Local Plan Authority Monitoring Report 2019/20

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1 Executive Summary and Main Findings

1.1 This report is the twelfth Authority Monitoring Report ("AMR") produced by Cheshire East Council and covers the period 1 April 2019 to 31 March 2020. 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 ("DTC") between Cheshire East and its neighbouring authorities, as well as other more distant planning authorities, where relevant.
- **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.
- **Appendices** - show the distribution of housing and employment across the Borough as set out in the Local Plan Strategy ("LPS").

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 1 October 2018, covering the period 2018 to 2020. Progress in the preparation of the Local Plan in 2019/20 was not made in accordance with the key milestones set out in this LDS. The delay in the publication of the Site Allocations and Development Policies Document ("SADPD") was to allow for the proper consideration of around 2,700 representations to the initial Publication Draft and to take account of changed circumstances and updated evidence in the preparation of the Plan. The delay in the publication of the Minerals and Waste DPD was due to the additional time required to prepare the evidence base.



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	3,065 net dwellings ▲
MF3 Five year housing land supply	6.4 years ▼
MF5 Percentage of empty homes in the Borough	2.6% ▲
MF8 Net jobs growth rate	6,000 (absolute change on previous year), 3.0% (% change on previous year) ▲
PG1 Plan period and housing targets	2010 to 2030, 36,000 dwellings ◀▶
PG2 Managed delivery target	See Figure 12.2
PG3 Employment land available	408.55ha ▼
PG4 Location of completed dwellings ⁽¹⁾	PTs 26% ▼
	KSCs 50% ▲
	LSCs 13% ▼
	Other 11% ◀▶
PG5 Housing completions by location from 2010	PTs 28% ◀▶
	KSCs 48% ▼
	LSCs 13% ▼
	Other 11% ◀▶
PG6 Location of housing commitments by type	PTs 38% ▲
	KSCs 47% ◀▶

1 Principal Towns ("PTs"), Key Service Centres ("KSCs"), Local Service Centres ("LSCs"), Villages and rural areas ("Other")



Indicator	Result
	LSCs 6% ▼
	Other 9% ◀▶
PG7 Population size	384,200 ▲
PG8 Population forecast	369,100 (2010) to 427,100 (2030) ◀▶
PG9 Count of active enterprises	19,500 ▼
PG10 Unemployment rates	4.2% ▲
PG11 GVA per capita	£39,200 ▲
PG12 Jobs density	0.96 ▲
PG13 Employment by occupation	Management/Professional 49.4% ▼
	Admin/Skilled 18.4% ▲
	Personal service/Sales 15.3% ▲
	Operative/Elementary 16.9% ▲
PG14 Working age population	226,800 ▲
PG15 Labour supply & economic activity rate for working age population - current	85.3% ▲
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 Table 12.17 ◀▶

Enterprise and Growth

Table 1.4 Enterprise and Growth Summary

Indicator	Result
MF7 Net take-up of employment land	7.29ha ▼
MF9 Total amount of land last used for employment purposes lost to other uses	12.56ha ▼
EG1 Total amount of additional employment floorspace	33,512m ² gross ▼, -24,034m ² net ▼
EG2 Total amount of floorspace completed for town centre uses	2,257.56m ² gross ▼, -3,216.44m ² net ▼



Indicator	Result
EG3 Vacant retail units in town centres	282 ▼
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 12.26 ◀▶
EG6 Breakdown of use classes of buildings in town centres	2,585 units ▼
EG7 Visitor numbers to popular attractions	1,687,600 ▼
EG8 Progress on major regeneration schemes	See Paras 12.72 to 12.81
EG9 Tourist numbers	16.1 million ▲
EG10 Economic impact from tourism	£963 million ▲
EG11 Total employment supported by tourism	11,800 jobs (full time equivalent)▲
EG12 Tourist days	17.8 million days ▲
EG13 Bedstock	10,100 beds ▲
EG14 Most deprived LSOAs ⁽²⁾ in England	24 LSOAs among England's most deprived 25% for overall deprivation ▲
EG15 LSOAs with a deprived living environment in England	37 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	706 ▼
MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople	17▲
MF12 Provision of outdoor sports facilities	See ¶12.100 ◀▶
MF13 Provision of indoor sports facilities	See ¶12.101 ◀▶
SC1 Number of crimes	31,062 ▲

2 Lower Super Output Areas



Indicator	Result
SC2 Percentage of working age population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	NVQ4+ 41.9% ▼
	NVQ3 16.5% ▼
	Trade apprenticeship 2.3% ▲
	NVQ2 16.9% ▲
	NVQ1 9.2% ▼
	Other 6.8% ▲
	None 6.4% ▲
SC3 Average earnings (gross weekly)	£623.30 ▲
SC4 Average (mean) house price in the Borough	£227,800 ▲
SC5 Type of dwelling completed	House 89% ▲
	Bungalow 2% ▲
	Flat 9% ▼
SC6 Size of dwelling completed	1 bed 5% ▼
	2 Bed 19% ◀▶
	3 Bed 35% ▲
	4+ bed 41% ▼
SC7 New assembly and leisure facilities completed	4,739.80m ² gross ▲, 604.68m ² net ▼
SC8 Fuel poverty	9.8% of households ▼

Sustainable Environment

Table 1.6 Sustainable Environment Summary

Indicator	Result
MF11 Mineral provision and landbanks	Permitted supply 2.52 million tonnes ▼
	Sand and gravel landbank 5.73 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 ¶¶12.115 to 12.116, Table 12.37 and Table 12.38 ▼
MF15 Listed Buildings at risk of loss	10 ◀▶
MF16 Waste arisings and the amount of waste recycled, recovered or going for disposal	Recycled/composted 93,602 tonnes ▼
	Energy recovery 75,867 tonnes ▲
	Landfill 12,173 tonnes ▼



Indicator	Result
	Total 181,642 tonnes ▼
SE1 New and converted dwellings on previously developed land	25% ▼
SE2 Total amount of employment floorspace on previously developed land	16% ▲
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	2 ▲
SE5 Renewable energy generation	Approved applications 3 ▼
	Approved capacity 123,416kW ▼
	Installed applications 7 ▲
	Installed capacity 143,520kW ▲
SE6 Sales of primary land-won aggregates	Sand and gravel 554,110 tonnes ▲
	Crushed rock 1,000 tonnes ◀▶
SE7 Amount of produced and handled construction, demolition and excavation waste	Produced 213,934 tonnes ▲
	Handled 463,709 tonnes ▼
SE8 Capacity of new waste management facilities	75,000 tonnes ▲
SE9 Housing energy efficiency rating	83 ▲
SE10 Number of heritage listings	2,864 ▲
SE11 Heritage at risk	At risk 21 ◀▶
	Lost 0 ◀▶
SE12 Number of Conservation Area appraisals undertaken	0 ◀▶
SE13 Locally important buildings lost	0 ◀▶
SE14 Landscape type and coverage	See para 12.134 ◀▶
SE15 Highest, lowest and average air quality in Air Quality Management Areas	See Table 12.48 ▼
SE16 Length of Public Rights of Way network	1,947km ▲
SE17 Household waste collection per head (kg) per annum	463.1 kg ▼
SE18 Households served by kerbside collection	100% ◀▶
SE19 Density of new housing developments (dwellings per hectare)	<30 74% ▲
	30 to 50 15% ▼
	50+ 11% ▼



Indicator	Result
SE20 Brownfield land register	Publish by December 2020 ◀▶
SE21 Listed Building enforcement cases	See Para 12.142 •
SE22 Average CO ₂ emissions per person	6.8 tonnes per capita ▼

Connectivity

Table 1.7 Connectivity Summary

Indicator	Result
MF10 The percentage of premises which have access to fibre broadband service (>24Mbps)	95.5% ◀▶
MF17 Progress on key highways schemes listed in Policy CO 2	See Table 12.52 ▲
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 19.9 minutes ▲
	Cycle 15.2 minutes ▼
	Car 10.7 minutes ▲

Development Plan Sites and Strategic Locations

1.6 A number of 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 and Neighbourhood Plan sites can be found in Table 12.54 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 twelfth AMR produced by Cheshire East Council and covers the period 1 April 2019 to 31 March 2020. 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:

- **The Borough** - a spatial portrait of the Borough setting out key characteristics.
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- **Local Plan Evidence Base** - a list of some of the evidence base documents produced.
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- **Glossary** - a glossary of terms used in this Report.
- **Appendices** - show the distribution of housing and employment across the Borough as set out in the LPS.



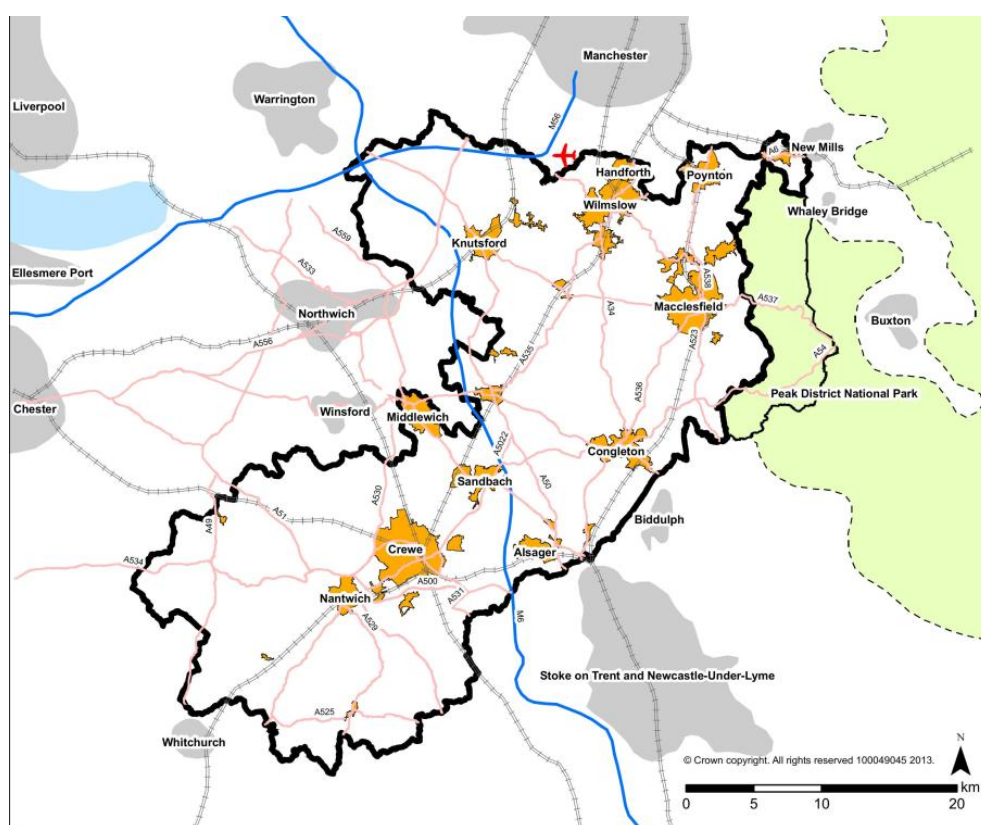
3 The Borough

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 384,200 people (2019).⁽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 40,160ha⁽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 up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

5 Local authority Green Belt statistics for England: 2019 to 2020, MHCLG
<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020>



3.5 There are 77 Conservation Areas and 2,652 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.

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 (2020)



4 Local Development Scheme

4.1 The Cheshire East LDS has been revised and came into effect on 1 October 2018, covering the period 2018 to 2020. 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 SADPD 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 2nd quarter 2019	Underway	Consultation held on an issues paper between 27/2/17 and 10/4/17 and the First Draft SADPD between 11/9/18 and 22/10/18.
Publication	2nd quarter 2019	-	Consultation held on the initial Publication Draft SADPD between 19 August and 30 September 2019.
Submission	3rd quarter 2019	-	-
Pre-Examination Meeting	3rd quarter 2019	-	-
Independent Examination	3rd quarter 2019	-	-
Inspector's Report	1st quarter 2020	-	-
Adoption	1st quarter 2020	-	-
Minerals and Waste DPD			
Local Plan Preparation (Reg 18)	4th quarter 2016 to 3rd quarter 2019	Underway	-
Publication	3rd quarter 2019	-	-
Submission	4th quarter 2019	-	-
Pre-Examination Meeting	4th quarter 2019	-	-
Independent Examination	1st quarter 2020	-	-
Inspector's Report	2nd quarter 2020	-	-
Adoption	2nd quarter 2020	-	-

4.2 Progress with the preparation of the Local Plan in 2019/20 has not been made in accordance with the key milestones set out in the LDS. The delay in the publication of the SADPD was to allow for the proper consideration of around 2,700 representations to the initial Publication Draft and to take account of changed circumstances and updated evidence in the preparation of the Plan. The delay in the publication of the Minerals and Waste DPD was due to the additional time required to prepare the evidence base.



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 AMR period that could/will have implications for planning policy in Cheshire East include:

- The Neighbourhood Planning Act 2017 (Commencement No. 6) Regulations 2019 (4 July 2019)
- The Community Infrastructure Levy (Amendment) (England) Regulations 2019 (23/5/19)
- The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (1/9/19)
- The Housing and Planning Act 2016 (Commencement No. 11 Regulations 2019 (16/10/19)
- Guidance on Compulsory purchase process and The Criche Down Rules (July 2019)
- National Design Guide (October 2019)
- National policy statement for geological disposal infrastructure (July 2019)
- Planning for sport guidance (June 2019)



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), which can be found in the initial Publication Draft SADPD Evidence Base.⁽⁷⁾ The evidence base documents published include individual Settlement Reports, a Local Landscape Designation Review, a Retail Study Update, a Green Space Strategy Update and a Note on Local Service Centre and Primary and Secondary School Capacity.

7 <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>



7 Duty to Cooperate

7.1 The updated National Planning Policy Framework ("NPPF"), published in February 2019, continues to require local planning authorities to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. It also requires strategic policy making authorities to prepare and maintain statements of common ground, documenting the cross-boundary matters being addressed and the progress made in cooperating to address these.

7.2 The most recent document prepared by the Council relating to DTC matters 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 the 2016/17 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 and therefore a further DTC update statement has not been required during this AMR period.

7.3 This does not mean that the Council has not continued to engage with the 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.

7.4 The Council did consult all neighbouring planning authorities as part of its consultation on the initial Publication Draft SADPD between August and September 2019. Consultation on the SADPD was supported by a statement on DTC matters that sought to demonstrate how the council had properly discharged its legal duty and was in the process of engaging with all relevant parties to demonstrate that the SADPD did not give rise to any new strategic cross boundary issues. The Statement also provided an opportunity for the Council to show how it has continued to work effectively and on an ongoing basis with relevant bodies regarding the strategic cross boundary matters identified during the preparation of the LPS.

7.5 The Council has also been consulted on, had meetings and/or commented on strategic planning policy matters with the following authorities and strategic public bodies during 2019/20:

- Cambridgeshire County Council and Peterborough City Council
- Cheshire West and Chester Council
- Derbyshire County Council and Derby City Council
- Greater Manchester Combined Authority
- Leicestershire County Council
- Marine Management Organisation
- Norfolk County Council
- Northumberland County Council
- Oxfordshire County Council
- Staffordshire County Council
- Staffordshire Moorlands District Council
- Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council
- Suffolk County Council
- Warrington Borough Council
- West Sussex County Council & South Downs National Park
- Worcester County Council



7.6 In addition, the Council has continued to undertake DTC discussions on minerals and waste with other Mineral Planning Authorities in the region through the North West Aggregates Working party ("AWP"). 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 ensure 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 i.e. the minerals and waste DPD ("MWDPD"). In addition, there were no meetings of the North West Waste Network during the monitoring period.

7.7 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 2019/20	
Chelford	11/11/19
Wilmslow	11/11/19
Poynton	21/11/19
NDPs at Earlier Stages	Stage Reached
Acton, Edleston and Henhull	Referendum held 27/2/20
Alsager	Referendum held 27/2/20
Church Minshull	Referendum held 27/2/20
Newhall	Referendum held 27/2/20
Wybunbury combined	Referendum held 27/2/20
Minshull Vernon and District	Neighbourhood Area designated 7/10/19
Alderley Edge	Regulation 14 consultation completed 9/3/20
Gawsworth	Regulation 14 consultation completed 31/12/19
Hankelow	Regulation 14 consultation completed 18/11/19
Little Bollington	Regulation 14 consultation started 2/3/20
Eaton	Examination started 30/3/20
Over Peover	Examination started 28/1/20

8.3 No NDOs have been prepared by the Local Authority and therefore none have been made.

8.4 NDP policies should be in general conformity with the strategic policies of the Cheshire East Local Plan. Where NDPs allocate sites for development, these are monitored through the AMR (Table 12.53).



8.5 Further information about neighbourhood planning in Cheshire East can be found on the Council's website.⁽⁸⁾

8 <https://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 31/3/20 there were 174 individuals registered on part 1 of the Council's self-build register (those with a local connection) and 10 individuals on part 2 (those without a local connection).

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 [part 1] 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 total number of applicants on the Council's register (Parts 1 and 2) as at 31/3/20.

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	19
31/10/18 to 30/10/19	22
31/10/19 to 30/10/20	6 ⁽¹⁾

1. up to 31/3/20

Current performance

9.5 Within three years, the council has a duty to grant permission for enough serviced plots to meet the number of registrations onto its Part 1 Self-Build and Custom Build (SBACB) register in the SBACB monitoring year (known as 'Base Periods'). Each base period runs from 31 October to 30 October each year.

9 Figure reported previously (35) changed due to request to be removed from the register.



9.6 The first (slightly shorter) base period ran from January 2016 to October 2016. During this period, the council registered 34 individuals. This required planning permission to be granted for 34 serviced plots by 31 October 2019.

9.7 Base period 2 (2016/17) ran a full year, within which the register was split into two parts. The council's performance is assessed against its 'Part 1' register, which received 94 registrations from individuals. Three individuals have however since been removed from the register, reducing the number of plots required to be permitted by 31 October 2020 to 91.

9.8 Table 9.2 shows that the council has met its legal duty by permitting at least 72 plots in excess of the targets for base periods 1 and 2. Furthermore, there were 17 individuals registered onto the 'Part 1' register during Base period 3 (2017/18), resulting in a target of permitting 17 plots by 30 October 2021. This target has already been exceeded.

Table 9.2 Plots permitted

	Base period 1 (ending 30/10/16)	Base period 2 (ending 30/10/17)	Base period 3 (ending 30/10/18)
Part 1 registrations	34	91	17
Plots permitted Y/E 30/10/17	20	-	-
Plots permitted Y/E 30/10/18	9	9	-
Plots permitted Y/E 30/10/19	54	54	54
Plots permitted Y/E 30/10/20	-	51	51
Plots permitted Y/E 30/10/21	-	-	TBC
Total plots permitted	83	114	TBC
Surplus/shortfall	+49	+23	+88

9.9 Further information on self-build and custom build housing can be found on the Council's website.⁽¹⁰⁾

10 <https://www.cheshireeast.gov.uk/housing/self-build-and-custom-build-housing/self-build-and-custom-build-housing.aspx>



10 Other Monitoring Reports

10.1 The Council produces other monitoring reports in relation to planning, which are:

- Annual Local Aggregate Assessment,⁽¹¹⁾ which is prepared to provide an assessment of the demand for and supply of aggregates.
- Housing Monitoring Update,⁽¹²⁾ which is intended to be produced yearly as a snapshot to identify the housing land supply situation in the Borough.

10.2 The Council now publishes an annual Infrastructure Funding Statement ("IFS") to provide details on the money raised and infrastructure provided through CIL and planning obligations. The first IFS for the period 2019/20 can be viewed on the Council's website.⁽¹³⁾

11 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx
 12 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx
 13 <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/ifs-report-2019-2020.pdf>



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 or have been approved at referendum, and these also form part of the Development Plan for Cheshire East:

- | | |
|-------------------------------|---------------------------------------|
| • Acton, Edleston and Henhull | • Alsager |
| • Astbury and Moreton | • Audlem |
| • Bollington | • Brereton |
| • Buerton | • Bunbury |
| • Calveley | • Chelford |
| • Church Minshull | • Disley |
| • Goostrey | • Handforth |
| • Holmes Chapel | • Hulme Walfield and Somerford Booths |
| • Knutsford | • Marton |
| • Moston | • Newhall |
| • Poynton | • Sandbach |
| • Somerford | • Stapeley and Batherton |
| • Weston and Basford | • Willaston |
| • Wilmslow | • Wistaston |
| • Wrenbury | • Wybunbury combined |

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.⁽¹⁴⁾ Further information on these Priorities can be found in Chapter 6 of the LPS.



14 https://www.cheshireeast.gov.uk/council_and_democracy/connected-communities/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, 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⁽¹⁵⁾ 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. There is also a requirement to monitor guidance in Supplementary Planning Documents ("SPD"); the SPDs are listed under the LPS chapter heading in this AMR to which they are considered to best relate. This guidance has also not been reported on specifically, however it is thought that the range of indicators in this Report still enable the effectiveness of the guidance to be considered. 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.

15 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

12.6 The SPD monitored in this section is:

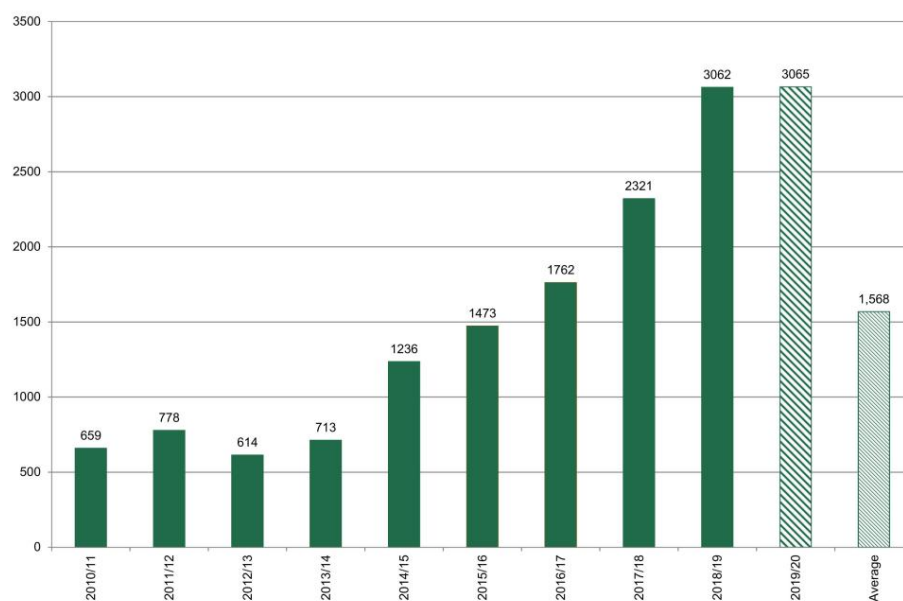
- Booths Hall Development Brief

Core Output Indicators

MF2 Housing completions (SA1/3)

12.7 3,331 dwellings (gross) and 3,065 dwellings (net) were completed in 2019/20, which is just 3 additional dwellings from the net number of dwellings in the previous year. 195 homes were lost through demolition, change of use or conversion, during 2019/20.⁽¹⁶⁾

Figure 12.1 Net Housing Completions



16 CEC Housing Database.



12.8 Since 2010/11 15,683 (net) dwellings have been completed. Based on the net number of dwellings, the average number of dwellings built each year between 2010/11 and 2019/20 is 1,568. Residential homes for the elderly (C2 uses) are included in this figure.

MF3 Five-year housing land supply (SA1)

12.9 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, the Housing Monitoring Update (base date 31 March 2020), identifies that there is a five year housing land supply requirement of 11,883 dwellings. This figure includes an adjustment to address the shortfall in delivery, since the start of the plan period, over the next five years and the application of a 5% buffer (566 dwellings). The assessment demonstrates a deliverable five year housing land supply of 15,108 dwellings, equivalent to 6.4 years and is shown in Table 12.1.⁽¹⁷⁾

Table 12.1 Housing Land Supply (base date 31/03/20)

Element	Dwellings
LPS five year housing supply requirement (1,800 dpa x5)	9,000
Shortfall in delivery since the start of the plan period	2,317
Total housing requirement including shortfall addressed over 5 years plus 5% buffer	11,883 (2,377 dpa)
Deliverable five year housing supply as at 31 March 2020	15,108
Number of years supply	6.4 years

MF5 Percentage of empty homes in the Borough (SA16)

12.10 2.6% (4,635 dwellings) in October 2019.⁽¹⁸⁾ The percentage of empty homes in the Borough is less than the North West⁽¹⁹⁾ and national levels.

Table 12.2 Percentage of Empty Homes in the Borough

Comparator (2019)		Trend			
North West	National	Oct 2016	Oct 2017	Oct 2018	Oct 2019
3.2%	2.7%	2.3%	2.4%	2.5%	2.6%

17 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

18 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>

19 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 2019, MHCLG
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>



12.11 1,781 dwellings in the Borough have been vacant for more than six months, compared to 3,287 dwellings in 2010; a reduction of 46%. 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.

MF8 Net jobs growth rate

12.12 Net jobs growth was 6,000 in 2019, which equates to an increase of 3.0% on the total number of jobs in 2018. The average annual jobs growth per annum, 2010-19, is +1.6%.⁽²⁰⁾ Between 2010 and 2015, 19,000 jobs were created, which is an increase of 11%. There was a further increase of 8,000 (4%) between 2015 and 2019. The reported employment total has fluctuated somewhat since 2017; it fell by 6,000 in 2018 but then rose by 6,000 in 2019, to return to its 2017 level. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of businesses not being completely representative of the whole business population) are much larger for small geographical areas such as local authorities. Therefore some of the reported year-on-year changes in employment totals reflect survey sampling error, rather than actual changes in the number of local jobs.⁽²¹⁾

Table 12.3 Jobs Growth (in 000s)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Net jobs growth (absolute change on previous year)	-	+2	+2	+3	+8	+4	+4	+4	-6	+6
Annual jobs growth (% change on previous year)	-	+1.1%	+1.1%	+1.7%	+4.4%	+2.1%	+2.1%	+2.0%	-3.0%	+3.0%
Number of jobs (2010-15 data series)	174	176	178	181	189	193	-	-	-	-
Number jobs (2015-19 data series – not directly comparable with 2010-15 data)						195	199	203	197	203

20 Business Register and Employment Survey ("BRES") open access data series for 2010-15 (which excludes business units registered for PAYE only) and 2015-19 (which includes such units), ONS, NOMIS. Crown Copyright 2019.

21 BRES open access data series for 2010-15 (which excludes business units registered for PAYE only) and 2015-19, ONS, NOMIS. ONS Crown Copyright. Figures are work-place based (that is, they relate to the number of people working in the Borough, rather than the number of employed living there) and 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 2015-19 levels or the 2015-19 change.

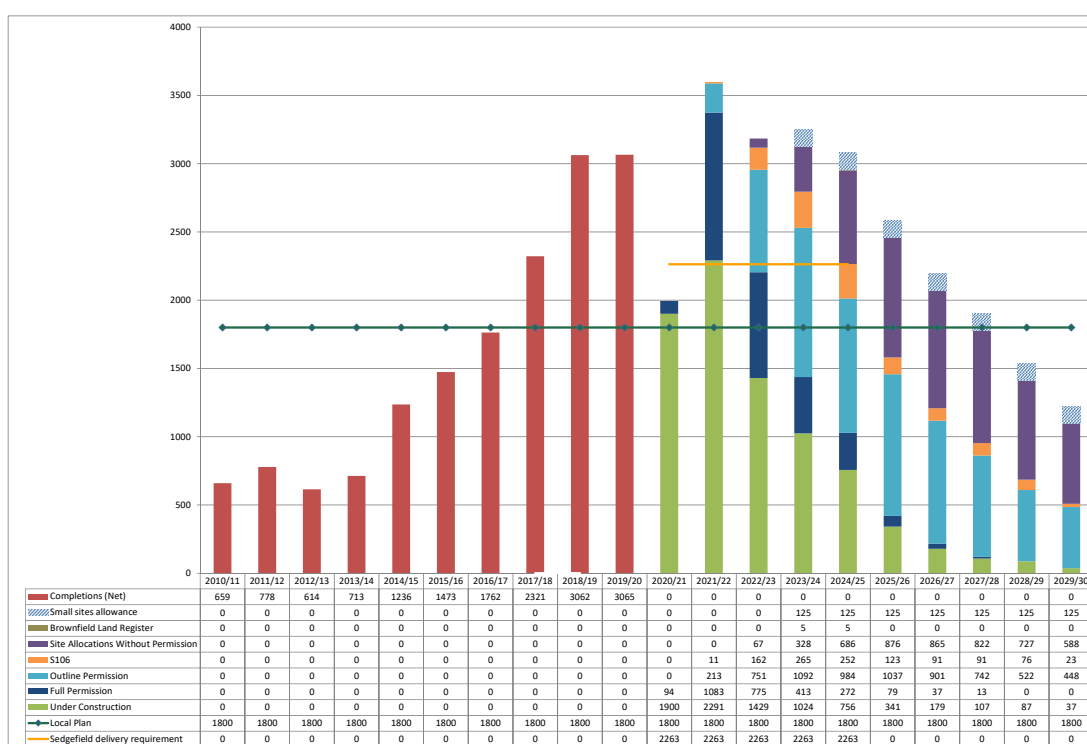


PG1 Plan period and housing targets (SA1)

12.13 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.

PG2 Managed delivery target (SA1)

Figure 12.2 Housing Trajectory (base date 31/03/20)



12.14 The housing trajectory for Cheshire East is based on the evidence of completions, commitments, allocations, lead in times and build rates included in the latest published Cheshire East Annual Housing Monitoring Update Report (HMU).⁽²²⁾ This approach takes full account of guidance in the NPPF and Planning Practice Guidance. The graph indicates how the LPS housing requirement of 36,000 new dwellings is likely to be achieved, over the whole Plan period. The graph indicates that based on the evidence in the latest HMU, it is likely that the housing requirement of 36,000 homes will be exceeded. The trajectory is reviewed annually, based on the latest available evidence of site delivery and progress.

22 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx



12.15 It is important to note that the trajectory represents an assessment of what is capable of being delivered and is not a forecast of what will actually be delivered each year. The graph shows an anticipated temporary reduction in housing completions in 2020/21 due to the short term impacts of the Covid-19 pandemic rather than any reduction in the availability of sites assessed as deliverable. The longer term effects are currently unknown, however evidence of progress on sites will continue to be reviewed on an annual basis.

12.16 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 (1 April 2010 to 31 March 2020), and the anticipated sources of housing supply over the remaining years. The 'Sedgefield delivery requirement' line represents the level of development required to meet the annual average requirement of 1,800 new homes plus the shortfall that arose from the early years of the plan period, over the next five years.

12.17 From 1 April 2010 to 31 March 2020, 15,683 dwellings (net) have been constructed, leaving 20,317 (net) dwellings to be delivered over the remainder of the Plan period.

12.18 The vertical bars (from 2020/21) categorise housing supply according to their planning status as at 31 March 2020. In terms of allocated sites (in the LPS or in Neighbourhood Development Plans) these are included with the corresponding planning permission status. For example LPS 46 (Kingsley Fields, Nantwich) is included in the under construction category, while LPS 2 (Basford East, Crewe) is included in the 'Outline Permission' category. The 'Site Allocations Without Permission' category includes only those remaining allocations that were not the subject of a planning permission approval (either in whole or part) at 31 March 2020.

12.19 The 'Small sites allowance' category represents the small sites windfall allowance of 125 dwellings per annum that was agreed through the examination of the LPS. Details of the windfall allowance are set out in the Housing Monitoring Update (base date 31 March 2020).⁽²³⁾ In that report it can be seen that the number of windfalls has averaged 238 dwellings per annum over the previous five year period, and has therefore consistently exceeded the allowance of 125. It is reasonable to assume that this supply will continue to come forward over the remaining years of the plan period and, having regard to past delivery trends, delivery on small windfall sites is likely to exceed the annual allowance applied.

12.20 The 'Brownfield Land Register' category represents the anticipated delivery from sites included in the Brownfield Land Register (without planning permission) that are assessed as being capable of delivering first completions within the five year period. Further details can be found in the Housing Monitoring Update (base date 31 March 2020).

12.21 The housing requirement supply and delivery continues to reflect the planned, ambitious level of growth that was established through the adoption of the LPS, up to the year 2030. The LPS housing requirement of 1,800 exceeds that of the national standard methodology for assessing local housing need by over 700 dwellings per year, thus supporting the Government's objective of significantly boosting the supply of homes as set out in the NPPF (para 59 NPPF 2019).

23 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx



PG3 Employment land available (SA17)

12.22 54% of the gross supply is land that is allocated in the LPS and the former District's Local Plans; 27% has planning permission and 19% is under construction.⁽²⁴⁾ The supply has reduced since the previous monitoring period, which had a supply of 414.63ha.

Table 12.4 Employment Land Supply as at 31 March 2020

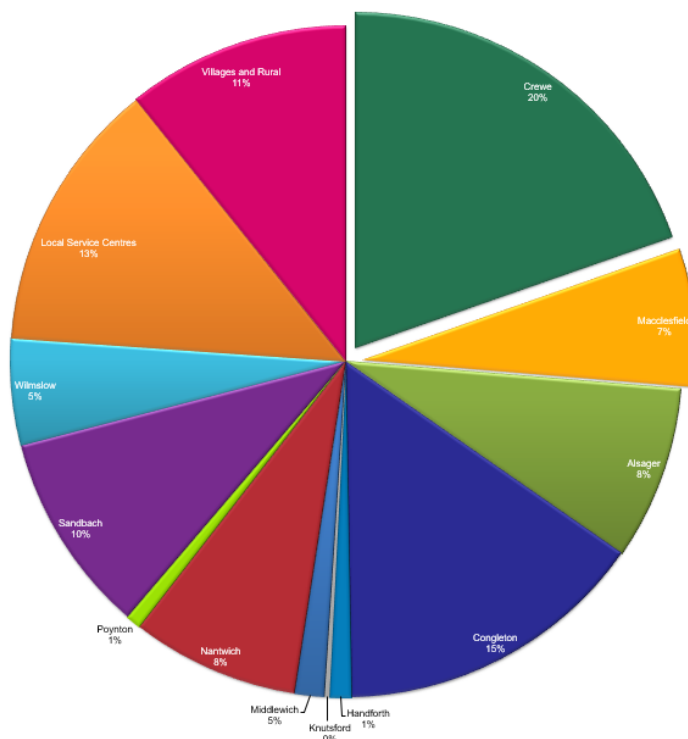
	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross Supply (ha)	0.25	0.00	0.01	30.72	0.14	4.67	372.76	408.55

12.23 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 (2019/20)



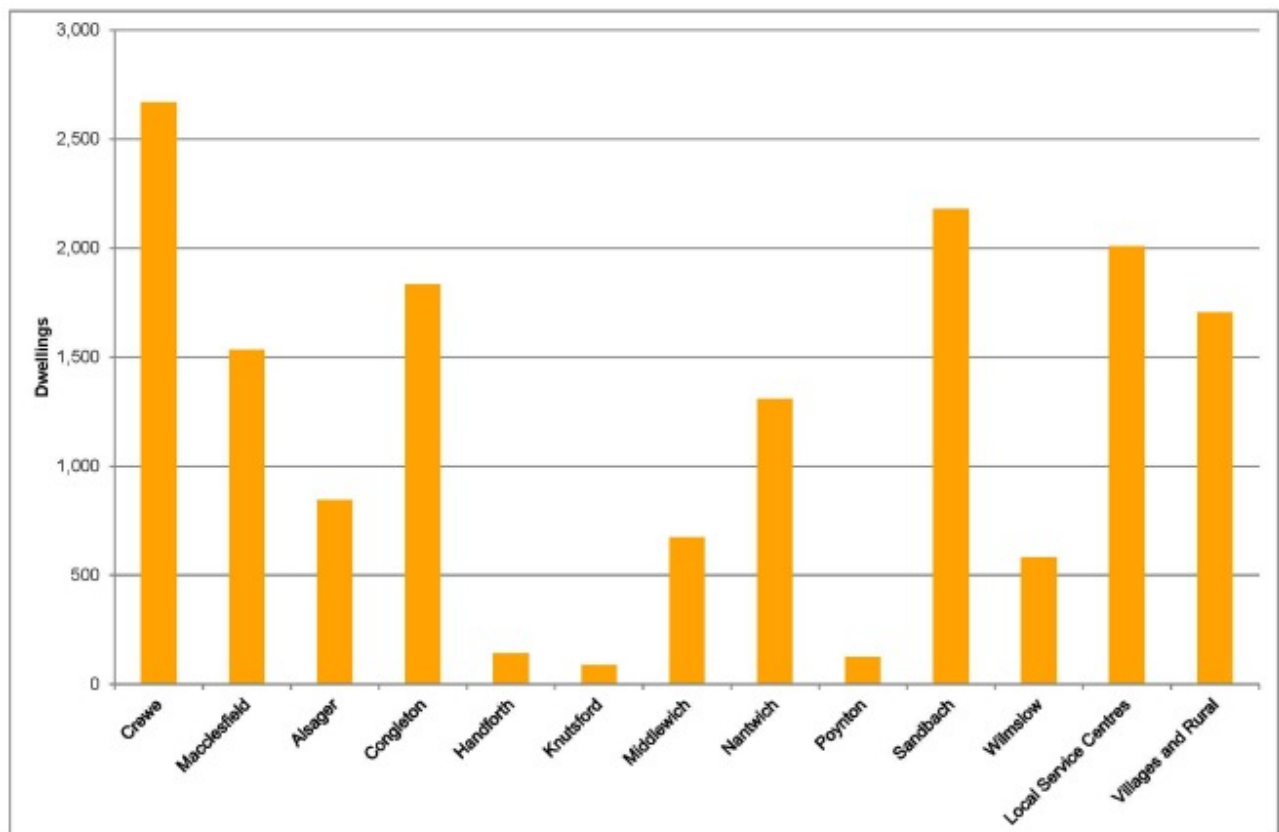
24 CEC Employment Monitoring Database.



12.24 26% of completions were in the Principal Towns ("PTs") and 50% in the Key Service Centres ("KSCs") in 2019/20. This is similar to 2018/19, with the majority of completions in the KSCs, and the least in the Villages and Rural areas. However the percentage contribution of the KSCs has increased by 5% this year (2019/20) with the corresponding reduction being shared between the PTs and the Local Service Centres ("LSCs"), in comparison to the previous year (2018/19).

PG5 Housing completions by location from 2010 (SA1)

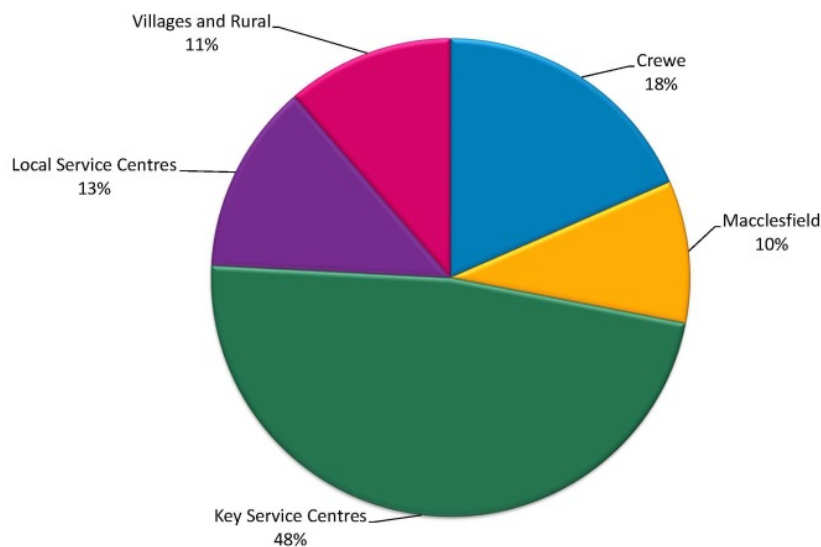
Figure 12.4 Housing Completions by Location from 2010



12.25 4,201 dwellings (net) were completed in the PTs between 1/04/10 and 31/03/20, with 7,770 dwellings (net) in the KSCs, 2,007 dwellings (net) in the LSCs and 1,705 dwellings (net) in the Villages and Rural areas.



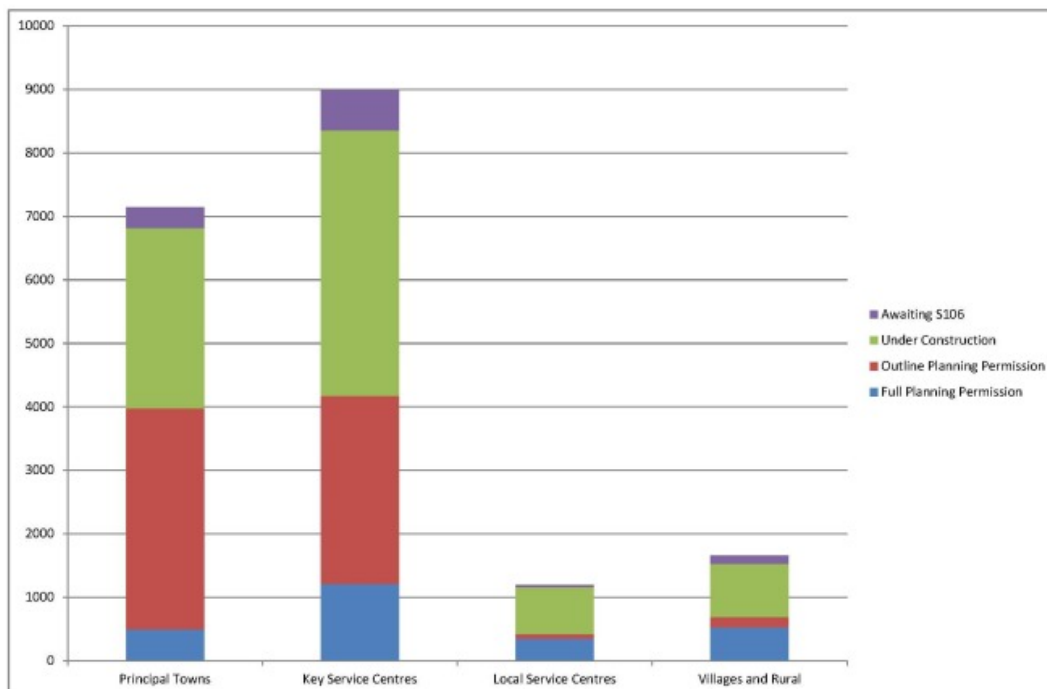
Figure 12.5 Proportion of Housing Completions by Location from 2010



12.26 28% of housing completions have been in the PTs, 48% in the KSCs, 13% in the LSCs, and 11% in the Villages and Rural areas. This distribution is very similar to the cumulative proportions reported in the previous year's monitoring report.

PG6 Location of housing commitments by type

Figure 12.6 Location of Housing Commitments by Type



12.27 At 31 March 2020 there were commitments for 18,981 dwellings, with 38% in the PTs, 47% in the KSCs, and 15% in the LSCs, and Villages and Rural areas. This is similar to the previous year, however the number of commitments has decreased; the proportion in the PTs has increased by 1%, with a corresponding decrease in the LSCs.



Contextual Indicators

PG7 Population size

12.28 384,200 in 2019.⁽²⁵⁾ The population of the Borough has increased since 2013.

Table 12.5 Population Size

2013	2014	2015	2016	2017	2018	2019
373,000	374,600	375,700	377,300	378,800	380,800	384,200

PG8 Population forecast

12.29 Growth from 369,100 in base year (2010) to 427,100 (2030).⁽²⁶⁾

PG9 Count of active enterprises (SA17)

12.30 19,500 (which equates to a business density of 618 active enterprises per 10,000 residents aged 16+) (2020).⁽²⁷⁾ The number of active enterprises increased continuously from 2014 to 2018, before falling by about 4% between 2018 and 2020 – but remains higher than its pre-2017 level. The business density is above the North West and UK averages.

Table 12.6 Count of Active Enterprises

2014	2015	2016	2017	2018	2019	2020
17,300	18,500	18,900	20,000	20,200	19,600	19,500

Table 12.7 Business Density (number of active enterprises per 10,000 residents aged 16+) in 2020

Cheshire East	North West	UK
618	450	508

25 ONS mid-year population estimates up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

26 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>

27 Sources: 'UK Business Counts – enterprises' data for 2014-20, ONS, NOMIS. ONS Crown Copyright 2020. [2] ONS mid-year population estimates up to mid-2019 (June 2020 release). Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0. Notes: [1] Business counts are for a reference date in March: e.g. "2020" means March 2020. [2] 2020 densities calculated using 2019 population estimates.



PG10 Unemployment rates (for economically active residents aged 16+) (SA2/17/19/20)

12.31 4.2% (8,500 people) (April 2019 to March 2020).⁽²⁸⁾ Unemployment rates in the Borough are similar to those in the North West and Great Britain, and have remained between 2.5% and 4.5% in recent years.

Table 12.8 Unemployment Rates (for Economically Active Residents Aged 16+)

Comparator (2019/20)		Trend				
North West	Great Britain	2015/16	2016/17	2017/18	2018/19	2019/20
4.0%	3.9%	2.7%	4.4%	2.6%	2.6%	4.2%

PG11 GVA (economic output) per capita

12.32 £39,200 in 2018.⁽²⁹⁾ Real (inflation-adjusted) GVA per capita in the Borough is higher than that in the North West and UK, and has generally increased year-on-year since 2013.

Table 12.9 GVA Per Capita

Comparator (2018)		Trend					
North West	UK	2013	2014	2015	2016	2017	2018
£25,100	£28,500	£33,900	£35,800	£35,200	£37,400	37,800	39,200

PG12 Jobs density (SA17)

12.33 0.96 in 2018.⁽³⁰⁾ Jobs density in the Borough is higher than that in the North West and UK, and increased during 2013-15, but has remained broadly static since then.

Table 12.10 Jobs Density

Comparator (2018)		Trend					
North West	UK	2013	2014	2015	2016	2017	2018
0.84	0.86	0.88	0.91	0.96	0.93	0.95	0.96

28 Cheshire East data: Model-based estimates of unemployment, April 2015 - March 2016 to April 2019 - March 2020, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. NW and GB data: Annual Population Survey April 2019 - March 2020, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.

29 Table 2, 'Regional gross value added (balanced) per head and income components' data file, 'Regional economic activity by gross domestic product, UK: 1998 to 2018' statistical release, ONS, December 2019. [2] 'GDP quarterly national accounts time series' data set, ONS, December 2019. Notes: [1] Figures are in 2018 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).

30 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)

12.34 The Borough has a slightly higher proportion of workers in Management/Professional occupations than the North West or UK averages; conversely, the proportion in Admin/Skilled and Personal Service/Sales occupations is slightly below the regional and national averages. The statistics shown below indicate that the proportion of Cheshire East workers in Management/Professional occupations was lower in 2019/20 than in 2018/19, while the opposite is true for the other broad occupational groups. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of workers not being completely representative of the whole working population) are much larger for small geographical areas such as local authorities. Therefore some of the reported year-on-year changes in employment in different occupational groups reflect survey sampling error, rather than actual changes in the occupational mix of jobs in the Borough.⁽³¹⁾

Table 12.11 Employment by Occupation

	Comparator (April 2019 to March 2020)			Cheshire East (April 2017 to March 2018)
	Cheshire East	North West	UK	
Management/Professional	49.4%	44.1%	47.8%	55.7%
Admin/Skilled	18.4%	20.5%	19.8%	17.3%
Personal Service/Sales	15.3%	17.7%	16.1%	14.4%
Operative/Elementary	16.9%	17.7%	16.3%	12.6%

PG14 Working age population (16 to 64)

12.35 226,800 in 2019.⁽³²⁾ The working age population fell in each consecutive year up to 2018, but then increased in 2019.

Table 12.12 Working Age Population (16 to 64)

2013	2014	2015	2016	2017	2018	2019
229,000	227,900	227,300	226,600	226,100	225,700	226,800

31 Annual Population Survey (residence-based dataset), April 2018 - March 2019 and April 2019 - March 2020, 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.

32 ONS mid-year population estimates up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



PG15 Labour supply (economically active population) and economic activity rate for working age population (16 to 64)

12.36 190,400 (85.3%) (April 2019 to March 2020).⁽³³⁾ The economic activity rate in the Borough is higher than that in the North West and UK, and the differences from the North West and UK figures are statistically significant (that is, not just due to survey sampling error). The Cheshire East rate has generally increased since 2015/16 and the cumulative increase over this time is statistically significant.

Table 12.13 Labour Supply (Economically Active Population) and Economic Activity Rate for Working Age Population (16 to 64)

Comparator (2019/20)		Trend				
North West	UK	2015/16	2016/17	2017/18	2018/19	2019/20
78.1%	79.0%	79.5%	79.9%	77.5%	81.6%	85.3%

PG16 Labour supply (economically active population) - future change

12.37 Growth from 189,700 in base year (2010) to 207,100 (2030).⁽³⁴⁾

Conclusion

12.38 Net housing completions have risen for the seventh consecutive year, albeit only by a net gain of three in 2019/20. Based on the completions and supply of housing at 31 March 2020, the Council has a 6.4 years supply of housing, and the indicators show that the requirement of 36,000 homes, over the plan period, will be realised and is likely to be exceeded.

12.39 The location of housing completions and commitments are in line with the spatial distribution objectives of the LPS.

12.40 The percentage of empty homes in the Borough has risen slightly.

12.41 The supply of employment land has fallen slightly by 1.5% since the previous year. Unemployment rates have risen, but are similar to those in the North West and Great Britain, and there has been an increase in jobs provision between 2015 and 2019.

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

33 Annual Population Survey (residence-based dataset), April 2015- March 2016 to April 2019 to March 2020, ONS, NOMIS, ONS Crown Copyright <https://www.nomisweb.co.uk/>.

34 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

12.42 The LPS Policies monitored in this section are:

- IN 1 Infrastructure
- IN 2 Developer Contributions

Core Output Indicators

MF1 Provision of infrastructure (SA7)

12.43 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.

12.44 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	Under construction.
Sydney Road bridge - construction of an additional bridge for north west bound traffic to allow two way running	Crewe	Completed 1/7/19.
Improvements to Crewe Green roundabout	Crewe	Completed 29/11/18.
North West Crewe Strategy	Crewe	Planning application approved March 2019 - construction due to commence in 2021.
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.



Project	Location	Status
Brook Street/Hollow Lane junction improvements	Knutsford	Linked to development.
Macclesfield Town Centre Movement Strategy	Macclesfield	Linked to development or funding bids.
Middlewich Eastern Bypass	Middlewich	Planning application approved 19/7/19 - construction due to commence in 2021.
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	Enabling works underway, main construction due to commence early 2021.
A534 Old Mill Rd/The Hill junction and Old Mill Rd/Middlewich Rd junction improvements	Sandbach	Preferred option identified and detailed design underway. Seeking funding opportunities.
Major upgrade to A34 ⁽³⁵⁾	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.

12.45 As can be seen from Table 12.14 the majority of the highways projects are at an early stage as at 31/03/20, with three projects (A6 Disley corridor improvements, improvements to Crewe Green roundabout and Sydney Road Bridge) delivered. Progress on these projects will continued to be monitored and reported on in future AMRs.

12.46 Table 12.15 details the progress on the education projects that are considered to be priority infrastructure schemes. Local schools could include primary, secondary, SEN, post 16 or early years.

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

35 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 2: Basford East	Crewe	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 3: Basford West	Crewe	Shavington Primary School 1FE expansion	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	Mablins Lane Primary School 1/2FE Expansion	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	Hungerford Primary School 1FE Expansion	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	Shavington Primary School 1FE Expansion	To be determined in the context of specific planning application proposals
LPS 10: East Shavington	Crewe	Shavington Primary School 1FE Expansion	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



Site	Settlement	Project	Status
LPS 17: Gaw End Lane	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
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	Quinta Primary School 1/2FE Expansion	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



Site	Settlement	Project	Status
LPS 36: North West Knutsford	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
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



Site	Settlement	Project	Status
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

12.47 As can be seen from Table 12.15 the education projects seek to expand local schools, and will 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.

12.48 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 improvements completed October 2019 including enhancements to the gym and new group fitness studios.
Congleton	Leisure centre	The project has secured the required planning approvals and the Pre-Construction Services stage of the contract has concluded.
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	Capital works to refurbish the Leisure Centre is in progress - due to complete in August 2020.
North Cheshire Growth Village	Sports and recreation hub	Requirements included in The Garden Village at Handforth Supplementary Planning Document, adopted December 2018.

12.49 As can be seen from Table 12.16 half of the recreation and sporting facility projects have progressed as at 31/3/20; 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)

12.50 All the sites in the LPS have been subject to Sustainability Appraisal; this includes access to open space and local amenities. LPS policies aim to address access issues, where identified.

12.51 Table 12.17 reports on those LPS sites that were either under construction or completed as at 31/3/20. The LPS Policy expectation highlights site specific social, economic and green infrastructure requirements. Unlike the other strategic allocations in the LPS, the strategic locations of Central Crewe and Central Macclesfield (LPS 1 and LPS 12 respectively) do not identify specific development proposals but instead seek to maximise opportunities for improvement and regeneration more generally. While such “windfall” development will assist with improving infrastructure in these areas it is more difficult to monitor and is therefore not reported against this indicator.

Table 12.17 Social, economic and green infrastructure outcomes for LPS sites

LPS Policy expectation	Outcomes	Comment
Site LPS 2 'Basford East, Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 3 'Basford West, Crewe'		
<ul style="list-style-type: none"> Criterion 3: Creation of local centre including retail to meet local needs, restaurant/takeaway, hotel, car showroom Criterion 4: Continued access to and servicing of railway Criterion 6: green infrastructure including ecological mitigation and landscaping, community woodlands, and open space, including outdoor sports and play areas separating the residential areas from the ecological mitigation areas. Principle b: pedestrian and cycle links to connect the site to existing and proposed residential areas, employment areas, shops schools and health facilities; Principle d: green infrastructure and tree planting Principle g: contributions sought from developers to fund tree planting; Principle h: provision, or where appropriate, financial contributions towards transport, highways, education, health, open space and community facilities; Principle i: affordable housing; Principle j: Contribute towards improvements to existing and the provision of new public 	<ul style="list-style-type: none"> Criterion 3: Local Centre constructed to the south of the site. Currently comprises of public house, petrol filling station with convenience store & drive thru coffee shop. Criterion 4: Continued access to and servicing of railway – the outline application for the employment uses at the site (14/0378N) retain access points to the railway. Criterion 6: Green Infrastructure – the majority of the structural landscaping has been planted at the site, including tree planting, bunds, and ecological mitigation areas. The housing site makes provision for open space, outdoor sports and play areas. Principle b – pedestrian and cycle links. Improvements have been made to footpaths, cycle links and lighting along Jack Mills Way. The S106 agreement for 13/0336N secured contributions for footpath and cycle works. Principle d: green infrastructure and tree planting. Both the employment and housing sites are on track to meet these objectives. Principle g – tree planting contribution – the S106 agreement for 13/0336N secured a contribution for off site landscaping. 	<p>The Basford West site is being brought forward in a series of phases. The housing site is under construction with over 200 homes completed at 31/3/2020 and various plots on the employment site have either been completed or were under construction at the 31/3/20. The site is mostly on track to deliver all infrastructure objectives.</p> <p>No application has been received yet for a hotel or car showroom. No contributions were required towards health provision or community facilities at the outline stage, which predated the adoption of the LPS.</p>





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> transport links to Crewe Railway Station, Crewe town centre and villages; Principle k: Potential to provide rail sidings. If not provided, a larger contribution to road infrastructure improvements will be required; Principle i: Habitat and appropriate mitigation measures provided for protected species 	<ul style="list-style-type: none"> Principle h: financial contributions have been secured towards transport, highways, education. Principle i: affordable housing – the reserved matters approval for the housing site (15/2943N) make provision for 93 affordable dwellings (25%). Principle j: transport links. A bus stop links the northern part of the site with the railway station. Principle k: rail sidings. Access to the railway is maintained on the outline permission for the employment site (14/0378N) however new sidings are not included. The S106 agreement for 13/0336N does, however, secure contributions to road infrastructure improvements such as Crewe Green roundabout (now completed) and the A500. Principle l: Habitat and mitigation measures. The housing and employment sites include habitat and ecological mitigation measures, including a management plan. 	
Site LPS 4 'Leighton West, Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 5 'Leighton, Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 6 'Crewe Green'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 7 'Sydney Road, Crewe'		

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Criterion 2: Green Infrastructure including allotments, equipped children's play area/multi use games area, community woodland, outdoor gym, formal sports pitches Principle a: tree planting Principle c: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities Principle d: Planting and buffering to the northern, eastern, southern and western boundaries of the site Principle e: affordable housing Principle f: Additional ponds provided within the site Principle h: education provision and health infrastructure contributions Principle n: The upgrading of Crewe Public Footpath No.4, along with a green corridor to accommodate the Public Footpath 	<ul style="list-style-type: none"> Criterion 2: Green infrastructure expected to be provided including play area, multi-use games area and trim trail. Principle a: The development is expected to incorporate tree planting. Principle c: Contributions secured via S106 legal agreement to footpath and cycle way improvements and there are links through the site to footpaths. Principle d: The development provides planting to boundaries of the site. Principle e: The development will provide on-site affordable housing of between 20-30% depending on the phase. Principle f: Additional ponds are expected to be provided. Principle h: Contributions via S106 legal agreement for education. Principle n: Contributions via S106 legal agreement for public footpath improvements. 	<p>Phase 1 of the Sydney Road scheme (249 dwellings) is under construction. Both phases of the Sydney Road site were approved prior to the adoption of the LPS.</p> <p>The outline permissions for Phases 1 and 2 secured the majority of the infrastructure objectives except for contributions to health, formal sports pitches, community woodland and allotments.</p>
Site LPS 8 'South Cheshire Growth Village, South East Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 9 'The Shavington/Wybunbury Triangle'		
<ul style="list-style-type: none"> Criterion 2: Appropriate retail provision to meet local needs Criterion 3: Community Hub and village green Criterion 4: Green infrastructure including allotments, community woodland, open space including children's play space, multi use games area and outdoor gym, nature 	<ul style="list-style-type: none"> Criterion 2: Retail provision – not secured on Phase 1 but could be secured on reserved matters for later phases. Criterion 3: Community Hub and village green – not secured on Phase 1 but could be secured on reserved matters for later phases. 	<p>It is understood that the site is being brought forward in 3 phases. The original outline consent for the site (12/3114N) was approved in 2014 prior to the adoption of the LPS.</p> <p>Phase 1 of LPS 9 is under construction (200 dwellings) Phase 2 has a reserved matters application pending determination. While many</p>





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> conservation area, open space, undeveloped buffer zone, Village Green Criterion 5: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities. Principle b: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area Principal d: Contributions towards education provision Principle e: Contributions towards health infrastructure Principle f: Green Infrastructure, creation of green spaces, pedestrian and cycle routes Principle m: affordable housing 	<ul style="list-style-type: none"> Criterion 4: Green infrastructure: the outline planning permission for the site secured (via S106 agreement) allotments, woodland, children's play space, a multi use games area and outdoor gym. Criterion 5: pedestrian and cycle links – links have been secured through the site and improvements to Newcastle Road. Principle b: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area – secured via S106 agreement Principal d: Contributions towards education provision – secured via S106 agreement Principle e: Contributions towards health infrastructure – not secured Principle f: Green Infrastructure – secured on Phase 1 but could also be secured on later Phases. Principle m: affordable housing – secured via S106 legal agreement 	<p>of the infrastructure requirements have been secured such as affordable housing, contributions and green infrastructure, it is not possible at this stage to ascertain whether all infrastructure requirements will be met due to the phasing of the site.</p>
Site LPS 10 'East Shavington'		
<ul style="list-style-type: none"> Criterion 2: green infrastructure including allotments or community woodland, Open space including children's play space, multi use games area or outdoor gym, nature conservation area Criterion 3: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities 	<ul style="list-style-type: none"> Criterion 2: green infrastructure. The approved plans for the site show an area of community orchard to the north-east of the site, open space, landscaping and a wildlife pond. Criterion 3: Cycle and pedestrian links. The S106 agreement for planning permission 13/2069N included contributions towards the Nantwich Road corridor and works around 	<p>The site is likely to deliver all infrastructure requirements except for the provision of allotments and health infrastructure. However it is highlighted that the outline and reserved matters approvals for this site predates the adoption of the LPS.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> • Criterion 4: On site provision or contributions towards education, health, open space, community facilities; • Principle c: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area • Principle e: Contributions towards education provision • Principle f: Contributions towards health infrastructure • Principle g: green infrastructure including pedestrian and cycle routes • Principle i: affordable housing 	<ul style="list-style-type: none"> • the railway station and a crossing on Crewe Road. • Criterion 4: On site provision or contributions. The S106 agreement for the site includes a contribution towards education. The approved layout includes open space provision. • Principle c: the S106 for the site includes a contribution towards Wybunbury Moss. • Principle e: Contribution towards education provision secured as part of the S106 agreement. • Principle f: Heath infrastructure contributions not secured. • Principle g: green infrastructure secured on reserved matters approval (15/4046N) • Principle i: 30% affordable secured by S106 agreement. 	
Site LPS 13 'South Macclesfield Development Area'		
<ul style="list-style-type: none"> • Criterion 7. green infrastructure 	<ul style="list-style-type: none"> • Criterion 7. Open space under construction 	Only part of the allocation is under construction – Barrett's Homes section – 150 homes - application 15/2010M
Site LPS 14 'Land East of Fence Avenue, Macclesfield'		
<ul style="list-style-type: none"> • Principle g. Retention (or replacement) of playing fields and sporting facilities (site not u/c yet see comments) 	<ul style="list-style-type: none"> • Principle g. Replacement sporting facilities being developed at new Kings School site 	Replacement sporting facilities have been provided at the new Kings School site in advance of the old school sites being developed
Site LPS 15 'Land at Congleton Road, Macclesfield'		
<ul style="list-style-type: none"> • Site not under construction 		
Site LPS 16 'Land south of Chelford Road, Macclesfield'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 17 'Gaw End Lane, Macclesfield'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 18 'Land between Chelford Road and Whirley Road, Macclesfield'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 20 'White Moss Quarry, Alsager'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 21 'Twyfords and Cardway, Alsager'		
<ul style="list-style-type: none"> Criterion 3. Green infrastructure Criterion 4. Amenity open space and children's play space Criterion 6. Pedestrian and cycle links to new and existing community facilities Criterion 7. Open space for indoor/outdoor sports facilities Principle b. existing open space on Cardway to be substantially retained or improved Principle c. retention of woodland Principle e. Contributions towards or delivery of bus services and public transport facilities Principle f. education and health contributions Principle g. affordable housing Principle h. contributions towards improvements to the PROW and informal path to Alsager Railway Station 	<ul style="list-style-type: none"> Criterion 3. Green infrastructure expected to be provided Criterion 4. Trim trail, informal play space and LEAP expected to be provided Criterion 6. Footpath contribution required as part of S106, as is a cycle route along the B5077 Crewe Road/Lawton Road Criterion 7. No sports facilities provided Principle b. Cardway site has not started Principle c. Woodland is to be retained Principle e. s106 requires contributions towards the cost of sustainable transport measures including bus pass/vouchers/season tickets and bus services and public transport facilities to and from the site Principle f. No contributions to education and health 	<p>The Twyfords site is currently under construction, with no start on Cardway; the Twyfords site is due to meet most of its infrastructure objectives. The objectives that aren't due to be met are contributions to education and health, and open space for sports facilities. In relation to education, the Strategic Planning Board ("SPB") report for planning application 11/4 109C says that no education contribution is required for the development as there was significant capacity at local schools. For health contributions, these were not provided as the application was determined prior to the CELPS being adopted and the CCG were not a consulted at that point or if they were, a response was not received. In relation to sports facilities, the SPB report for planning ref 11/4 109M refers to contributions for either a skate park or on site provision of children's play space. The SPB report highlights that parts of the town centre are accessible within 500m walking</p>

LPS Policy expectation	Outcomes	Comment
	<ul style="list-style-type: none"> Principle g. Part of affordable housing provision completed Principle h. Footpath contribution required as part of S106 	distance of the site and most of it within a 1,000m walk. The SPB report states that bus stops exist along the site frontage and within a reasonable walking distance of the site.
Site LPS 22 'Former Manchester Metropolitan University Campus, Alsager'		
<ul style="list-style-type: none"> Criterion 2. Creation of sports and leisure hub Criterion 4. Green infrastructure Criterion 5. Pedestrian and cycle links to new and existing community facilities Principle a. contributions to improvements towards town centre accessibility Principle b. retention of hedges and trees Principle d. education and health contributions Principle f. affordable housing 	<ul style="list-style-type: none"> Criterion 2. Outdoor sports facilities and Alsager Leisure Centre improvements completed Criterion 4. Open space to be provided Criterion 5. S106 required contributions toward the construction of a pedestrian crossing at Hassall Road Principle a. s106 requires contributions toward the construction of a pedestrian crossing at Hassall Road. Principle b. Trees and vegetation to be retained Principle d. S106 required education contribution; no contributions to health Principle f. Local connection units required as part of s106, buy no affordable housing provided 	The site is under construction and is due to meet most of its infrastructure objectives. The objectives that haven't been met are affordable housing provision and contributions to health. No affordable housing could be provided due to the abnormal costs associated with the sports provision (scheme viability). This is also the case for education. In terms of health no comments were received from the CCG with their requests and justification for a contribution. In relation to town centre accessibility the SPB report for planning application 15/5222C highlights that there are a range of facilities within reasonable walking distance of the site and there are existing bus services available on Hassall Road.
Site LPS 23 'Radway Green Brownfield, Alsager'		
<ul style="list-style-type: none"> Criterion 2. Green infrastructure Criterion 3. Pedestrian and cycle links to shops Criterion 4. On site provision or relevant contributions towards transport 	<ul style="list-style-type: none"> Criterion 2. Only car park part of site to the north completed – no green infrastructure included. Criterion 3. Only car park part of site to the north completed – no pedestrian and cycle links included. Criterion 4. Only car park part of site to the north completed – no transport included. 	A small part of the site has been completed. The main part of the site is not under construction, therefore there are opportunities to provide green infrastructure, pedestrian and cycle links and transport here, enabling the site to meet its infrastructure objectives.





LPS Policy expectation	Outcomes	Comment
Site LPS 24 'Radway Green Extension, Alsager'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 25 'Radway Green North, Alsager'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 26 'Back Lane/Radnor Park, Congleton'		
<ul style="list-style-type: none"> Criterion 5. retention and enhancement of Back Lane Playing Fields (Village Green) Status. Criterion 6. improved recreational facilities linked to Back Lane Playing Fields and the proposed school site Criterion 8. pedestrian and cycle links set in green infrastructure to new and existing community facilities Criterion 9. public open space, as a new country park adjacent to Back Lane Playing Fields Criterion 10. children's play facilities Criterion 11. a new primary school with linked community use Criterion 12. contributions to new health infrastructure Principle b – network of open spaces Principle g – pedestrian and cycle links Principle i – affordable housing Principle p – strategic east to west greenway with pedestrian and cycle links with footbridge over River Dane 	<ul style="list-style-type: none"> Criterion 5. Back Lane Playing Field has been retained. Criterion 6. land has been set aside (16/3840C) at land north of Chestnut Drive for a future extension to Back Lane Playing Fields. School site has not been provided but education contributions secured, as appropriate, across the allocated site. Criterion 8. pedestrian and cycle links have been provided, where necessary. Criterion 9. Country Park has planning permission with a number of planning conditions discharged (ref 16/1921C) Criterion 10. Children play facilities have been provided, where necessary Criterion 11. a new primary school has not been provided. Criterion 12. health contributions were not requested. Principle b – network of open spaces provided where necessary Principle g – pedestrian and cycle links provided, where necessary Principle i – a number of sites provided policy compliant level of affordable housing. 	<p>The allocated site is made up of a number of different land ownerships and has come forward through several different planning applications as a reflection of this. There are a number of sites within the allocation with outline planning permission (with certain details yet to be agreed). The current status across the site is that infrastructure objectives have started to be provided but this activity is ongoing.</p> <p>Contributions to education provision have been secured, as appropriate. The education team are looking at the suitable provision of current / future education needs across the whole of north Congleton. The provision of contributions to health infrastructure is dependent on requests from appropriate bodies, including the NHS.</p> <p>A number of sites have provided a policy compliant level of affordable housing. Certain sites within the allocation have provided a reduced level of affordable homes (17.5%). This has taken account of an enhanced contribution towards the delivery of the Congleton Link Road.</p>

LPS Policy expectation	Outcomes	Comment
	<p>Certain sites within the allocation have provided a reduced level of affordable homes (17.5%)</p> <ul style="list-style-type: none"> Principle p – early steps to secure route east/west greenway with footbridge has taken place 	
Site LPS 27 'Congleton Business Park Extension'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 28 'Giantswood Lane South, Congleton'		
<ul style="list-style-type: none"> Principle c/d – pedestrian and cycle links, network of open spaces Principle i – affordable housing Principle m – contribution to education and health infrastructure Principle p – strategic east to west greenway with pedestrian and cycle links 	<ul style="list-style-type: none"> Principle c/d – Pedestrian and cycle links/open space provided. Principle i – the site has provided a policy compliant level of affordable homes Principle m – contributions have been secured for health and education infrastructure Principle p – strategic east/west greenway route not prejudiced by the development of this site. 	A number of the objectives for this site have been delivered or are in the process of being delivered.
Site LPS 29 'Giantswood Lane to Manchester Road, Congleton'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 30 'Manchester Road to Macclesfield Road, Congleton'		
<ul style="list-style-type: none"> Principle c/e – pedestrian and cycle links, network of open spaces Principle d – contributions to education and health infrastructure 	<ul style="list-style-type: none"> Principle c/e – pedestrian and cycle links/open space provided Principle d – contributions to education infrastructure provided. Contributions to health infrastructure were not requested. 	The provision of contributions to health infrastructure is dependent on requests from appropriate bodies, including the NHS.





LPS Policy expectation		Outcomes	Comment
<ul style="list-style-type: none"> • Principle j – affordable housing • Principle o – strategic east to west greenway with pedestrian and cycle links 		<ul style="list-style-type: none"> • Principle j – affordable housing provided. • Principle o – provision of strategic east/west greenway not prejudiced by the schemes within this allocation. 	
Site LPS 31 'Tall Ash Farm, Congleton'			
<ul style="list-style-type: none"> • Site not under construction 			
Site LPS 32 'North of Lamberts Lane, Congleton'			
<ul style="list-style-type: none"> • Criterion 2 – provision of pedestrian and cycle links • Principle a – provision of open space for nature and recreation • Principle c – sustainable transport links • Principle h – provision of affordable housing 	<ul style="list-style-type: none"> • Criterion 2 / principle c – provision of pedestrian and cycle links within the scheme • Principle a – open space provided within the layout of the scheme • Principle h – affordable housing provided within the scheme. 	A number of the objectives for this site have been delivered or are in the process of being delivered.	
Site LPS 33 'North Cheshire Growth Village, Handforth East'			
<ul style="list-style-type: none"> • Site not under construction 			
Site LPS 34 'Land Between Clay Lane and Sagars Road, Handforth'			
<ul style="list-style-type: none"> • Criterion 2 – direct cycle and pedestrian link from the site to the west; a link to the open space to the east • Criterion 3 – Retention of trees and woodlands on the edges of the site, with new planting • Principle d – improve connectivity to Handforth town centre and the wider area through provision of cycle paths and pedestrian links 	<ul style="list-style-type: none"> • Criterion 2 – the proposed footway/ cycleway provides permeability through the site This path provides the required links to the west and the open space to the east, where a bridge is proposed, and a financial contribution was secured towards a hard surfaced path crossing through the adjacent park. Further linkages are provided to the north / west onto Clay Lane and Sagars Road (towards Styal) and to the south onto Sagars Road. 	The site is under construction and will meet its infrastructure objectives.	

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Principle e - public open space; provision of or contributions to playing fields and children's play facilities Principle g – contributions to health and education infrastructure Principle h – affordable homes 	<ul style="list-style-type: none"> Criterion 3 – Abundant and strong green infrastructure around the perimeters of the site retained. Principle d – proposed footway / cycleway provides permeability through the site, which provides links south onto Sagars Road towards the train station and east towards Meriton Road Park and Handforth centre. Principle e – amenity greenspace and green infrastructure provided within the site; contributions to outdoor sports provision secured; two children's play areas provided on site. Principle g – contributions secured for education and health infrastructure; linked to the occupation of dwellings. Principle h – 30% affordable housing provided on site. 	
Site LPS 36 'North West Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 37 'Parkgate Extension, Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 38 'Land South of Longridge, Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 42 'Glebe Farm, Middlewich'		
<ul style="list-style-type: none"> Site not under construction 		
Strategic Location LPS 43 'Brooks Lane, Middlewich'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 44 'Midpoint 18, Middlewich'		
<ul style="list-style-type: none"> Criterion 2: Provision of and where appropriate, contributions towards the completion of Middlewich Eastern Bypass Criterion 3: Land set aside for the construction of a new railway station Principle a: maximising connectivity to new and existing areas of Middlewich Principle b: Contributions towards public transport and highways Principle c: Contributions to health and education infrastructure 	<ul style="list-style-type: none"> Criterion 2: Contributions towards Middlewich Eastern Bypass. None at 31.3.2020 but the site is not yet fully permissioned/ developed. Criterion 3: Land for railway station - planning permissions granted to date do not prejudice land that might be used for a railway station Principle a. Connectivity - the site is not yet fully permissioned or developed. Principle b:- Contributions. None at 31.3.2020 but the site is not yet fully permissioned/ developed. Principle c: No contributions sought to date for health and education at 31.3.2020 but the site is not fully permissioned/developed. 	<p>The Midpoint 18 site is being delivered in a number of phases. and there are large areas of the site yet to be developed. There are opportunities to safeguard land for the railway station and provide contributions to the bypass/ transport or heath.</p> <p>A number of applications have been submitted after the 31 March 2020 that have been approved or have a resolution to grant subject to the completion of a S106 legal agreement that include clauses for contributions towards Middlewich Eastern Bypass or local improvements (20/0860C, 18/1182C and 20/0901C).</p>
Site LPS 45 'Land off Warmingham Lane West (Phase II), Middlewich'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 46 'Kingsley Fields, Nantwich'		
<ul style="list-style-type: none"> Criterion 2. A new mixed-use local centre including convenience retail, B1 office uses, public house and community hall. Criterion 3. a new primary school or financial contributions towards. Criterion 4. A new highway link to Waterlode and the re-alignment of the A51 through the site; 	<ul style="list-style-type: none"> Criterion 2. A new mixed use district centre is included in the approved masterplan. Criterion 3. A site for a new school is included in the approved masterplan and the S106 agreement includes for a contribution to education facilities. Criterion 4. The masterplan delivers the required on site highway improvements to 	<p>The site is being brought forward in 3 phases by three house builders Taylor Wimpy, Redrow and David Wilson homes. The original outline consent for the site (13/2471N) was approved in 2016 prior to the adoption of the LPS. A composite masterplan for the site was provided with application 17/3233D. The site is now under</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Criterion 5. up to 2 hectares of B1 (business); Criterion 6. green infrastructure, including a riverside park extension between Reaseheath College and the town centre; allotments; open space including sports pitches; MUGA; children's equipped play space; outdoor gym and facilities for teenagers; undeveloped land west of the River Weaver, to include public access to the immediate riverside. Principle a. Incorporation of existing mature trees Principle b. pedestrian and cycle link improvements providing new crossing over the River Weaver linking the Connect 2 Greenway route (this may be partly achieved by contributions). Principle h. green spaces linking GI and safe and secure pedestrian and cycle routes. Principle i. Retention of the River Weaver floodplain Principle j. extension of Nantwich Riverside Park and creation of a Riverside Walk, from the southern edge of the site to Beam Bridge. Principle m. affordable housing 	<p>enable suitable access to the propose housing and employment elements.</p> <ul style="list-style-type: none"> Criterion 5. An employment site is provided in the masterplan. Criterion 6. All the required green infrastructure elements are identified in the masterplan. Principle a. The masterplan seeks to maximise existing mature trees and hedgerow retention. Principle b. The masterplan and S106 agreement ensures that required pedestrian and cycle links are provided. Principle h. The masterplan provides for linked greenspaces and pedestrian/cycle routes. Principle i. The masterplan protects the floodplain of the River Weaver. Principle j. The masterplan provides for the extended riverside park and walk. Principle m. Agreed affordable housing provision for the site of 330 affordable dwellings meets 30% policy requirements with 39 affordable completions achieved so far. 	<p>construction. A significant number of the objectives for this site have been delivered or are in the process of being delivered in accordance with the approved masterplan.</p>
Site LPS 47 'Snow Hill, Nantwich'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 48 'Land adjacent to Hazelbadge Road, Poynton'		
<ul style="list-style-type: none"> Site not under construction 		





LPS Policy expectation	Outcomes	Comment
Site LPS 49 'Land at Sprink Farm, Poynton'		
• Site not under construction		
Site LPS 50 'Land south of Chester Road, Poynton'		
• Site not under construction		
Site LPS 51 'Adlington Business Park Extension, Poynton'		
• Site not under construction		
Site LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road, Sandbach'		
<ul style="list-style-type: none"> • Criterion 3 – appropriate retail for local needs • Criterion 4 – appropriate leisure uses • Criterion 5 – green infrastructure including retention of important hedgerows, protection and enhancement of wildlife corridor and Local Wildlife Sites, open space including multi use games area and equipped children's play space. • Principle a – avoid development within the functional floodplain, wildlife corridor and Site of Biological Importance / Local Wildlife Site and these features will be retained within appropriate undeveloped buffer zones and a management plan will be required for them • Principle c – improved access off Mill Road and a new bridge across the brook to access the employment land beyond. • Principle d – contributions to education and health infrastructure 	<ul style="list-style-type: none"> • Criterion 3 – the employment sites have not yet received full planning permission. Outline permission has been granted for part of the site (Ref: 12/3948C) for commercial development comprising of family pub/restaurant, 63-bedroom hotel, drive through café, eat in café and office and light industrial commercial units with adjacent residential development; and there is a pending outline application (Ref: 17/4838C) for development of a commercial park to the south of the site. • Criterion 4 – same as above. • Criterion 5 – green infrastructure to be incorporated; where possible hedgerows are retained and new native species hedgerows created; an ecological buffer zone and open space (including kick-about area and NEAP) to be provided as detailed in reserved matters application (Ref: 15/3531C and 13/5242C). 	<p>The allocated site has come forward through several different planning applications. The areas allocated as housing have received reserved matters approval and currently under construction (Ref: 15/3531C and 13/5242C).</p> <p>The areas allocated for employment have not yet received full planning permission. The area of employment to the north has received outline approval (Ref: 12/3928C) and there is currently a pending outline application for employment to the south of the site (Ref: 17/4838C).</p> <p>The site is due to meet most of its infrastructure objectives but this activity is ongoing and full planning permission has yet to be received for the employment areas.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> • Principle e – improved access to green corridors • Principle h – affordable housing • Principle l – landscaped buffer between the employment land and housing areas. 	<ul style="list-style-type: none"> • Principle a – a buffer zone is provided and planning conditions attached for the submission of a 10 year management plan for the woodland and ecological buffer zone, and scheme to manage the risk of flooding. • Principle c – pending outline application (Ref: 17/4838C) for development of a commercial park. It includes the construction of a vehicle bridge to connect Phase 2a with 1 and the creation of a new access onto Old Mill Road. • Principle d – contributions for education, air quality mitigation and open space required as part of s106 agreement. • Principle e – creation of improved access to green corridors. • Principle h – s106 agreement for affordable housing • Principle i – the illustrative masterplan for the whole site shows an undeveloped buffer between the residential and employment areas. The employment areas have not yet received full planning permission. 	
Site LPS 54 'Royal London including land west of Alderley Road, Wilmslow'		
<ul style="list-style-type: none"> • Site not under construction 		
Site LPS 55 'Wilmslow Business Park'		
<ul style="list-style-type: none"> • Site not under construction 		
Site LPS 56 'Land at Little Stanneylands, Wilmslow'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> • Criterion 2 – direct cycle and pedestrian link from the site to Manchester Road. • Criterion 3 – new pedestrian and cycle bridge across the River Dean and improvement of public access along the river valley to include a link from Linneys Bridge to Manchester Road. • Criterion 4 - Retention of trees and woodlands at the edges of the site with new planting. • Principle c – new vehicular access to Stanneylands Road or Manchester Road. • Principle d – improve connectivity and accessibility into and out of the site to Handforth centre and the wider local area with provision of cycle paths and pedestrian links. • Principle e – public open space to the north and west of the site utilising the river valley; provision of or contributions towards playing fields and children's play facilities. • Principle g - Contributions to health and education infrastructure. • Principle h - affordable homes. 	<ul style="list-style-type: none"> • Criterion 2 – links from the site to Sagars Road provided; financial contribution to improve pedestrian and cycle conditions between the site and Manchester Road. • Criterion 3 – provision of the bridge is secured and provision of open space and improved footpaths in the river valley. :Link from Linneys Bridge in place with contributions to improving access to Manchester Road. • Criterion 4 – trees retained with new planting proposed. • Principle c – new access created via roundabout to Stanneylands Road. • Principle d – provision of a pedestrian crossing on Stanneylands Road; improvements to route from footbridge to Sagars Road; financial contributions to schemes to improve connectivity • Principle e – Public open space provided; children's play provided. • Principle g – contributions secured for education and health infrastructure. • Principle h – 30% affordable housing provided on site. 	<p>The site is under construction and will meet most of its infrastructure objectives. The direct pedestrian and cycle link to Manchester Road is dependent upon the co-operation of a third party land owner. A contribution has been secured to provide this link, dependent on co-operation of the third party land owner, which could alternatively be used for general pedestrian/cycle improvements between the site and Handforth centre.</p>
Site LPS 57 'Heathfield Farm (allocation), Wilmslow'		
<ul style="list-style-type: none"> • Criterion 2 – cycle and pedestrian links to the west; improve links with Summerfields local centre and Wilmslow town centre/railway station. • Criterion 3 – retention of the public footpath crossing the site. 	<ul style="list-style-type: none"> • Criterion 2 – Connection to existing footpath/cycleway network on Dean Row Road; links to Dean Row Road and Browns Lane. • Criterion 3 – Public right of way retained and incorporated into site layout. 	<p>The site is under construction and will meet its infrastructure objectives.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> • Principle b - Retention of existing mature trees with new planting. • Principle d - Improve connectivity and accessibility into the site through provision of pedestrian/cycle paths including a link to Browns Lane/Pinewood Road. • Principle e - public open space within the site and improved links to Browns Lane open space; provision of or contribution to playing fields and children's play facilities. • Principle g – contributions to health and education infrastructure. • Principle h – affordable homes. 	<ul style="list-style-type: none"> • Principle b – Majority of mature trees retained and suitable replacement / new planting provided. • Principle d – Connection to existing footpath/cycleway network on Dean Row Road; links to Dean Row Road and Browns Lane. • Principle e – Public open space and children's play facilities provided on site; financial contribution to playing fields/outdoor sports facilities secured. • Principle g – contributions secured for education and health infrastructure. • Principle h – 30% affordable housing provided on site. 	
Site LPS 60 'Wardle Employment Improvement Area'		
<ul style="list-style-type: none"> • Criterion 3 – green infrastructure including the retention of public rights of way through the site. • Principle b – improvements to canal towpath between the site and the Barbridge Inn 	<ul style="list-style-type: none"> • Criterion 3 and Principle b not yet provided fully across the site. 	Spine Road, roundabout access and associated infrastructure has now largely been completed. Reserved matters applications have been received and approved on early phases of the site.
Site LPS 61 'Alderley Park Opportunity Site'		
<ul style="list-style-type: none"> • Criterion a. education and health contributions • Criterion b. affordable housing • Criterion d. retention of protected trees 	<ul style="list-style-type: none"> • Criterion a. Education contributions required as part of s106 agreement; no contributions to health • Criterion b. Affordable housing off-site sum required as part of s106 agreement and employee housing at an agreed discounted rate • Criterion d. Trees to be retained 	The site is under construction and is due to meet its infrastructure objectives. According to the SPB report for planning application 15/5401M there was no evidence that there were any issues locally in relation to health infrastructure, however the applicant indicated that they would make a donation through the Bruntwood Charitable Trust for the provision of new facilities at the local medical practice in Alderley Edge.





Conclusion

12.52 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.

12.53 Of the LPS sites that are under construction, many of them are on track to meet their policy expectations. Some of the approvals predate the adoption of the LPS and therefore not all policy requirements are met, for example contributions to health. In some case contributions have not been required for education, for example, due to significant capacity at local schools. Development costs have also impacted the provision of infrastructure, such as affordable housing.

12.54 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

12.55 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

12.56 The SPDs monitored in this section are:

- Alsager Town Centre Strategy
- Congleton Princess Street Area Development Brief
- Rural Development

Core Output Indicators

MF7 Net take-up of employment land (SA2/17/19)

12.57 Table 12.18⁽³⁶⁾ 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 12.18 Employment Land Take-up (2019/20)

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross Land Take-up (ha)	1.35	0.00	0.01	0.24	1.15	0.72	5.22	8.69
Redevelopments and Changes of Use (ha)	0.25	0.00	0.00	0.00	1.15	0.00	0.00	1.40
Net Land Take-up (ha)	1.10	0.00	0.01	0.24	0.00	0.72	5.22	7.29

12.58 The 2019/20 employment land net take-up figure of 7.29ha, including 4.40ha of mixed use employment land at Basford West Commercial Park, is a 9% increase on the three year rolling average employment land-take up of 6.68ha. In line with the Monitoring Framework the previous three year rolling average has been used.

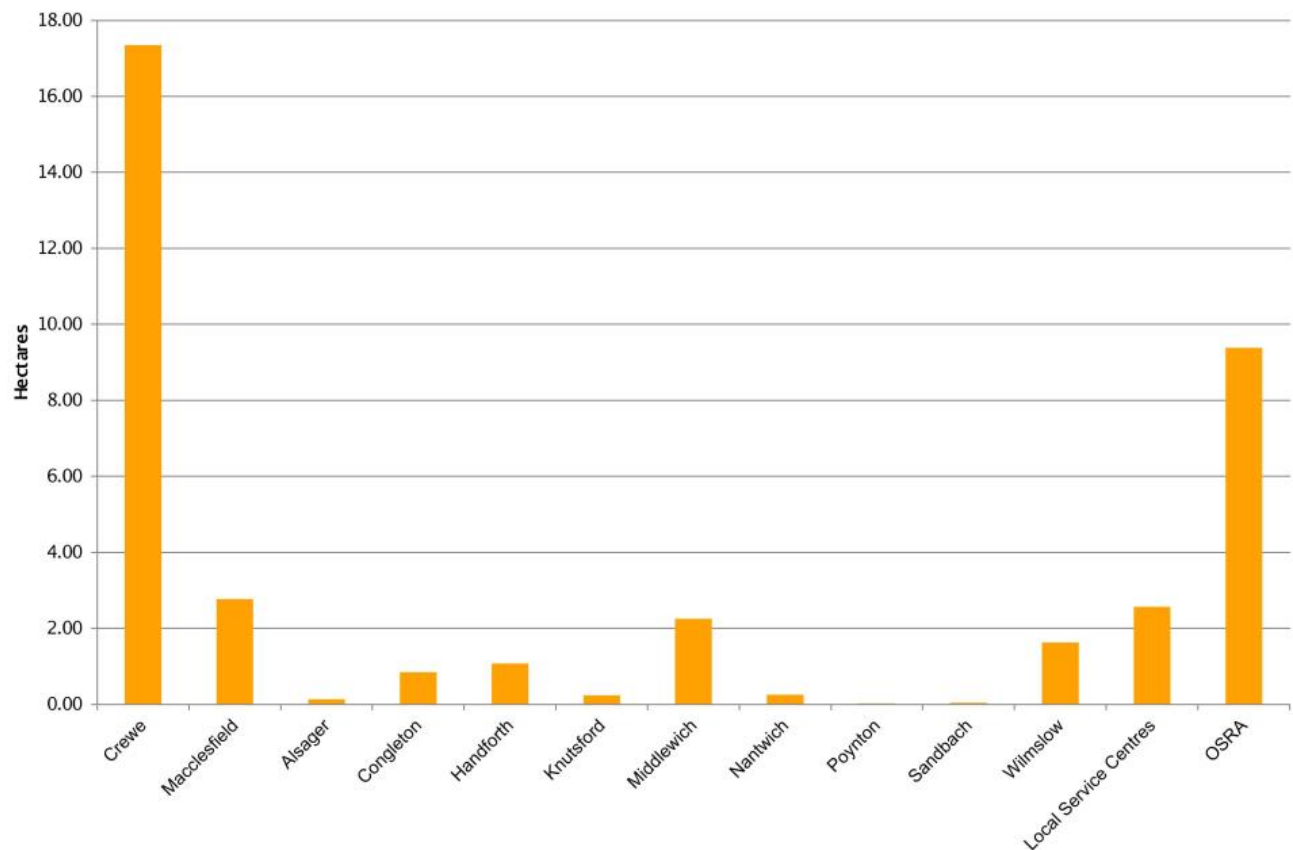
36 Source: CEC Employment Monitoring Database



Table 12.19 Three Year Rolling Average Employment Land Take-up

	2016/17	2017/18	2018/19	Rolling average (ha)
Net Take-up (ha)	5.07	3.36	11.60	6.68

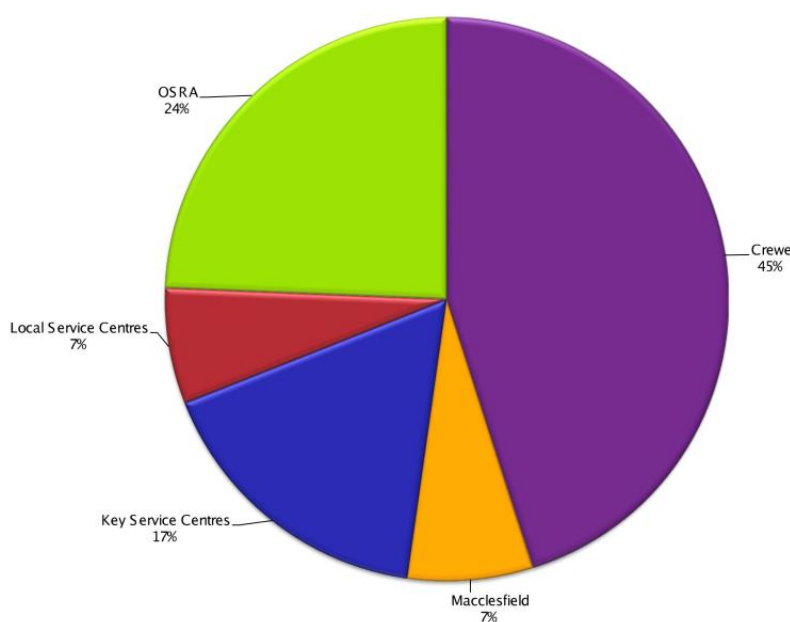
Figure 12.7 Employment land take-up by location from 2010



12.59 38.51ha (net) of employment land was taken up between 1/04/10 and 31/03/20. This was dispersed around the Borough; 20.12ha in the PTs, 6.45ha in the KSCs, 2.56ha in the LSCs, and 9.38ha (made up of several small sites) in the other settlements and rural areas ("OSRA").



Figure 12.8 Proportion of employment land take-up by location from 2010



12.60 52% of employment land taken up was in the PTs, 17% in the KSCs, 7% in the LSCs, and 24% in the OSRA.

MF9 Total amount of land last used for employment purposes lost to other uses (SA2/17/19)

12.61 Table 12.20⁽³⁷⁾ 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 year's figure of 16.29ha. The majority of the present year's losses were from B2 uses due to the redevelopment of Bombardier Transportations, Crewe. In terms of LPS employment allocations, the LPS identifies 380ha of land to be provided over the Plan period, of which 1.86ha of allocated land were lost. This was from site 'E.1.1 remaining Area B, land to the E of University Way, Crewe'. 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.

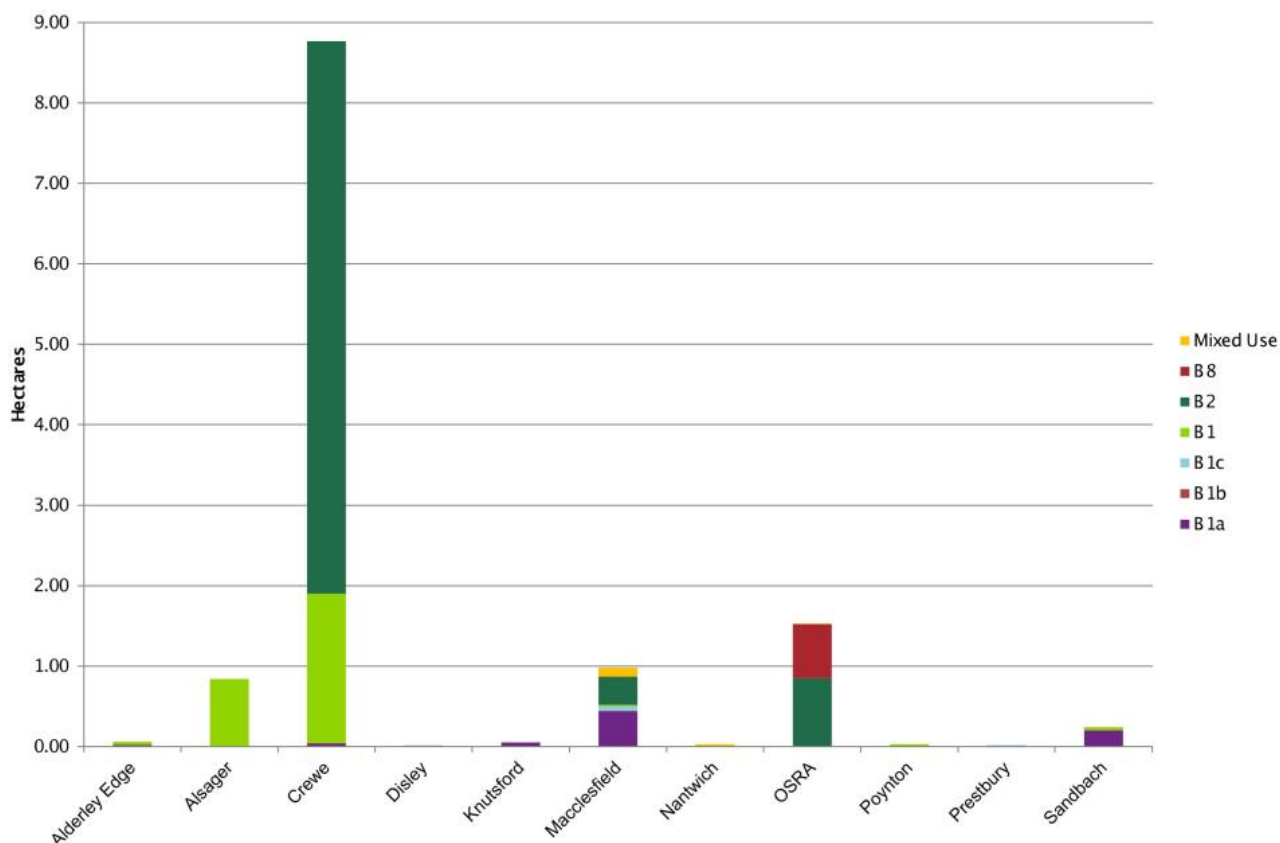
Table 12.20 Employment Land Losses (2019/20)

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Actual Loss During 2019/20 (ha)	0.76	0.00	0.08	2.83	8.07	0.67	0.15	12.56
Loss of employment allocations (ha)	0.00	0.00	0.00	1.86	0.00	0.00	0.00	1.86



12.62 As shown in Figure 12.9, the majority of existing employment land losses have come from Crewe (8.77ha), followed by OSRA (1.53ha) and Macclesfield (0.98ha). The majority of losses from Crewe are B2 uses, which, as mentioned above, is due to the redevelopment of Bombardier Transports. For OSRA, the majority of losses are from B2 uses (0.85ha) and for Macclesfield B1a uses (0.44ha).

Figure 12.9 Loss of employment land by type and location 2019/20



12.63 The 2019/20 employment land loss figure of 12.56ha is a 12% increase on the three year rolling average employment land loss of 11.18ha. 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)⁽³⁸⁾ 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 11.18ha is above the 7.2ha allowance; it is worth noting that there has been a significant fluctuation in the amount lost year on year.

Table 12.21 Three Year Rolling Average Employment Land Loss

	2016/17	2017/18	2018/19	Rolling average (ha)
Actual Loss (ha)	4.14	13.10	16.29	11.18

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



EG1 Total amount of additional employment floorspace (SA2/17/19)

12.64 Gross employment floorspace completions are lower than the previous year, representing a 7% decrease.⁽³⁹⁾

Table 12.22 Floorspace Completions 2019/20

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross (sqm)	3,661	0	149	3,285	2,880	1,352	22,185	33,512
Net (sqm)	418	0	-590	-408	-45,264	460	21,350	-24,034

12.65 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 five notifications for changes of use from B1a office to C3 residential in the 2019/20 monitoring period. There is, however, no requirement to notify the area of loss, so the figures in Table 12.22 exclude such losses.

³⁹ Floorspace completions include extensions and infill development at existing employment facilities. Source: CEC Employment Monitoring Database



EG2 Total amount of floorspace completed for town centre uses (SA5/7/18/19)

12.66 The majority of office, leisure and retail development has taken place outside town centres, of which 264.00m² gross and -1,296.65m² net were completed on the edge of town centres. A minus figure represents a reduction in floorspace, which could be for a variety of reasons, including a move to a different use class.⁽⁴⁰⁾

Table 12.23 Retail, Office and Leisure Floorspace Completions 2019/20

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	1,172.36	-1,013.64	0.00	-758.85	2,487.00	1,298.00	476.60	216.81	4,135.96	-257.68
A2	0.00	-427.00	0.00	-495.80	0.00	0.00	0.00	0.00	0.00	-922.80
B1a	272.00	-2,589.00	264.00	-42.00	0.00	0.00	3,125.00	3,049.00	3,661.00	418.00
D2	813.20	813.20	0.00	0.00	0.00	-2,973.00	3,926.60	2,764.48	4,739.80	604.68
Total	2,257.56	-3,216.44	264.00	-1,296.65	2,487.00	-1,675.00	7,528.20	6,030.29	12,536.76	-157.80



Local Indicators

EG3 Vacant retail units in town centres (SA18)

12.67 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 10.9%, Cheshire East falls below the average national vacancy rate of 12.1%.⁽⁴¹⁾ Table 12.24⁽⁴²⁾ shows that vacancy levels at eight centres has reduced. Vacancy levels have increased in three centres compared to the previous year. There are three town centres that exceed the average national vacancy rate (Congleton, Crewe and Knutsford). The high proportion of 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 implement a vacant possession strategy for units in that area. Over 40% of the total number of vacant units are within the boundaries of the redevelopment scheme. Demolition on site is due to begin in October 2020 with a planning application scheduled to be submitted in 2021.

12.68 In Congleton, the vacancy rates are elevated by two particular clusters of vacancies; in Capital Walk arcade, and around the Bridestones centre. The former has been closed and is not being actively marketed for lease and the latter is an identified development opportunity site. Excluding these areas, vacancy rates for Congleton are far healthier and indeed below the national average.

Table 12.24 Town Centre Vacancy Levels (2017/18 to 2019/20)

Centre	Number of vacant units			%
	2017/18	2018/19	2019/20	
Alderley Edge	6	8	6	6.2
Alsager	10	9	5	4.0
Congleton	55	53	55	18.3
Crewe	59	58	65	28.4
Handforth	5	1	0	0.0
Knutsford	8	17	27	11.3
Macclesfield	53	66	60	10.8
Middlewich	9	11	7	8.0
Nantwich	11	13	11	4.4
Poynton	9	10	8	6.6
Sandbach	12	20	17	7.5

41 'GB Retail and Leisure Market Analysis. Full Year 2019', Local Data Company, April 2020.

42 Source: CEC Shopping Survey Database



Centre	Number of vacant units			%
	2017/18	2018/19	2019/20	
Wilmslow	26	21	21	7.5
Total	263	287	282	10.9

EG4 Retail floorspace in the key town centres (sqm) (SA7/18)

Table 12.25 Key Town Centre Retail Floorspace (sqm) (2015)⁽⁴³⁾

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)

12.69 The Cheshire East Retail Study Update 2018 (WYG, March 2018)⁽⁴⁴⁾ provides a summary of capacity for new convenience and comparison floorspace across Cheshire East, after implementation of commitments.

⁴³ WYG, Cheshire Retail Study Update 2016

⁴⁴ https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx



Table 12.26 Cheshire East convenience and comparison goods floorspace capacity

Year	Convenience goods floorspace capacity		Comparison goods floorspace capacity ⁽¹⁾	
	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

1. a minus capacity indicates that there is considered to be no requirement for further retail growth during the plan period

EG6 Breakdown of use classes of buildings in town centres (SA7/18)

12.70 A1 uses have generally fallen in the town centres between 2018 and 2020, with the exception of Alsager, Handforth, Nantwich and Poynton, whose proportion of A1 uses has risen. The number of A2 uses has generally fallen in the town centres between 2018 and 2020, with the exception of Alsager, Congleton and Knutsford 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.⁽⁴⁵⁾

Table 12.27 Use Class Breakdown of Town Centre Buildings (2018 to 2020)

Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	45	45.9	42	42.9	42	43.3	-6.7
	A2	10	10.2	9	9.2	9	9.3	-10.0
	A3, A4, A5	14	14.3	15	15.3	18	18.6	28.6
	Vacant	6	6.1	8	8.2	6	6.2	0.0
	Other	23	23.5	24	24.5	22	22.7	-4.3
	Sub Total	98	-	98	-	97	-	-
Alsager	A1	50	42.0	51	42.5	51	42.5	2.0
	A2	9	7.6	10	8.3	12	10.0	33.3
	A3, A4, A5	23	19.3	25	20.8	26	21.7	13.0
	Vacant	10	8.4	9	7.5	5	4.2	-50.0

45 Source: CEC Shopping Survey database.



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
	Other	27	22.7	25	20.8	26	21.7	-3.7
	Sub Total	119	-	120	-	120	-	-
Congleton	A1	128	42.2	126	41.6	124	41.2	-3.1
	A2	21	6.9	20	6.6	19	6.3	4.3
	A3, A4, A5	42	13.9	46	15.2	44	14.6	4.8
	Vacant	55	18.2	53	17.5	55	18.3	7.3
	Other	57	18.8	58	19.1	59	19.6	-3.5
	Sub Total	303	-	303	-	301	-	-
Crewe	A1	112	48.9	108	47.3	102	44.5	-8.9
	A2	17	7.4	16	7.0	13	5.7	-23.5
	A3, A4, A5	18	7.9	18	7.9	20	8.7	11.1
	Vacant	59	25.8	58	25.4	65	28.4	10.2
	Other	23	10.0	28	12.3	29	12.7	26.1
	Sub Total	229	-	228	-	229	-	-
Handforth	A1	33	44.0	35	46.7	35	46.7	6.1
	A2	3	4.0	2	2.7	2	2.7	-33.3
	A3, A4, A5	14	18.7	15	20.0	16	21.3	14.3
	Vacant	5	6.7	1	1.3	0	0.0	-100.0
	Other	20	26.7	22	29.3	22	29.3	5.5
	Sub Total	75	-	75	-	75	-	-
Knutsford	A1	132	54.8	129	53.8	118	49.2	-10.6
	A2	17	7.1	15	6.3	15	6.3	11.8
	A3, A4, A5	41	17.0	38	15.8	37	15.4	-9.8
	Vacant	8	3.3	17	7.1	27	11.3	2.4
	Other	43	17.8	41	17.1	43	17.9	0.0
	Sub Total	241	-	240	-	240	-	-
Macclesfield	A1	228	41.1	215	38.5	218	39.2	-4.4
	A2	46	8.3	45	8.1	43	8.7	-6.5



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
	A3, A4, A5	90	16.2	92	16.5	92	17.1	2.2
	Vacant	53	9.5	66	11.8	60	10.8	13.2
	Other	138	24.9	141	25.2	143	25.7	3.6
	Sub Total	555	-	559	-	556	-	-
Middlewich	A1	36	41.4	34	39.0	35	40.2	-2.8
	A2	7	8.0	6	6.9	6	6.9	-14.3
	A3, A4, A5	15	17.2	14	16.1	15	17.2	0.0
	Vacant	9	10.3	11	12.6	7	8.0	-22.2
	Other	20	23.0	22	25.3	24	27.6	20.0
	Sub Total	87	-	87	-	87	-	-
Nantwich	A1	148	59.2	146	58.2	149	59.3	0.7
	A2	20	8.0	19	7.6	18	7.2	-10.0
	A3, A4, A5	44	17.6	45	17.9	44	17.5	0.0
	Vacant	11	4.4	13	5.2	11	4.4	0.0
	Other	27	10.8	28	11.2	29	11.6	7.4
	Sub Total	250	-	251	-	251	-	-
Poynton	A1	67	55.8	65	54.6	69	57.0	3.0
	A2	8	6.7	7	5.9	8	6.6	0.0
	A3, A4, A5	27	22.5	27	22.7	26	21.5	-3.7
	Vacant	9	7.5	10	8.4	8	6.6	-11.1
	Other	9	7.5	10	8.4	10	8.3	11.1
	Sub Total	120	-	119	-	121	-	-
Sandbach	A1	95	41.7	91	39.6	92	40.5	-3.2
	A2	29	12.7	28	12.2	27	11.9	-6.9
	A3, A4, A5	44	19.3	45	19.6	45	19.8	2.3
	Vacant	12	5.3	20	8.7	17	7.5	41.7
	Other	48	21.1	46	20.0	46	20.3	-4.2
	Sub Total	228	-	230	-	227	-	-



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
Wilmslow	A1	120	42.7	122	43.4	119	42.3	-0.8
	A2	26	9.3	25	8.9	25	8.9	-3.8
	A3, A4, A5	42	14.9	44	15.7	46	16.4	9.5
	Vacant	26	9.3	21	7.5	21	7.5	-19.2
	Other	67	23.8	69	24.6	70	24.9	4.5
	Sub Total	281	-	281	-	281	-	-
Totals		2,586	-	2,591	-	2,585	-	-

Contextual Indicators

EG7 Visitor numbers to popular attractions (SA18)

12.71 The number of visitors to many key attractions appears to have fluctuated unevenly between 2013 and 2019 and the overall total number of visits was around 3% lower in 2019 (1,687,600) than in 2018 (1,732,600).⁽⁴⁶⁾ However, Quarry Bank Mill and Garden has generally seen strong growth in visitor numbers over the longer term, as has Hare Hill Gardens.

Table 12.28 Key Visitor Attractions in Cheshire East (10,000 or more visitors 2014-2019) - 000s of visitors

Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2014	2015	2016	2017	2018	2019
Tatton Park	834.5	875.0	805.0	790.0	*	769.0
Quarry Bank Mill and Garden (NT)	172.4	183.0	213.0	251.5	240.3	285.8
Astbury Mere Country Park	221.4	183.0	245.0	252.6	299.1	211.6
Jodrell Bank Discovery Centre	123.0	128.9	143.4	148.3	148.0	162.0
Lyme Park & Gardens (NT)	114.8	146.7	137.8	193.0	137.9	131.3
Little Moreton Hall & Gardens (NT)	80.8	277.3	249.9	80.5	66.9	63.3
Hare Hill Gardens (NT)	25.0	25.0	27.0	30.0	33.2	34.5

46 2019 Annual Survey of Visits to Visitor Attractions, VisitBritain, October 2020.



Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2014	2015	2016	2017	2018	2019
West Park Museum & Art Gallery	*	*	*	*	22.5	20.5
Capesthorpe Hall & Gardens	3.1	2.4	6.2	9.6	9.7	9.7
Total	1,575.1	1,821.4	1,823.2	965.5	1,732.6	1687.6

1. This is not an exhaustive list of visitor attractions in Cheshire East: it includes only those attractions for which VisitBritain data were available for the year in question and that had 10,000 or more visitors. Hence the stated totals exclude some attractions, particularly smaller ones.
2. An * indicates where data was not available.
3. The figures for individual attractions are rounded off to the nearest 100, but the totals were calculated using unrounded data.
4. (NT) indicates a National Trust property.
5. Some of these figures are estimates, rather than actual counts of visitors.

EG8 Progress on major regeneration schemes (SA18)

Crewe town centre

12.72 In September 2017, Cheshire East Council's Cabinet approved major regeneration plans for Crewe town centre, utilising around £25m of funding from the Council and 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.

Future High Street Fund

12.73 In March 2019, Cheshire East Council submitted expressions of interest for Crewe and Macclesfield for funding from the Government's Future High Streets Fund. Unfortunately although bids for Macclesfield were submitted seeking funding from both the Future High Street Fund and Heritage High Street Fund, neither were successful in receiving an award from these heavily oversubscribed funds. However since 2019/2020 Crewe has been awarded £14.1m of Future High Street Funds in principle from MHCLG, subject to confirmation of revised proposals, for the delivery of several key town centre regeneration projects that will help to support the regeneration of the town centre and increase footfall for a wider range of uses.

Town Investment Plan

12.74 During 2020 the Council supported the establishment of a Town Board for Crewe, comprising representatives from across the local community. The first task for the Board has been to develop a Town Investment Plan for Crewe, which contains proposals for up to £25m of funding. This has been submitted and the Board and its partners are expecting a response from Government by early spring 2021, in expectation that a number of projects, including some focused on the town centre, will be able to commence by Spring 2022.



Royal Arcade site

12.75 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. Demolition and site preparation works commenced in 2020 and a hybrid planning application is scheduled to be submitted in Spring 2021, with construction of the new bus station and multi-storey car park proposed to commence in Winter 2021 (subject to planning), and be completed in Spring 2023. Delivery of the wider commercial development is scheduled to be completed by 2025, subject to planning approval and market conditions.

Crewe markets

12.76 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 and then approved 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. In summer 2019, works commenced on the building and these were completed in 2020. Following the procurement of a new market operator, the Market Hall is scheduled to reopen to the public in Spring 2021, supported by a diverse offer and mix of new and exciting businesses.

Public realm

12.77 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 wider commercial development, which, subject to planning approval and market conditions, is scheduled to be completed by 2025.

12.78 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.

Primary sub-station

12.79 In order to ensure sufficient and reliable electricity supply to meet the needs of new developments in central Crewe, plans were developed by Scottish Power for a new primary sub-station to be installed in the town centre, at the Council-owned Windycote site off Chester Street. In summer 2019, planning consent was granted and works commenced on the sub-station and associated electricity cabling around the town centre. Works are expected to be completed in 2021.

Macclesfield town centre

12.80 Footfall data now being collected across the Borough's Principal centres and KSCs shows that Macclesfield town centre receives more visits than any other centre in the borough by some considerable margin. Its importance to the Borough is therefore clear and despite



not being awarded Future High Street Funding like Crewe, the Council has continued to pursue regeneration activities as resources allow. During 2019/20 work on regenerating Macclesfield town centre progressed with the following key initiatives:

- In October 2019 the Council approved the Macclesfield Town Centre Strategic Regeneration Framework (SRF), setting a vision for a 'town that celebrates its quiriness'. The Framework identifies seven 'character areas', suggesting the Heritage Heart, the Station Gateway and the Retail Core as the priority locations for regeneration initiatives. The Framework also sets nine objectives against which any regeneration proposal can be considered and identifies suggested actions to be pursued as and when resources allow.
- Detailed designs were completed for a transformational public realm scheme on Castle Street to improve the pedestrian experience and quality of place, facilitate alfresco activity and encourage private investment in the town centre. Contractual arrangements were made for delivery on site Summer 2020 and stone ordered and acquired ready for start on site. Unfortunately delays and practical issues associated with the COVID-19 pandemic meant that work did not commence as planned in spring 2020 and the decision was taken to look to push delivery to spring/summer 2021.
- The Shop Front Grant Scheme Phase Two was completed for the Lower Mill Street/Park Green area of the town centre, working with local independent businesses with a total of 16 completed schemes.
- Final designs were completed for the creation of a 'pocket park' adjacent to Macclesfield Bus Station for delivery on site 2021.
- Drawing from the priorities identified in the SRF, CEC funding was identified for the development of concept designs for public realm works in the Historic Heart of the town centre on Chestergate and Market Place.

Other Towns

12.81 Following the completion of the SRF for Macclesfield, and recognising the town centres of other towns to the communities they serve, CEC funding was identified for the development of Town Centre Vitality Plans for the Borough's nine KSCs: Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. This work went out for tender, to identify a suitable expert team ready for work to commence in 2020/21.

EG9 Tourist numbers

12.82 There were 16.1 million tourists in 2018 (up from 16.0 million in 2017).⁽⁴⁷⁾



EG10 Economic impact (expenditure/revenue) from tourism

12.83 The economic impact from tourism has increased from £921 million in 2017 (in 2017 prices) to £963 million in 2018 (in 2018 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.⁽⁴⁸⁾

EG11 Total employment supported by tourism

12.84 The total amount of full-time equivalent employment supported by tourism has increased from 11,600 jobs in 2017 to 11,800 jobs in 2018.⁽⁴⁹⁾

EG12 Tourist days

12.85 The number of tourist days was 17.8 million days in 2018 (up from 17.6 million in 2017).⁽⁵⁰⁾

EG13 Bedstock (number of beds)

12.86 The bedstock was slightly higher in 2018 than in 2017.⁽⁵¹⁾⁽⁵²⁾

Table 12.29 Bedstock

	2017	2018
Beds in serviced accommodation	8,000	8,000
Beds in non-serviced accommodation	2,000	2,200
Total stock	10,000	10,100

48 Cheshire East STEAM Final Trend Report for 2009-18, October 2019. Figures are in 'current' prices, that is, they include the effects of inflation as well as increases in the volume of activity.

49 Cheshire East STEAM Final Trend Report for 2009-18, October 2019.

50 Cheshire East STEAM Final Trend Report for 2009-18, October 2019.

51 Cheshire East STEAM Trend Report for 2009-18 (final version), October 2019.

52 The 2018 figures for each category do not sum to the stated overall total due to independent rounding.



EG14 Most deprived Lower Layer Super Output Areas in England (SA3)⁽⁵³⁾

12.87 24 of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) rank among the most deprived 25% of English LSOAs (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).

12.88 109 of the Borough's LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

12.89 The statistics suggest little change (between 2015 and 2019) 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.

12.90 Table 12.30 lists the 24 most deprived LSOAs in 2019.

Table 12.30 Cheshire East LSOAs that Fall Within England's Most Deprived 25%

LSOA code (2011)	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26

53 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, Ministry of Housing, Communities and Local Government (MHCLG)), Sept 2019 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>) and 2015 English Indices of Deprivation, DCLG (now MHCLG), Sept 2015 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>).



LSOA code (2011)	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

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.
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018476 in Crewe has a percentile value of 3.82, which means it is outside England's most deprived 3%, but inside England's most deprived 4%.

EG15 Lower Super Output Areas with a deprived living environment in England (SA2/4/12/16)

12.91 According to the 2019 Indices, 37 (15.8%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England (down from 45, or 19.2%, in 2015) and 19 (8.1%) were amongst England's 10% most deprived. 90 (38.5%) of LSOAs were classified as being amongst the 25% least deprived in England and 40 (17.1%) were amongst England's 10% least deprived.⁽⁵⁴⁾

Conclusion

12.92 Employment land continues to be taken up, with the three year rolling average of employment land losses currently above the allowance, that is, the average level of loss assumed by the LPS over the Plan period.

12.93 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.

12.94 Work is progressing on the regeneration of Crewe and Macclesfield town centres.

12.95 The economic impact of tourism, and the number of jobs it supports remained broadly stable in 2018 (compared to 2017), however the number of visitors to key attractions has, generally, fluctuated between 2014 and 2019.

Further Actions

- Continue work to regenerate the town centres of Crewe and Macclesfield.

⁵⁴ Living Environment Deprivation domain data from the 2019 English Indices of Deprivation, Ministry of Housing, Communities and Local Government (MHCLG)), Sept 2019 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>) and 2015 English Indices of Deprivation, DCLG (now MHCLG), Sept 2015 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>).

- 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.
- Continue to pursue opportunities 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

12.96 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

12.97 The SPDs monitored in this section are:

- Affordable housing and mixed communities
- Designing out crime

Core Output Indicators

MF4 Gross total of affordable housing units provided (SA1)

12.98 Table 12.31 shows the number of affordable units completed over the last five years.⁽⁵⁵⁾ In 2019/2020, 21% of the total number of dwellings built on all sites across the Borough, irrespective of the size and type of development, were affordable, down 1% on that of the previous year. However, this is a decrease of just 23 dwellings on the number of affordable dwellings built in 2018/19.

Table 12.31 Provision of Affordable Homes

2015/16	2016/17	2017/18	2018/19	2019/20
448	372	655	729	706

MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople (SA3)

12.99 17 additional pitches in 2019/20 (all permanent) compared to ten additional pitches in 2018/19 (eight transit and two permanent).⁽⁵⁶⁾

55 Source: CEC Housing Database

56 Cheshire Partnership Gypsy Traveller Coordinator.



MF12 Provision of outdoor sports facilities (SA4)

12.100 An updated Playing Pitch Strategy (PPS) (2019) has been produced, which contains an updated strategy, assessment report and action plan. The PPS links to LPS Policy SC 2 'Indoor and Outdoor Sports Facilities' and emerging draft SADPD Policy REC 3 'Green space implementation'.

MF13 Provision of indoor sports facilities (SA4/7/18)

12.101 A progress and evidence review document has been produced (February 2019). The indoor sports strategy documents and progress made have been assessed in line with the monitoring and review process, as set out in the 2017 Indoor Sports Strategy (p32). Emerging draft SADPD Policy REC 2 'Indoor sport and recreation implementation' clarifies the formula for contributions for the provision/improvement of facilities required under LPS Policy SC 2 'Indoor and Outdoor Sports Facilities'.

Local Indicators

SC1 Number of crimes (SA6)

12.102 Cheshire East has seen an increase in crime rates between 2016/17 and 2019/20; the rates in the different crime types have fluctuated over this period.⁽⁵⁷⁾ 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 12.32 Number of Crimes

Type of Crime	2016/17	2017/18	2018/19	2019/20
Violence/person	5,746	8,664	10,910	12,430
Drug offences	582	582	514	429
Sexual offences	550	827	924	849
Robbery	81	117	150	180
Criminal damage & arson	2,944	3,515	3,216	3,244

57 Source: Cheshire Constabulary



Type of Crime	2016/17	2017/18	2018/19	2019/20
Burglary	1,441	1,646	1,593	1,666
Vehicle offences	1,196	1,248	1,267	1,418
Possession/weapons	94	133	139	114
Public order	2,918	5,456	5,672	5,032
Theft/stolen goods	4,689	5,584	5,722	5,080
Other offences	334	551	558	5,060
Total	20,575	28,323	30,665	31,062

SC2 Percentage of working age (16-64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none (SA20)

12.103 The percentage of the working age population whose highest qualification is NVQ Level 4 and above is (as of 2019) higher than that in the North West and the UK. However, these gaps are not statistically significant, that is, they may just be the result of survey sampling error. The Cheshire East proportion is slightly lower than in 2019, though this change is not statistically significant. The percentage of the working age population with no qualifications is lower (though not by a statistically significant margin) than those in the North West and UK.⁽⁵⁸⁾

Table 12.33 Percentage of Working Age Population whose Highest Qualification is NVQ Level 1/2/3/4 or Higher/Other/None

	2019			Cheshire East 2018
	Cheshire East	North West	UK	
NVQ4+	41.9%	36.1%	40.2%	44.7%
NVQ3	16.5%	17.6%	16.8%	17.4%
Trade Apprenticeship	2.3%	2.9%	2.9%	1.8%
NVQ2	16.9%	17.9%	15.7%	16.2%
NVQ1	9.2%	10.5%	9.9%	10.0%
Other	6.8%	6.3%	6.6%	5.0%
None	6.4%	8.7%	7.9%	4.9%

58 Annual Population Survey (residence-based dataset), Jan-Dec 2018 to Jan-Dec 2019, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.



SC3 Average earnings (gross weekly pay of full-time employees) - residence based measure (SA17)

12.104 £623.30 in 2019 (15% higher than in 2014).⁽⁵⁹⁾ Average earnings in the Borough are notably higher than those in the North West and the UK as a whole.

Table 12.34 Average Earnings (Median Gross Weekly Pay of Full-time Employees)

Comparator (2019)		Trend					
North West	UK	2014	2015	2016	2017	2018	2019
£555.80	£584.90	£541.50	£536.60	£541.80	£557.70	£588.00	£623.30

SC4 Average (mean) house price in the Borough (SA1)

12.105 £227,800 (March 2020). House prices in the Borough have fallen significantly below the England average, but are higher than those in the North West. They have increased steadily in recent years, rising 15% between 2015 and 2019, and by a further 2% between 2019 and 2020.⁽⁶⁰⁾

Table 12.35 Average (Mean) House Price in the Borough

	2015	2016	2017	2018	2019	2020
England	£203,400	£222,700	£231,800	£240,400	£243,000	£250,000
North West	£135,300	£141,400	£149,600	£155,600	£160,700	£166,800
Cheshire East	£193,100	£202,600	£207,600	£218,200	£222,900	£227,800

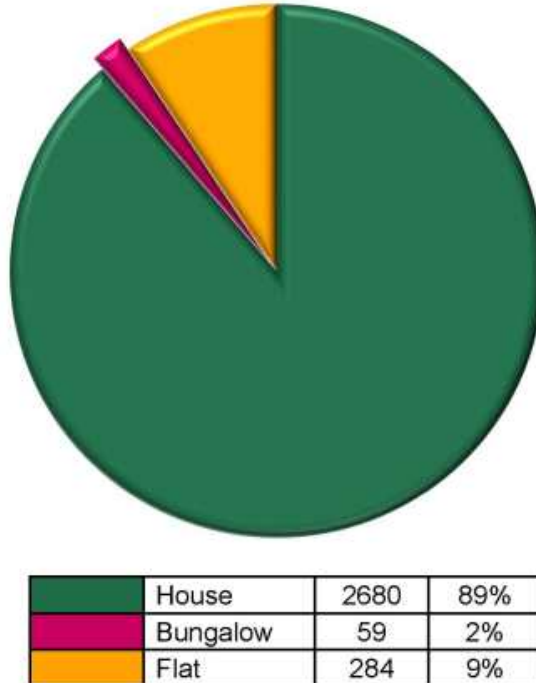
59 Annual Survey of Hours and Earnings – 2020 provisional and 2019 revised results (published Nov 2020), ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. Note: Figures are residence-based, that is, they relate to employed people living, (but not necessarily working) in the geographical area in question. They are median earnings and relate to full-time employees only. They include overtime.

60 Land Registry House Price Index (HPI). Data obtained on 6/11/20 from <http://landregistry.data.gov.uk/app/ukhpi/explore>. Note: Figures relate to March of each year.



SC5 Type of dwelling completed (SA1)

Figure 12.10 Type of Dwelling Completed (2019/20)

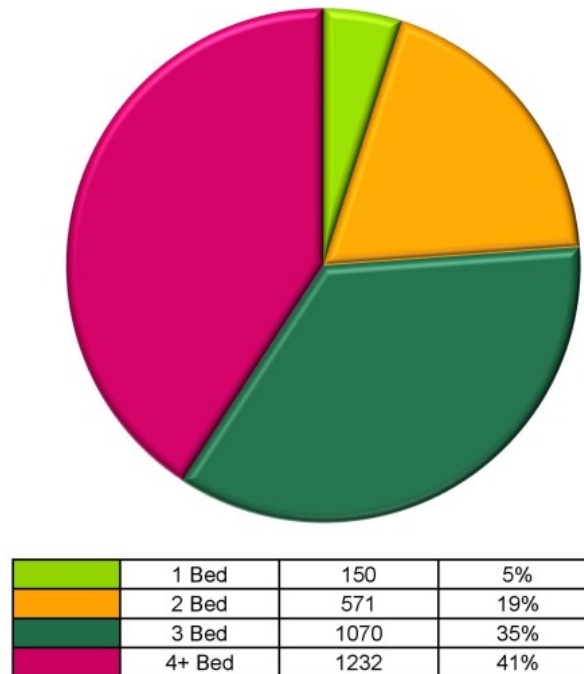


12.106 89% of the new build dwellings completed in 2019/20 were houses; a 1% increase on last year. 2% were bungalows, whilst the percentage of flats has decreased to 9%, from 11% the previous year. Of the 3,023 new build houses or bungalows completed in 2019/20, 78% were detached or semi-detached properties, with 22% being terraced properties; this represents a small increase in the proportion of terraced properties from that in the previous year, with the corresponding decrease in the proportion of detached properties.



SC6 Size of dwelling completed (SA1)

Figure 12.11 Size of Dwelling Completed (2019/20)



12.107 A mix of sizes have been completed. The percentage share of 1-bedroomed homes has decreased by 1% from the previous year. The proportion of two-bedroomed homes has stayed the same as last year at 19%. The provision of three-bedroomed homes has increased by 3% to 35%, while the provision of four-bedroomed homes has decreased by 2% from the previous year (2018/19).

Contextual Indicators

SC7 New assembly and leisure facilities (use class D2) completed (SA4/7/18)⁽⁶¹⁾

- 2,592.40m² gross, 1,903.80m² net in 2018/19
- 4,739.80m² gross, 604.68m² net in 2019/20



SC8 Fuel poverty (SA3)

12.108 16,441 (9.8%) of Cheshire East's 167,004 households were in fuel poverty in 2018. This is below the proportions for the North West (12.1%) and England (10.3%), and lower than in 2017 (10.5%).⁽⁶²⁾

Conclusion

12.109 Average earnings have grown in recent years (2014 to 2019), but house prices have risen much faster over the same period, and therefore affordability of dwellings remains an issue; the size of homes in terms of the number of bedrooms has remained the same proportions as last year; 76% are three or more bedrooms. The Borough has an ageing population, however a low proportion of the number of dwellings completed were bungalows, up 1% from the previous year, but still only representing 2% of the new stock; 89% of the completed housing stock were houses.

Further Actions

- Continue to use the planning system and Section 106 Agreements to secure further provision of affordable housing.
- 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.

62 'Sub-regional Fuel Poverty (England)' data tables for 2017 and 2018, Department for Business, Energy & Industrial Strategy ("DBEIS"), June 2019 (2017 data) and April 2020 (2018 data) and 'Fuel Poverty Statistics England: Detailed Tables' with 2018 data, DBEIS, April 2020 (<https://www.gov.uk/government/collections/fuel-poverty-statistics>).



Sustainable Environment

12.110 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

12.111 The SPDs monitored in this section are:

- Cheshire East Design Guide
- Over Peover
- Prestbury
- Local list of historic buildings
- Smallwood Village Design Statement
- Development on backland and gardens
- Extensions and householder development
- Prestbury Village Design Statement
- Poynton
- Trees and development
- Nature conservation strategy
- Stapeley Water Gardens
- Bollington
- Sustainable development

Core Output Indicators

MF11 Mineral provision and landbanks (SA15)

12.112 Data for this monitoring year was requested from mineral operators later than usual and was collected directly by MHCLG rather than Cheshire East Council as the Mineral Planning Authority. Publication of the data is expected in 2021. Unfortunately this means that a position on mineral sales and landbanks is not possible for this monitoring year. Data for 2018 is shown as the latest position.



12.113 A planning application reference 17/3605W for a new quarry to extract 3.3mt of silica and construction sand at Rudheath Lodge, New Platt Lane, Cranage was approved. The whole site is within Cheshire East and Cheshire West and Chester Council administrative areas.

Table 12.36 Cheshire East Land-won Aggregate Landbanks

Method	At 31/12/18			At 31/12/19		
	Annual Supply Provision	Permitted Reserve	Landbank	Annual Supply Provision	Estimated Permitted Reserve	Landbank
Aggregate Land-Won Sand and Gravel						
Annual production figure ⁽⁶³⁾	0.502 mt	2.52 mt	5.02 yrs	-	-	-
Last ten years sales average	0.440 mt	2.52 mt	5.73 yrs	-	-	-
Last three years sales average	0.433 mt	2.52 mt	5.82 yrs	-	-	-
Annual apportionment figure	0.71 mt	2.52 mt	3.55 yrs	-	-	-
Aggregate Crushed Rock						
Last ten years sales average	0.001 mt	4.89 mt	>50 yrs	-	-	-
Last three years sales average	0.001 mt	4.89 mt	>50 yrs	-	-	-
Annual apportionment figure	0.04 mt	4.89 mt	>50 yrs	-	-	-

12.114 Only two of the four permitted primary industrial sand sites had reserves of ten or more years at the end of the 2018 monitoring period.

MF14 Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (SA11)

12.115 With the exception of Local Wildlife Sites and Local Geological Sites, the number of designated sites in the Borough has not changed since previously reported on.⁽⁶⁴⁾

63 2018 sales data is the first year for data collection using the annual production figure methodology. Source: draft 2019 LAA (2018 sales data)

64 CEC Environmental Planning service and CEC Strategic Planning service



Table 12.37 List of Designated Sites (2020)

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	128 (32%)
Local Wildlife Site - Grade B	116 (29%)
Local Wildlife Site - Grade C	98 (25%)
Local Wildlife Site - Not graded	58 (15%)
Local Geological Site	23

12.116 As shown in Table 12.38, in 2019/20 there were no planning permissions granted that resulted in the loss of a Local Wildlife Site.⁽⁶⁵⁾

Table 12.38 LGS, LNRs, SSSIs and LWSs Impacted by Planning Decisions

	2018/19		2019/20	
	Positive	Negative	Positive	Negative
Local Wildlife Site	0	1	0	0
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)

12.117 10 in 2019/20 (10 in 2018/19).⁽⁶⁶⁾

65 CEC Environmental Planning service
66 Cheshire Historic Environment Record



MF16 Waste arisings and the amounts of waste recycled, recovered or going for disposal (SA14)

12.118 In 2018/19, 181,288 tonnes of waste material was collected by Cheshire East, of which 177,870 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 13,590 tonnes. Of the total amount, 51.6% was sent for either recycling or composting, 6.7% was sent to landfill and 41.8% incinerated (with energy generated). The amount of waste sent to landfill has reduced significantly for the third consecutive year.

Table 12.39 Cheshire East Waste Statistics

	2017/18 (tonnes)	2018/19 (tonnes) ⁽¹⁾
Total LACW waste	194,878	181,288
Recycled/composted	108,699 (55.8%)	93,602 (51.6%)
Energy recovery	37,562 (19.3%)	75,867 (41.8%)
Landfill	48,262 (24.8%)	12,173 (6.7%)

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)

12.119 The percentage of new and converted dwellings on PDL has decreased by 8%, from 34% in 2018/19 to 25% in 2019/20.⁽⁶⁷⁾

SE2 Total amount of employment floorspace on PDL - by type (SA10/16)

12.120 The proportion of new employment floorspace on PDL has risen slightly from 15% in 2018/19 to 16% in 2019/20.⁽⁶⁸⁾ The results reflect the completion of a large greenfield development at Basford West Commercial Park.

Table 12.40 Amount of Employment Floorspace on PDL 2019/20

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Greenfield (m²)	2,407	0	0	2,558	0	1,152	22,010	28,127
PDL (m²)	1,254	0	149	727	2,880	200	175	5,385
Percentage on PDL	34	0	100	22	100	15	1	16

67 CEC Housing Monitoring Database

68 CEC Employment Monitoring Database



SE3 Number of planning applications approved contrary to EA advice on water quality grounds (SA9)

12.121 None in 2019/20 and none in 2018/19.⁽⁶⁹⁾

SE4 Number of planning applications approved contrary to EA advice on flood risk (SA9)

12.122 Two in 2019/20 and none in 2018/19.⁽⁷⁰⁾ 19/5367N was approved contrary to EA advice as, given the small nature of the proposed summer house, it was considered unreasonable and not proportionate to require the applicant to carry out a Flood Risk Assessment in respect of potential flooding impacts. 20/0597N was approved contrary to EA advice as, given the small nature of the proposal and that similar development could be carried out under Permitted Development it was considered to be unreasonable and not proportionate to require the applicant to carry out a Flood Risk Assessment in respect of potential flooding impacts.

SE5 Renewable energy generation (SA13)⁽⁷¹⁾

12.123 Please note that the capacity is not stated on all applications.

Table 12.41 Renewable Energy Generation

	Onshore Wind	Solar photovoltaics	Hydro	Heat source	Battery Storage	Biomass	Total
Approved applications	0	1	0	2	0	0	3
Approved capacity (kW) ⁽⁷²⁾	0	0	0	123,416	0	0	123,416
Installed applications	0	2	0	3	1	1	7
Installed capacity (kW)	0	4	0	123,416	20,000	100	143,520

69 Environment Agency
<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

70 Environment Agency
<https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>

71 CEC Renewable Energy Monitoring Database

72 Approved capacity i.e. kilo wattage, is not always specified on planning application forms and supporting plans for renewable energy schemes installed during the monitoring year.



12.124 Renewable energy schemes permitted in the monitoring year continue to fall in line with recent years. The total number of approved applications is recorded as three owing to one application being approved for both the installation of solar panels and a ground source heat pump. The number of renewable energy installations has increased compared to 2018/19.

Table 12.42 Renewable Energy Generation Trends

	2017/18	2018/19	2019/20
Approved applications	8	5	3
Approved capacity (kW)	20,419	270,100	123,416
Installed applications	6	1	7
Installed capacity (kW)	892	2,700	143,520

SE6 Sales of primary land-won aggregates (SA15)

12.125 Information on sales of land-won sand and gravel in Cheshire East is not yet available for the monitoring year 2019/2020. The latest data is for the period 2018/2019.⁽⁷³⁾

Table 12.43 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region 2005-2018 (million tonnes)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	0.55
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	0.001
Cheshire Sub-region ⁽⁷⁴⁾														
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	1.34
Crushed rock ⁽⁷⁵⁾	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	0.001

⁷³ draft Cheshire East Local Aggregate Assessment 2019

⁷⁴ Combines Cheshire East and Cheshire West and Chester Boroughs

⁷⁵ Cheshire West and Chester does not contain permitted crushed rock resources





SE7 Produced and handled construction, demolition and excavation waste (SA15)

12.126 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.

12.127 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 662,037 tonnes in 2017 to 463,709 tonnes in 2018. Production increased from 170,371 tonnes in 2017 to 213,934 tonnes in 2018.⁽⁷⁶⁾

Table 12.44 Produced and Handled Construction, Demolition and Excavation Waste (tonnes)

	2017	2018
Produced	170,371	213,934
Handled	662,037	463,709

SE8 Capacity of new waste management facilities (SA14)

12.128 No planning permissions were granted during the monitoring year that increased the capacity of waste management facilities.

Table 12.45 Waste Management Capacity Change

	2018/19	2019/20
No. of planning applications proposing new capacity granted permission	1	0
Total new capacity (tonnes per annum)	75,000	0

76 draft North West Aggregate Working Party Annual Monitoring Report using 2018 data.



Local Indicators

SE9 Housing energy efficiency rating (SA13)

12.129 The average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 83 in 2019/20.⁽⁷⁷⁾ This is an increase of one on the 2018/19 figure.⁽⁷⁸⁾

SE10 Number of heritage listings (SA12)

12.130 There has been some change in heritage listings between 2019 and 2020, with additional buildings listed, and the addition of a World Heritage Site (Jodrell Bank Observatory).⁽⁷⁹⁾

Table 12.46 Heritage Listings

	2019	2020
World Heritage Sites	0	1
Listed Buildings	2,649	2,652
Conservation Areas	77	77
Scheduled Monuments	106	106
Registered Parks and Gardens	17	17
Areas of Archaeological Potential	10	10
Registered Battlefields	1	1
Total	2,860	2,864

SE11 Heritage at risk (SA5/12)

12.131 The number of heritage assets at risk has remained the same between 2018/19 and 2019/20. 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, and, based on a survey undertaken thus far for Grade IIs (roughly 60%), 23% are considered to be at risk.

77 Ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating.

78 CEC Building Control and Planning Systems team

79 Cheshire Historic Environment Record

Table 12.47 Heritage at Risk⁽⁸⁰⁾

	2017/18	2018/19	2019/20
Conservation Areas at risk	3	3	3
Conservation Areas lost	0	0	0
Grade I Listed Buildings at risk	3	4	4
Grade II* Listed Buildings at risk	4	4	4
Grade II Listed Buildings at risk	1	2	2
Listed Buildings lost	0	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	19	21
	Lost	0	0

SE12 Number of Conservation Area appraisals undertaken (SA12)

12.132 None in 2019/20.⁽⁸¹⁾

SE13 Locally important buildings lost (SA12)

12.133 The number of locally important buildings lost has remained at zero in 2019/20.⁽⁸²⁾

SE14 Landscape types and coverage (SA12)

12.134 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.⁽⁸³⁾

⁸⁰ Historic England

⁸¹ CEC Environmental Planning service

⁸² CEC Environmental Planning service

⁸³ Cheshire East Landscape Character Assessment, LUC, May

2018 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>



12.135 The Cheshire East Landscape Character Assessment (2018)⁽⁸⁴⁾ replaced the previous Cheshire-wide assessment carried out in 2008, which had identified 20 landscape character types.

SE15 Highest, lowest and average air quality in Air Quality Management Areas (SA10)

12.136 Cheshire East has 19 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 average air quality ratings since the previous monitoring period.

Table 12.48 Average, Max and Min Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites in AQMA's

AQMA's	Nitrogen dioxide ($\mu\text{g}/\text{m}^3$) ⁽¹⁾		
	2017	2018	2019
A6 Market Street, Disley	Average: 43.9 Max: 55.6 Min: 32.3	Average: 36.0 Max: 43.6 Min: 28.5	Average: 37.8 Max: 46.5 Min: 29.8
A556 Chester Road, Mere	Average: 25.0 Max: 38.5 Min: 13.5	Average: 28.5 Max: 34.3 Min: 20.9	Average: 28.6 Max: 32.3 Min: 23.2
A523 London Road, Macclesfield	Average: 34.3 Max: 41.1 Min: 30.3	Average: 31.7 Max: 38.1 Min: 27.3	Average: 30.6 Max: 37.4 Min: 25.9
A50 Manchester Road, Knutsford	Average: 32.8 Max: 32.8 Min: 32.8	Average: 31.3 Max: 31.3 Min: 31.3	Average: 30.1 Max: 30.1 Min: 30.1
A54 Rood Hill, Congleton	Average: 42.4 Max: 45.0 Min: 39.8	Average: 35.5 Max: 37.8 Min: 33.1	Average: 34.7 Max: 35.9 Min: 33.4
A34 Lower Heath, Congleton	Average: 60.0 Max: 60.0 Min: 60.0	Average: 48.2 Max: 48.2 Min: 48.2	Average: 46.8 Max: 46.8 Min: 46.8
A34 West Road, Congleton	Average: 42.3 Max: 54.7 Min: 29.9	Average: 38.3 Max: 48.0 Min: 28.5	Average: 34.5 Max: 43.6 Min: 25.3
A5022/A534 Sandbach	Average: 31.0 Max: 40.5 Min: 21.5	Average: 28.2 Max: 36.6 Min: 19.7	Average: 29.2 Max: 31.9 Min: 26.5

84 Cheshire East Landscape Character Assessment, LUC, May 2018
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>



AQMA ^s	Nitrogen dioxide (µg/m ³) ⁽¹⁾		
	2017	2018	2019
Hospital Street, Nantwich	Average: 38.5 Max: 47.0 Min: 28.7	Average: 34.2 Max: 40.1 Min: 27.1	Average: 34.2 Max: 39.3 Min: 29.0
Nantwich Road, Crewe	Average: 29.9 Max: 36.7 Min: 24.5	Average: 28.9 Max: 33.1 Min: 25.6	Average: 28.6 Max: 33.0 Min: 23.7
Earle Street, Crewe	Average: 29.1 Max: 29.1 Min: 29.1	Average: 33.0 Max: 35.9 Min: 27.8	Average: 34.3 Max: 35.0 Min: 33.5
Wistaston Road, Crewe	Average: 26.8 Max: 29.2 Min: 24.4	Average: 25.5 Max: 27.7 Min: 23.3	Average: 31.4 Max: 31.3 Min: 31.3
Chester Road, Middlewich	Average: 39.2 Max: 43.0 Min: 35.3	Average: 38.3 Max: 42.0 Min: 34.5	Average: 36.8 Max: 40.7 Min: 32.8
Broken Cross, Macclesfield	Average: 27.8 Max: 32.5 Min: 25.6	Average: 24.8 Max: 29.0 Min: 22.9	Average: 27.2 Max: 31.5 Min: 22.6
Hibel Road, Macclesfield	Average: 32.5 Max: 44.6 Min: 24.4	Average: 28.3 Max: 38.4 Min: 22.2	Average: 28.4 Max: 38.7 Min: 22.4
Park Lane, Macclesfield	Average: 29.6 Max: 37.1 Min: 22.7	Average: 27.6 Max: 34.4 Min: 21.6	Average: 26.6 Max: 34.1 Min: 19.7
Middlewich Road, Sandbach	Average: 36.8 Max: 38.5 Min: 35.2	Average: 34.4 Max: 36.2 Min: 32.5	Average: 33.1 Max: 35.0 Min: 31.3
A533 Lewin Street, Middlewich	Average: 37.7 Max: 42.8 Min: 31.4	Average: 36.4 Max: 41.2 Min: 31.6	Average: 33.8 Max: 37.9 Min: 29.9
A537 Chelford Road, Knutsford	Average: 45.1 Max: 45.1 Min: 45.1	Average: 39.7 Max: 39.7 Min: 39.7	Average: 35.9 Max: 35.9 Min: 35.9

1. Air Quality Objective = 40 µg/m³ Annual Mean

SE16 Length of Public Rights of Way network (SA2)

12.137 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.⁽⁸⁵⁾

85 CEC Rights of Way Improvement Plan: Implementation Plan 2015-19.



Table 12.49 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

SE17 Household waste collection per head (kg) per annum (SA14)

12.138 The amount of household waste collected per head has decreased from 480.7kg in 2017/18 to 463.1kg in 2018/19.⁽⁸⁶⁾

SE18 Households served by kerbside collection (SA14)

12.139 The percentage of households served by kerbside collection of two or more recyclables has remained at 100% in 2018/19.⁽⁸⁷⁾

SE19 Density of new housing developments (SA16)

12.140 The percentage of new housing developments at a density of 30 dwellings per hectare or more has decreased by 3% in 2019/20 in comparison to the percentage in 2018/19.

Table 12.50 Density of New Housing Developments

	2018/19		2019/20	
	No. of Dwellings	Percentage	No. of Dwellings	Percentage
Less than 30 dwellings per hectare	2,169	71%	2,424	74%
Between 30 and 50 dwellings per hectare	500	16%	499	15%
Above 50 dwellings per hectare	387	13%	340	10%

86 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).

87 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).



SE20 Brownfield Land Register (SA10/16)

12.141 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 latest Part 1 Brownfield Land Register in December 2020 and in accordance with the relevant regulations, this will be updated on an annual basis.⁽⁸⁸⁾ There are 104 sites on the Brownfield Land Register. Of these sites, 49 are considered suitable, available and achievable for residential led development. The 55 sites not considered suitable, available and achievable were either completed or are under construction at the base date for residential development and as such they are no longer considered available for redevelopment. The published guidance on the preparation of brownfield registers requires these sites to remain on the register but an 'end date' is added to the final column.

Contextual Indicators

SE21 Listed Building enforcement cases

12.142 27 alleged offences were investigated during 2019/20.

SE22 Average CO₂ emissions per person (SA8)

12.143 6.8 tonnes per capita in 2018.⁽⁸⁹⁾

12.144 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 2013-18 period.

Table 12.51 Average CO₂ Emissions Per Person

Comparator (tonnes) (2018)		Trend (tonnes)					
North West	UK	2013	2014	2015	2016	2017	2018
5.3	5.2	8.3	7.4	7.4	7.2	6.9	6.8

Conclusion

12.145 No schemes had a negative impact on a Local Wildlife Site.

⁸⁸ https://www.cheshireeast.gov.uk/planning/spatial_planning/brownfield-register.aspx

⁸⁹ UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2018, DBEIS, June 2020: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>



12.146 There has been an 8% decrease in the percentage of housing development and a slight increase in the proportion of employment floorspace completed on previously developed land.

12.147 There continues to be heritage at risk in the Borough, albeit the number of heritage assets at risk between 2018/19 and 2019/20 remained the same.

12.148 There has generally been an improvement in air quality ratings, with the average CO₂ emissions per person largely 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
- 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 draft Cheshire East Local Aggregate Assessment 2019⁽⁹⁰⁾

90 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx



Connectivity

12.149 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

12.150 The SPD monitored in this section is:

- Crewe Rail Gateway

Core Output Indicators

MF10 The percentage of premises (business/residents) which have access to fibre broadband service (>24Mbps) (SA17)

12.151 95.5%. The Government's target for 100% UK full fibre coverage is 2033; this would provide speeds of 1,000Mbps.

MF17 Progress on key highways schemes listed in Policy CO 2 (SA7)

12.152 Table 12.52 shows the progress made on key highways schemes listed in LPS Policy CO 2, as at 31 March 2020.

Table 12.52 Progress on Key Highways Schemes Listed in Policy CO 2

Scheme	Progress
A6 to Manchester Airport Relief Road	Scheme opened to traffic in Oct 2018.
Crewe Green Roundabout junction improvements	Completed 29/11/18.
Completion of Crewe Green Link Road South	Completed December 2015.
Macclesfield Town Centre Movement Strategy	Linked to development or funding bids.
Congleton Link Road	Under construction.
Poynton Relief Road	Enabling works underway, main construction due to commence early 2021.
Middlewich Eastern Bypass	Planning application approved 19/7/19. Construction due to commence in 2021.
A51 corridor north of Nantwich junction improvements	Envisaged to be implemented by 2030 to support the growth policies in the LPS.



Scheme	Progress
A534 corridor improvements in Sandbach	Preferred option identified and detailed design underway. Seeking funding opportunities.
Major upgrade to A34 ⁽⁹¹⁾	Some of the improvements undertaken as part of the A6 Manchester Airport Relief Road.
A537/A50 corridor improvements through Knutsford	Linked to development.
B5077 Crewe Road/B5078 Sandbach Road junction improvements in Alsager	Linked to development timing.

MF18 New major developments within 500m of a bus stop served by a commercial bus service (SA2)

12.153 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)

12.154 Average minimum travel times by public transport/walking and car have worsened between 2016 and 2017, with longer travel times for Cheshire East residents compared to England for both public transport/walking.⁽⁹²⁾

Table 12.53 Average Minimum Travel Time for Residents to Reach the Nearest Key Services, by Mode of Travel

	2017 (minutes)		2016 (minutes)
	Cheshire East	England	
Public transport/walking	19.9	17.8	19.7
Cycle	15.2	15.2	15.3
Car	10.7	10.8	10.6

91 A34 and A555 corridor improvements in Handforth was looked at as an option and is not being pursued

92 <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, 2017, 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, 2017, DfT



Conclusion

12.155 Progress has been made on a number of key highways schemes.

12.156 Average minimum travel times has worsened, with public transport/walking 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

Development Plan Sites and Strategic Locations

12.157 Table 12.54 identifies progress made with regards to the Sites and Strategic Locations in the Development Plan, which is currently made up of allocated sites in the LPS and NDPs.

Table 12.54 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 2020) is set out in the Housing Monitoring Update (base date 31 March 2020). ⁽⁹³⁾
LPS 2 Basford East, Crewe	Target: 850 homes and 24ha of employment land 14/4025N - outline permission granted 9/02/16 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 23/12/16 for mixed-use development of up to 325 residential dwellings, B1, D1, A1, and A3/A4. 19/2545N - reserved matters granted 5/11/19 pursuant to 15/1537N. 19/5934N - reserved matters application submitted pursuant to 14/4025N. 19/0652N - reserved matters application submitted pursuant to 14/4025N condition 1 and condition 32. 19/3649N - hybrid application submitted for mixed use and residential development a) in full: the conversion, alteration and extension of the former mill and two farm buildings to business/professional services (Classes A2 and B1) and/or food and drink (Class A3) and/or non-residential community uses (Class D1) and/or leisure uses (Class D2). Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land

93 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.</p> <p>14/0378N – outline permission granted 18/07/14 for B2 and B8. Site under construction.</p> <p>18/0377N – reserved matters granted 1/5/18 pursuant to 14/0378N.</p> <p>13/0336N – outline permission granted 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 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. Site 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. Development completed 12/3/20.</p> <p>18/0475N - reserved matters granted 2/5/18 pursuant to 14/0378N of Basford West.</p> <p>19/3526N - reserved matters granted 8/11/19 pursuant to 14/0378N for the erection of a building for use within class B2 and B8 on plot 5.</p> <p>19/2489N - full permission granted 27/9/19 for the erection of two units totaling 12,615 sqm (135,784 sqft) for use within B1(b), B1(c), B2 and B8, with ancillary office use on plot 1. Site under construction.</p> <p>Completions 2019/20: 65 homes, 4.40ha of employment land</p> <p>Completions to date: 218 homes, 4.40ha of employment land</p>
LPS 4 Leighton West, Crewe	<p>Target: 850 homes and 5ha of employment land</p> <p>18/6118N - full permission granted 3/7/19 for highway infrastructure measures and associated works in the Leighton area of Crewe (North West Crewe Package).</p> <p>19/1371N - outline application submitted for the development of up to 400 residential units (C3), associated infrastructure and open space.</p> <p>19/2178N - outline application submitted for the development of up to 850 residential units (C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space.</p> <p>Completions 2019/20: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>

Policy	Progress
LPS 5 Leighton, Crewe	<p>Target: 500 homes 16/2373N – outline permission granted 15/01/18 for 400 residential dwellings, open space and new access off Sydney Road. 18/6118N - full permission granted 3/7/19 for highway infrastructure measures and associated works, in the Leighton area of Crewe (North West Crewe Package). 19/2178N - outline application submitted for the development of up to 850 residential units (C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
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. Completed 29/11/18. Completions 2019/20: 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 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. 19/4337N - reserved matters submitted pursuant to 19/2859N as originally granted permission under 15/0184N. On the southern parcel of land: 13/2055N – outline permission granted 14/08/15 for up to 240 residential dwellings, open space and new access off Sydney Road. 15/2818N - outline permission granted 19/1/17 on a small parcel of the land for the erection of up to 12 dwellings. 18/4050N - reserved matters granted 14/6/19 pursuant to 13/2055N. 18/4051N - reserved matters granted 27/6/19 pursuant to 15/2818N. Completions 2019/20: 0 homes Completions to date: 0 homes</p>





Policy	Progress
LPS 8 South Cheshire Growth Village, SE Crewe	<p>Target: 650 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 9 The Shavington/Wybunbury Triangle	<p>Target: 400 homes 12/3114N – outline permission granted 23/01/14 for 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 11/12/14 for residential development comprising 200 dwellings. Site under construction. 15/2783 - full permission granted 1/12/15 for two semi's and two detached houses. Site under construction. 18/2492N - reserved matters application submitted pursuant to 12/3114N. Completions 2019/20: 27 homes Completions to date: 193 homes</p>
LPS 10 East Shavington	<p>Target: 275 homes 13/2069N – outline application allowed at appeal 25/07/14 for the construction of up to 275 dwellings. 15/4046N – reserved matters granted 15/12/15 for the construction of 275 dwellings including landscaping, recreation and amenity open space. Site under construction. Completions 2019/20: 46 homes Completions to date: 70 homes</p>
LPS 11 Broughton Road, Crewe	<p>Target: 175 homes 15/0366N – outline permission granted 13/10/16 on northern part of the site for the erection of up to 129 homes with associated highways and open amenity space, landscaping and ecological protection zone. 19/3515N - reserved matters application submitted pursuant to 15/0366N as amended by 19/3356N. No application submitted on southern parcel of land, which could meet the remaining requirement of 46 homes (175 homes in LPS). Completions 2019/20: 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 2020) is set out in the Housing Monitoring Update (base date 31 March 2020). ⁽⁹⁴⁾</p>

94 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

Policy	Progress
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 outline planning permission for 220 homes subject to the signing of a S106 legal agreement. 17/1874M - outline permission granted 17/01/19 for 950 homes. Completions 2019/20: 4 homes, 0ha of employment land Completions to date: 22 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 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 15 Land at Congleton Road, Macclesfield	<p>Target: 300 homes and 10ha of employment land 17/2206M - full application dismissed at appeal 23/01/19 for creation of a roundabout junction and new access road at Congleton Road. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 16 Land south of Chelford Road, Macclesfield	<p>Target: 200 homes 17/4034M - outline permission granted 27/02/19 for 232 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 17 Gaw End Lane, Macclesfield	<p>Target: 300 homes 18/3245M - resolution to grant outline permission for 310 dwellings subject to the signing of a S106 legal agreement. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 18 Land between Chelford Road and Whirley Road, Macclesfield	<p>Target: 150 homes 17/4277M - outline permission granted 22/01/19 for up to 135 dwellings. 18/0294M - outline permission granted 27/02/19 for 31 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 19 (Safeguarded) South West Macclesfield	Safeguarded for potential development beyond the Plan period.





Policy	Progress
LPS 20 White Moss Quarry, Alsager	<p>Target: 350 homes 13/4132N- 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. 18/4547C - reserved matters application submitted pursuant to 13/4132N. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
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). Site is under construction. 15/2101C - outline permission granted 6/07/17 for up to 110 dwellings (Cardway). 19/0208C - full permission granted 27/03/19 for a change of use from B1 to residential care home. Completions 2019/20: 23 homes Completions to date: 43 homes</p>
LPS 22 Former Manchester Metropolitan University, Alsager	<p>Target: 400 homes Manchester Metropolitan University Campus Development Brief SPD, adopted October 2008. 15/5222C - full permission granted 4/5/17 for 426 dwellings. Site under construction. Completions 2019/20: 63 homes Completions to date: 145 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. 18/3348N - outline permission granted 22/1/19 for commercial development (B1a, B1c, B2, B8). Completions 2019/20: 0 ha 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 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>

Policy	Progress
LPS 25 Radway Green North, Alsager	<p>Target: 12ha of employment land 19/0529C - outline permission allowed on appeal 26/3/20 for B1a, B1c, B2, B8. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 26 Back Lane/Radnor Park, Congleton	<p>Target: 750 homes and 7.10ha of employment land 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, which in turn is superseded by 18/4449C - full permission granted 20/12/18 for 203 dwellings. Site under construction. 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. 16/1824M – outline permission granted 21/9/18 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). 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). 16/3840C - full permission granted 26/2/18 for 83 dwellings (land north of Chestnut Drive and west of Back Lane). Site under construction. 18/4888C - reserved matters granted 13/9/19 pursuant to 16/0514C. Site under construction. 19/1763C - reserved matters granted 29/7/20 pursuant to 16/0325C. Completions 2019/20: 101 homes, 0ha of employment land Completions to date: 136 homes, 0ha of employment land</p>
LPS 27 Congleton Business Park Extension	<p>Target: 625 homes and 13ha of employment land 14/5383C - outline application submitted for up to 150 residential dwellings (land off Giantswood Lane). 19/5596C - outline application submitted for the erection of a residential development (Use Class C3), employment and commercial floorspace (Use Classes B1/B2/B8/C1/D2) and a local centre (Use Classes A1/A2/A3/A4/A5/D1) with associated landscaping, drainage and other infrastructure. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>





Policy	Progress
LPS 28 Giantswood Lane South, Congleton	<p>Target: 150 homes 14/1680C - outline permission granted 11/09/15 for up to 96 dwellings (land between Manchester Road and Giantswood Lane). 16/3107C - full permission granted 15/5/17 for 96 dwellings. Superseded by 17/5573C - full permission granted 22/11/18 for 131 dwellings. Site under construction. Completions 2019/20: 58 homes Completions to date: 120 homes</p>
LPS 29 Giantswood Lane to Manchester Road, Congleton	<p>Target: 500 homes 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). Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 30 Manchester Road to Macclesfield Road, Congleton	<p>Target: 450 homes 14/4451C – full permission granted 24/10/16 for 137 dwellings (land off Manchester Road). Site under construction. 14/4452C – full permission granted 17/4/18 for 95 dwellings (land off Manchester Road). Site under construction. 16/4558C – full permission granted 8/03/17 for 201 dwellings (land off Manchester Road). Site under construction. 13/0918C – outline permission granted 13/10/14 for 45 dwellings. 16/6117C - reserved matters granted 28/2/18 pursuant to 13/0918C. 13/0922C – outline permission granted 5/11/14 for 49 dwellings. 16/6113C - reserved matters granted 28/2/18 pursuant to 13/0922C. Completions 2019/20: 113 homes Completions to date: 172 homes</p>
LPS 31 Tall Ash Farm, Congleton	<p>Target: 225 homes 15/2099C – outline permission granted 29/09/16 for demolition of existing building and the development of up to 236 dwellings including access. 18/2049C - reserved matters granted 9/1/20 pursuant to 15/2099C. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
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). Site under construction.</p> <p>15/0501C - full permission granted 7/12/15 for 38 dwellings. Site 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. Site under construction.</p> <p>18/6255C - reserved matters application submitted for 62 dwellings.</p> <p>Completions 2019/20: 23 homes</p> <p>Completions to date: 54 homes</p>
LPS 33 North Cheshire Growth Village, Handforth East	<p>Target: 1,500 homes and 12ha of employment land</p> <p>The Garden Village at Handforth SPD adopted 21/12/18</p> <p>19/0623M - hybrid application submitted for a new mixed-use settlement comprising: (1) Outline application, including: demolition works (unspecified); around 1,500 homes (class C3); employment uses (class B1 & B2); mixed-use local (village) centre (classes A1-A5 inclusive, B1(a), C1, C2, C3, D1 & D2); (2) Full application for initial preparation and infrastructure works (IPW), including: ground remediation, re-profiling and preparation works; highway works; drainage works; utilities works; replacement A34 bridge works: green infrastructure works; and other associated infrastructure.</p> <p>Completions 2019/20: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 34 Land between Clay Lane and Sagars Road, Handforth	<p>Target: 250 homes</p> <p>17/3894M – outline permission granted 2/8/18 for up to 250 dwellings with associated works including demolition of 15 Hampson Crescent.</p> <p>19/2202M – reserved matters granted 23/12/19 for erection of 224 dwellings (gross), landscaping, public open space, internal access roads, garages, car parking, and associated infrastructure.</p> <p>Completions 2019/20: -1 home</p> <p>Completions to date: -1 home</p>
LPS 35 (Safeguarded) North Cheshire Growth Village Extension	<p>Safeguarded for potential development beyond the Plan period.</p>





Policy	Progress
LPS 36 North West Knutsford	<p>LPS 36(A) Land North of Northwich Road</p> <p>Target: 175 homes 17/3853M - outline permission granted 18/2/19 for 190 dwellings (C3), serviced land for allotments; community orchard, playing pitch, landscaping and open space. 19/1392M - reserved matters granted 31/1/20 pursuant to 17/3853M. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
	<p>LPS 36(B) Land West of Manchester Road</p> <p>Target: 75 homes and 7.5ha of employment land 19/0032M - outline application submitted for 60 dwellings and 7.5ha business park Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
	<p>LPS 36(C) Land East of Manchester Road</p> <p>Target: 250 homes 18/3672M - resolution to grant outline planning permission for a mixed residential use area (dwellings (C3), hotel (C1), and/or a residential care home (C2)); local centre comprising of retail, residential and community uses (A1, A2, A3, A4, A5, D1 and C3) subject to the signing of a S106 legal agreement. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 37 Parkgate Extension, Knutsford	<p>Target: 200 homes and 6ha of employment land 19/0732M - full permission granted 12/7/19 for 14 units (B1c, B2, B8). 19/0732M - full permission granted 12/7/19 for the erection of 14 no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1(C)/B2/B8). 13/2935M - outline permission granted 24/06/15 for 200 dwellings. 18/2996M - reserved matters application submitted pursuant to 13/2935M. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>

Policy	Progress
LPS 38 Land South of Longridge (allocation)	Target: 225 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes
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	Target: 525 homes On eastern parcel of land: 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: 18/0083C - full application submitted for proposed erection of 90 residential dwellings, access, landscaping and associated works. Completions 2019/20: 0 homes Completions to date: 0 homes
LPS 43 Brooks Lane, Middlewich	Target: 200 homes 17/6366C - outline application submitted for a mixed use development including residential, cafe, marina and other ancillary works. Completions 2019/20: 0 homes Completions to date: 0 homes





Policy	Progress
LPS 44 Midpoint 18, Middlewich	<p>Target: 70ha of employment land Midpoint 18 Development Brief SPD adopted February 2007. 31/584/1 - outline permission granted 29/4/02 for B1, B2 and B8. Site 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. 15/2609C - full permission granted 17/8/15 for B1 office/B2/B8 warehouse and yard facility. Development completed 31/3/18. 17/5116C - full permission granted 18/9/18 for two employment buildings (B2 and B8). Completions 2019/20: 0 ha of employment land Completions to date: 0.86ha of employment land</p>
LPS 45 Land off Warmingham Lane West (Phase II)	<p>Target: 235 homes 15/5840C – outline permission granted 30/01/19 for up to 235 dwellings. 19/0782C - full permission granted 10/10/19 for the partial removal of an existing pipeline corridor and the creation of a new pipeline corridor diversion. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 46 Kingsley Fields, Nantwich	<p>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 under construction. 16/4602N – full permission granted 27/3/17 for 3 dwellings. Site under construction. Completions 2019/20: 151 homes, 0ha of employment land Completions to date: 200 homes, 0ha of employment land</p>
LPS 47 Snow Hill, Nantwich	<p>Target: None No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 48 Land adjacent to Hazelbadge Road, Poynton	<p>Target: 150 homes 17/6471M - full permission granted subject to the signing of a S106 legal agreement for 133 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
LPS 49 Land at Sprink Farm, Poynton	<p>Target: 150 homes 17/4256M - outline permission granted 27/11/18 for 150 dwellings. 19/1972M - reserved matters application submitted for the erection of 148 dwellings, landscaping, public open space, associated infrastructure and parking. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 50 Land south of Chester Road, Poynton	<p>Target: 150 homes 17/3896M - outline permission granted 25/9/18 for a residential development. 18/6078M - reserved matters granted 15/10/19 pursuant to 17/3896M. Completions 2019/20: -1 home Completions to date: -1 home</p>
LPS 51 Adlington Business Park Extension, Poynton	<p>Target: 9.92ha of employment land 15/4865M - full permission granted 22/6/17 (eastern parcel) for erection of logistics warehouse (6,728sqm Use Class B8) and ancillary trade sales, with associated access, parking, ecological wildlife corridor. 17/5389M - full permission granted 9/3/18 (eastern parcel) for B2 and B8 with ancillary offices. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 52 (Safeguarded) Woodford Aerodrome, Poynton	<p>Safeguarded for potential development beyond the Plan period.</p>





Policy	Progress
LPS 53 Land adj to J17 of M6, SE of Congleton Road, Sandbach	<p>Target: 450 homes and 20ha of employment land</p> <p>12/3948C – outline permission granted 9/03/15 for commercial development including hotel, office & light commercial units, and up to 250 dwellings.</p> <p>15/3531C – reserved matters pursuant to part of 12/398C area granted 10/06/16 for 232 homes. Site under construction.</p> <p>12/4874C – outline permission granted 20/11/13 for 50 homes.</p> <p>13/5239C – reserved matters to 12/4874C granted 10/07/15 for 50 homes. Site under construction.</p> <p>13/5242C – full permission granted 13/10/18 for 138 dwellings.</p> <p>16/6026C - reserved matters pursuant to 12/3948C granted 11/06/18 for the construction of a spine road.</p> <p>17/4496C - reserved matters pursuant to 15/3531C granted 13/02/18 for a partial re-plan of layout providing 101 dwellings (5 additional).</p> <p>17/4838C - outline application submitted for the development of a commercial park including office use, industrial units, storage and distribution, a sports facility and a local centre.</p> <p>Completions 2019/20: 79 homes, 0ha of employment land</p> <p>Completions to date: 149 homes, 0ha of employment land</p>
LPS 54 Royal London inc land west of Alderley Road, Wilmslow	<p>Target: 175 homes and 5ha of employment land</p> <p>16/2314M - outline permission for B1a office granted 9/08/16.</p> <p>17/3747M – reserved matters pursuant to 16/2314M for B1a office granted 22/03/2018.</p> <p>17/5837M – outline permission granted 11/10/2018 for up to 60 dwellings (land west of Alderley Road).</p> <p>17/5838M – outline permission granted 5/12/18 for up to 120 dwellings (land east of Alderley Road).</p> <p>19/3420M - outline permission granted 19/2/20 up to 17,000sqm of new office development (Use Class B1) and up to 1,100 associated car parking spaces; access improvements for vehicles and creation of new pedestrian and cycle routes; and the enhancement of existing and provision of new landscaping (renewal of 16/2314M).</p> <p>20/3107M - full application submitted for surface water drainage improvement works comprising alterations to existing culverts; the creation of new culverts; the excavation of material and formation of two flood storage basins; and temporary stockpiling of material.</p> <p>Completions 2019/20: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>
LPS 55 Wilmslow Business Park	<p>Target: 6.3ha of employment land</p> <p>17/2008M – creation of access road granted 5/10/17.</p> <p>19/4759M - outline application submitted for up to 17,162m2 of B1 office floorspace and ancillary amenity space, car parking, cycle hub, landscaping and associated infrastructure.</p> <p>Completions 2019/20: 0ha of employment land</p> <p>Completions to date: 0ha of employment land</p>

Policy	Progress
LPS 56 Land at Little Stanneylands, Wilmslow	Target: 200 homes 17/4521M – full permission for 174 dwellings granted 19/02/2018. Site under construction. Completions 2019/20: 35 homes Completions to date: 35 homes
LPS 57 Heathfield Farm (allocation), Wilmslow	Target: 150 homes 17/5637M – full permission granted 7/8/18 for 161 dwellings. Site under construction. Completions 2019/20: 38 homes Completions to date: 38 homes
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.
LPS 60 Wardle Employment Improvement Area	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. 19/2805N - reserved matters granted 18/10/19 pursuant to 13/2035N for Units 2A & 2B on Phase 3a. Site under construction. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land





Policy	Progress
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). Site 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. Site 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. Site 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). 18/6058M - prior approval granted 6/2/19 for change of use from B1a to 81 houses. 18/0403M - reserved matters granted 20/4/18 pursuant to 15/5401M for 50 homes. Site under construction. 18/2289M - reserved matters granted 29/8/18 pursuant to 15/5401M for the extension of the Parklands office building to provide additional office floorspace (use class B1). Site under construction. 19/3286M - outline application submitted for a residential development of up to 25 dwellings with associated landscaping and infrastructure. Completions 2019/20: 57 homes Completions to date: 119 homes</p>
NP Calveley Site A Station Road, Calveley	<p>Target: 8 homes 17/4731N - retrospective permission granted 13/6/18 for nine dwellings (only 8 dwellings on approved plan). Site under construction. Completions 2019/20: 8 homes Completions to date: 8 homes</p>
NP Calveley Site B land adj to The Mount, Calveley	<p>Target: 6 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
NP Calveley Site C Station House, Nantwich Road, Calveley	<p>Target: 4 homes 17/2324N - outline permission granted 17/8/17 for up to four dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
NP Calveley Site D Nantwich Road, Calveley	<p>Target: None - site is existing employment land 17/4498N - full permission granted 2/12/17 for change of use of land and the erection of a light industrial & storage unit. Site under construction, Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
NP Moston Site V, Hall Lane employment site	<p>Target: None - site is existing employment land No planning applications on the site as at 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
NP Moston Site W, Booths Lane mixed use development site (aka Albion Lock)	<p>Target: None - site is existing employment land 09/2083C - outline permission granted 14/5/2014 for the redevelopment of the site for a mix of uses. 14/4212C - reserved matters granted 27/2/15 pursuant to 09/2083C in respect of the residential element of the scheme (371 dwellings). Site under construction. 17/5070C - outline permission granted subject to the signing of a S106 legal agreement for (revisions to 09/2083C) in respect of zones 2, 5 and 6, to provide up to 100 residential units (C3) plus care home (C2) or 120 residential units, up to 2,600 sqm of commercial uses including retail (A1), restaurant/pub (A4) plus offices (B1), with public open space and associated infrastructure. 17/5068C - full permission granted 1/10/18 for the construction of an office building. 17/5223C - full permission granted 15/1/19 for a three storey 66 bed care home for the elderly. Site completed. Completions 2019/20: 122 homes, 0ha of employment land Completions to date: 229 homes, 0ha of employment land</p>
NP Moston Site X, Dragon's Lane employment site	<p>Target: None - site is existing employment land No planning applications on the site as at 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>





Conclusion

12.158 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, with few sites where no progress appears to have been made. 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	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.
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 2019). 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 four (2004, 2007, 2010 and 2015) 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 those people who are claiming Jobseeker's Allowance or out of work and claiming Universal Credit, or (following policy changes in the wake of COVID)



who are in work but have a low income. The unemployment count (using this ILO-consistent definition) may therefore differ significantly from 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)





Appendices



Appendix A: LPS Housing and employment monitoring

A.1 This Appendix illustrates the distribution of housing and employment land across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres tiers of the settlement hierarchy, as well as the total figures for Local Service Centres and the Other Settlements and Rural Areas. It updates the figures in LPS Appendix A 'Proposed growth distribution'.

A.2 The figures are up-to-date as of 31 March 2020 and will be updated yearly through the AMR.

Housing growth distribution

A.3 Tables A.1 to A.5 illustrate the distribution of housing growth across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres, as well as the total figures for Local Service Centres and Other Settlements and Rural Areas.

Table A.1 Housing distribution: Principal Towns

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Crewe (7,700)	Site allocations	LPS 1 'Central Crewe' (400)		189	189
		LPS 2 'Basford East' (850)		815	850
		LPS 3 'Basford West' (370)	218	152	370
		LPS 4 'Leighton West' (850)		850	850
		LPS 5 'Leighton' (500)		400	500
		LPS 6 'Crewe Green' (150)		150	150
		LPS 7 'Sydney Road' (including extended site) (525)	-1	524	523
		LPS 8 'South Cheshire Growth Village' (650)		650	650
		LPS 9 'The Shavington/ Wybunbury Triangle' (400)	193	171	400
		LPS 10 'East Shavington' (275)	70	205	275
		LPS 11 'Broughton Road' (175)		129	175
	Other sites	2,188	1,875		4,063
	Crewe subtotal	2,668	4,271	2,056	8,995
Macclesfield (4,250)	Site allocations	LPS 12 'Central Macclesfield' (500)		231	231
		LPS 13 'South Macclesfield Development Area' (1,050)	22	1,078	1,100
		LPS 14 'Land east of Fence Avenue' (250)		300	300



Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
	LPS 15 'Land at Congleton Road' (300)			300	300
	LPS 16 'Land south of Chelford Road' (200)		232		232
	LPS 17 'Gaw End Lane' (300)		310		310
	LPS 18 'Land between Chelford Road and Whirley Road' (150)		166		166
	Other sites	1,511	782		2,293
	Macclesfield subtotal	1,533	2,868	531	4,932
All Principal Towns (11,950)	Principal Towns total	4,201	7,139	2,587	13,927

Table A.2 Housing distribution: Key Service Centres

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Alsager (2,000)	Site allocations	LPS 20 'White Moss Quarry' (350)	350		350
		LPS 21 'Twyfords and Cardway' (550)	43	399	620
		LPS 22 'Former MMU campus' (400)	145	298	443
	Other sites	657	206		863
	Alsager subtotal	845	1,253	178	2,276
Congleton (4,150)	Site allocations	LPS 26 'Back Lane/Radnor Park' (750)	136	762	898
		LPS 27 'Congleton Business Park Extension' (625)		625	625
		LPS 28 'Giantswood Lane South' (150)	120	11	131
		LPS 29 'Giantswood Lane to Manchester Road' (500)		500	500
		LPS 30 'Manchester Road to Manchester Road' (450)	172	352	524
		LPS 31 'Tall Ash Farm' (225)		236	236
		LPS 32 'Lamberts Lane' (225)	54	166	225
	Other sites	1,351	496		1,847
	Congleton subtotal	1,833	2,523	630	4,986



Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Handforth (2,200)	Site allocations	LPS 33 'North Cheshire Growth Village' (1,500)			1,500	1,500
		LPS 34 'Land between Clay Lane and Sagars Road' (250)	-1	224		223
	Other sites		142	270		412
	Handforth subtotal		141	494	1,500	2,135
Knutsford (950)	Site allocations	LPS 36 'Land North of Northwich Road' (175)		190		190
		LPS 36 'Land West of Manchester Road' (75)		60		60
		LPS 36 'Land East of Manchester Road' (250)		275		275
		LPS 37 'Parkgate extension' (200)		200		200
		LPS 38 'Land south of Longridge' (225)			225	225
	Other sites		88	79		167
	Knutsford subtotal		88	804	225	1,117
Middlewich (1,950)	Site allocations	LPS 42 'Glebe Farm' (525)		534		534
		LPS 43 'Brooks Lane' (200)			200	200
		LPS 45 'Land off Warrington Lane West (Phase II) (235)		235		235
	Other sites		672	156		828
	Middlewich subtotal		672	925	200	1,797
Nantwich (2,050)	Site allocations	LPS 46 'Kingsley Fields' (1,100)	200	803	97	1,100
	Other sites		1,107	147		1,254
	Nantwich subtotal		1,307	950	97	2,354
Poynton (650)	Site allocations	LPS 48 'Land adjacent to Hazelbadge Road' (150)		133		133
		LPS 49 'Land at Sprink Farm' (150)		150		150
		LPS 50 'Land south of Chester Road' (150)	-1	126		125
	Other sites		124	30		154
	Poynton subtotal		123	439	0	562
Sandbach (2,750)	Site allocations	LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road' (450)	149	272	25	446



Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
	Other sites		2,031	817		2,848
	Sandbach subtotal		2,180	1,089	25	3,294
Wilmslow (900)	Site allocations	LPS 54 'Royal London including land west of Alderley Road' (175)		180		180
		LPS 56 'Little Stanneylands' (200)	35	139		174
		LPS 57 'Heathfield Farm' (150)	38	123		161
	Other sites		508	73		581
	Wilmslow subtotal		422	515	0	1,096
All Key Service Centres (17,600)	Key Service Centres total		7,770	8,992	2,855	19,617

Table A.3 Housing distribution: Local Service Centres

Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Local Service Centres (3,500)	Site allocations	NP Wrenbury HOU 1 'New Road, Wrenbury' (10)			10	10
	Other sites		2,007	1,193		3,200
All Local Service Centres (3,500)	Local Service Centres total		2,007	1,193	10	3,210

Table A.4 Housing distribution: Other Settlements and Rural Areas

Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Other Settlements and Rural Areas (2,950)	Site allocations	LPS 61 'Alderley Park Opportunity Site' (275)	119	262		381
		NP Calveley 'Site A, Station Road, Calveley' (8)	8			8
		NP Calveley 'Site B, Land adjacent to The Mount, Calveley' (6)			6	6
		NP Calveley 'Site C, Station House, Nantwich Road, Calveley' (4)		4		4
	Other sites		1,578	1,389		2,904



Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
All Other Settlements and Rural Areas (2,950)	Other Settlements and Rural Areas total	1,705	1,655	6	3,366

Table A.5 Housing distribution: All areas

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
All areas (36,000)	All areas total	15,683	18,979	5,458	40,120

Employment growth distribution

A.4 Tables A.6 to A.10 illustrate the distribution of employment land across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres, as well as the total figures for Local Service Centres and Other Settlements and Rural Areas.

A.5 The figures for take-up between 2010 and 2020 are the gross take-up of new employment land for B1, B2 and B8 uses. The take-up figures do not include redevelopment of existing employment sites for employment use or the losses of employment land to other uses.

A.6 The overall employment land figure includes an allowance for the replacement of existing and allocated employment sites that are lost to other uses. Therefore there is no requirement to replace sites lost from the employment land supply during the plan period.

A.7 All employment land figures in this appendix are shown in hectares.

Table A.6 Employment distribution: Principal Towns

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Crewe (65.00)	LPS 2 'Basford East' (24.00)		1.02		22.98	24.00
	LPS 3 'Basford West' (22.16)	4.40	18.23		0.00	22.63
	LPS 4 'Leighton West' (5.00)				5.00	5.00
	E.1.3 'Weston Interchange' (0.60)				0.60	0.60
	E.1.1 'Meadow Bridge' (0.43)				0.43	0.43
	E.1.1 'Land E of University Way' (1.55)				1.55	1.55



Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
		E.1.1 'Area B, E of University Way' (2.31)			1.86	0.45	2.31
	Other sites		12.95	0.72	1.34		15.01
	Crewe subtotal		17.35	19.97	3.20	31.01	71.53
Macclesfield (20.00)	Site allocations	LPS 13 'South Macclesfield Development Area' (5.00)		2.92		2.08	5.00
		LPS 15 'Land at Congleton Road' (10.00)				10.00	10.00
		E7 'Hurdsfield Road' (1.33)				1.33	1.33
	Other sites		2.77	0.15	1.68		4.60
	Macclesfield subtotal		2.77	3.07	1.68	13.41	20.93
All Principal Towns	Principal Towns total		20.12	23.04	4.88	44.82	92.46

Table A.7 Employment distribution: Key Service Centres

Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Alsager (40.00)	Site allocations	LPS 23 'Radway Green Brownfield' (0.00) ⁽⁹⁵⁾					0.00
		LPS 24 'Radway Green Extension' (25.91)				25.91	25.91
		LPS 25 'Radway Green North' (11.70)		11.70		0.00	11.70
	Other sites		0.13				0.13
	Alsager subtotal		0.13	11.70	0.00	25.91	37.74
Congleton (24.00)	Site allocations	LPS 26 'Back Lane/Radnor Park' (7.10)		6.30		0.80	7.10
		LPS 27 'Congleton Business Park Extension' (13.00)				13.00	13.00
	Other sites		0.84	0.04	2.20		3.08
	Congleton subtotal		0.84	6.34	2.20	13.80	23.18
Handforth (22.00)	Site allocations	LPS 33 'North Cheshire Growth Village' (12.00)				12.00	12.00

95 LPS 23 is not counted as contributing to the employment requirement as it is a redevelopment site and is not new employment land.



Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
		E3 '61MU site, Stanley Green Industrial Estate' (4.92)				4.92	4.92
		E3/E4 'Land to the rear of Handforth Dean Retail Park' (2.64)				2.64	2.64
	Other sites		1.07		1.26		2.33
	Handforth subtotal		1.07	0.00	1.26	19.56	21.89
Knutsford (15.00)	Site allocations	LPS 36 'North West Knutsford' (7.50)				7.50	7.50
		LPS 37 'Parkgate extension' (7.13)		5.38		1.75	7.13
	Other sites		0.23				0.23
	Knutsford subtotal		0.23	5.38	0.00	9.25	14.86
Middlewich (75.00)	Site allocations	LPS 44 'Midpoint 18' (96) (70.00)	0.86	69.33		50.81	121.00
		'New Farm, Centura Foods' (7.83)				7.83	7.83
		'Brooks Lane, Road Beta' (5.40)				5.40	5.40
	Other sites		1.39	0.92			2.31
	Middlewich subtotal		2.25	70.25	0.00	64.04	136.54
Nantwich (3.00)	Site allocations	LPS 46 'Kingsley Fields' (1.82)				1.82	1.82
	Other sites		0.25	1.76			2.01
	Nantwich subtotal		0.25	1.76	0.00	1.82	3.83
Poynton (10.00)	Site allocations	LPS 51 'Adlington Business Park Extension' (9.91)		3.68		6.23	9.91
	Other sites		0.02				0.02
	Poynton subtotal		0.02	3.68	0.00	6.23	9.93
Sandbach (20.00)	Site allocations	LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road' (20.00)		4.86		15.14	20.00
	Other sites		0.04				0.04
	Sandbach subtotal		0.04	4.86	0.00	15.14	20.04
Wilmslow (10.00)	Site allocations	LPS 54 'Royal London including land west of Alderley Road' (5.00)		4.48		0.52	5.00

96 The overall remaining site area of LPS 44 is 121ha, but the expectation is that up to 70ha will be developed over the plan period.



Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
		LPS 55 'Wilmslow Business Park' (6.31)				6.31	6.31
	Other sites		1.62				1.62
	Wilmslow subtotal		1.62	4.48	0.00	6.83	12.93
All Key Service Centres	Key Service Centres total		6.45	108.45	3.46	162.58	280.94

Table A.8 Employment distribution: Local Service Centres

Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Local Service Centres (7.00)	Site allocations	'Land adj Lowerhouse Mill (E of Albert Road)' (1.57)				1.57	1.57
	Other sites		2.56	0.74	1.24		4.54
All Local Service Centres	Local Service Centres total		2.56	0.74	1.24	1.57	6.11

Table A.9 Employment distribution: Other Settlements and Rural Areas

Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Other Settlements and Rural Areas (69.00)	Site allocations ⁽⁹⁷⁾	LPS 60 'Wardle Employment Improvement Area' (61.68)		48.00		13.68	61.68
		LPS 61 'Alderley Park Opportunity Site' (0.00) ⁽⁹⁸⁾					0.00
		NP Calveley 'Site D, Nantwich Road, Calveley' (0.00)					0.00
		NP Moston, Site V, Hall Lane employment site (0.00)					0.00
		NP Moston, Site W, Booths Lane mixed use development site (0.00)					0.00

97 Sites D, V, W and X are not counted as contributing to the employment requirements as they are existing developed sites and are not new employment land.

98 LPS 61 is not counted as contributing to the employment requirement as it is a redevelopment site and is not new employment land.



Area (expected level of development)	Type		Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
		NP Moston, Site X, Dragon's Wharf employment site (0.00)					0.00
	Other sites		9.38	6.07			15.45
All Other Settlements and Rural Areas	Other Settlements and Rural Areas total		9.38	54.07	0.00	13.68	77.13

Table A.10 Employment distribution: All areas

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
All areas (380.00)	All areas total	38.51	186.30	9.58	222.25	456.64



Working for a brighter future together

Strategic Planning Board

Date of Meeting: 24 March 2021

Report Title: Confirmation of three non-immediate Article 4 Directions in areas of Crewe

Portfolio Holder: Councillor Toni Fox, Portfolio Holder for Planning

Senior Officer: Frank Jordan, Executive Director of Place

1. Report Summary

- 1.1. On the 3 December 2019, Cabinet authorised the making of three non-immediate Article 4 Directions to remove permitted development rights for the change of use of dwellings (Use Class C3) to small houses in multiple occupation ("HMO") (Use Class C4) in the Nantwich Road, Hungerford Road and West Street areas of Crewe. The three Directions were subsequently made on the 6th October 2020 and representations were invited to be made about them between the 19 October 2020 and 11 January 2021.
- 1.2. Taking into account of the feedback received, this report seeks the Strategic Planning Board's views on the confirmation of the three Directions. A Consultation Statement has been prepared to provide information about the representations period, feedback received and the Council's response and this is attached at Appendix 1.
- 1.3. The next step is for the Portfolio Holder for Planning to confirm each Direction to enable them to come into effect on the 1 November 2021.

2. Recommendations

2.1 That the Strategic Planning Board:-

- 2.1.1 Considers the representations received to the Article 4 Directions set out in the Consultation Statement (Appendix 1) including the Council's response;

- 2.1.3 Recommends that the Portfolio Holder for Planning confirms the three non-immediate Article 4 Directions, to come into effect on the 1 November 2021, covering the Nantwich Road, Hungerford Road and West Street areas of Crewe.

3. Reasons for Recommendations

- 3.1. If the Article 4 Directions are confirmed and come into effect on the 1 November 2021, they will affect three areas of Crewe where there are concentrations of HMOs. The Directions would bring all new proposals to convert dwellings to HMOs under planning control in these areas and would implement the Cabinet's decision in December 2019 following the consideration of the feedback received through public consultation.

4. Other Options Considered

- 4.1. A number of options were previously considered in the December 2019 Cabinet report. These have not been repeated, as the matter to be decided and the subject of this decision is whether or not the Directions should be confirmed and brought into effect in the light of consultation feedback. It is not considered that any issues raised within the public consultation exercise would warrant the Directions not being confirmed and brought into effect as proposed.
- 4.2. The Council could choose not to confirm one or more of the Article 4 Directions. If this were to occur, the change of use of individual dwellings to small HMOs would remain as permitted development, however large-scale HMOs would continue to require planning permission.
- 4.3. The Council could choose to amend one or more of the Article 4 Direction areas – for example to change the boundary of the areas covered. Were this to happen, it will be necessary to make new directions along with the associated publicity and representations period. This would result in a significant delay to their implementation and increase the costs of the exercise.
- 4.4. The Council could pursue other measures to address any impacts arising from HMOs and/ or the wider Private Rented Sector. This could include measures relating to environmental management, enforcement and the introduction of selective licencing to improve the standards of accommodation. However, these measures alone would not have the effect of controlling the creation of new HMOs in these areas as the Article 4 Directions would have.

- 4.5. The Council could publish supplementary planning guidance regarding HMOs but not make any Article 4 Direction(s). However, this would only influence the outcome of planning applications for large HMOs. It would not have any bearing on the development of new small HMOs created through permitted development.

5. Background

- 5.1. HMOs are defined as single dwellings occupied by a number of separate households/ unrelated individuals. Under the Town & Country Planning (Use Classes) Order 1987 (as amended) a small HMO (Class C4) accommodates between 3 and 6 unrelated individuals and a large HMO (Sui Generis – outside of any use class) accommodates 7 or more unrelated individuals.
- 5.2. The Town and Country Planning (General Permitted Development) Order 2015 (“GPDO”) provides permitted development rights for the change of use of a dwelling (Class C3) to a small HMO (Class C4) without the need to apply to the Council for planning permission. The change of use of a dwelling to a larger HMO (Sui Generis) always requires the submission of a planning application.
- 5.3. Article 4 of the GPDO enables local planning authorities to withdraw specified permitted development rights in a defined area. Once an Article 4 Direction comes into force, a planning application is then required for the specific permitted development right withdrawn. The withdrawal of permitted development rights does not imply that planning applications will be automatically refused if they are submitted. The submission of a planning application simply gives the local planning authority opportunity to consider a proposal against relevant planning policies, supplementary planning documents (where available) and any other material planning considerations.
- 5.4. At its meeting on the 3 December 2019, the Cabinet considered a report which sought authorisation to make 3 non-immediate Article 4 Directions to remove permitted development rights for the change of use of dwellings to small HMOs (accommodating 3-6 unrelated individuals) in parts of Crewe. The Cabinet authorised the removal of permitted development rights based on evidence of high concentrations of HMOs in those particular areas together with a coincidence of local amenity issues.
- 5.5. The three non-immediate Article 4 Directions in parts of Crewe were subsequently made on the 6th October 2020 and public consultation about them took place between 19th October and 11th January 2021. The feedback

received has been considered and this is summarised in the Consultation Statement (Appendix 1).

- 5.6. If the Article 4 Directions are confirmed following consideration of the feedback received, they will come into effect on the 1 November 2021.

Representations received

- 5.7. The procedural requirements for the making of non-immediate Article 4 Directions are set out in the Town and Country Planning (General Permitted Development) Order 2015 as amended (“GPDO”). As soon as practicable after a Direction has been made, notice must be given of this by the local authority. Giving notice means:

- Giving notice by local advertisement;
- Placing a minimum of 2 sites notices in each Direction area
- In addition, a copy of the Directions and the notice to the Secretary of State.

- 5.8. The notice must contain information about where the Directions can be viewed including maps of the areas affected during reasonable hours, the timescale for making representations (a minimum 21 days) and the date that the Directions will come into effect (if confirmed).

- 5.9. Notice of the making of the three Directions was initially given by erecting around 200 site notices across all three Direction areas on the 19 October 2020 and by advertisement in the Crewe Chronicle on the 21 October 2020. Copies of the documents were placed online and at Crewe Library. Representations were initially invited between the 19 October 2020 – 30 November 2020 (a period of six weeks).

- 5.10. In addition to the above, letters/ emails were sent to a number of local organisations in Crewe, estate agents/ letting agents, licenced landlords and national landlords associations. The Article 4 Directions were also referred to in the letters/emails sent in relation to other planning policy consultations taking place at a similar time, namely the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) and the Draft Houses in Multiple Occupation Supplementary Planning Document (“HMO SPD”).

- 5.11. Crewe Library was closed temporarily between the 5 November 2020 and 2 December 2020 due to lockdown restrictions and from 30 December 2020 onwards. The representations period was subsequently extended until the 11

January 2021 to provide additional time for any comments to be made on the Directions. Posted paper copies were made available on request in the event that any interested party had difficulties accessing documents.

5.12. In total of 49 representations were received. 8 were received by email and 41 via the online survey hosted on the Council's website.

5.13. The majority of respondents, including Crewe Town Council and the Cheshire Police, expressed supported for the introduction of the Article 4 Directions across the three areas.

5.14. The issues raised are summarised below:

- Number of dwellings in HMO use in a street should be limited to no more than 5%
- Poor property standards in HMOs and issues of overcrowding
- Poor management of HMOs by landlords/tenants
- Adverse impact of HMOs upon car parking, waste, fly-tipping, noise, anti-social behaviour, families in the area
- Need for HMO accommodation - directions will impact supply and drive up rent levels
- The directions will not reverse the negative impacts upon the area
- Areas outside the boundaries will be at higher risk to increased levels of HMOs
- Other measures should be used instead of A4D such as waste management
- A sunset clause should be imposed on the directions so that they are reviewed
- The implementation date should be extended to allow landlords to complete works without needing planning permission, particularly given the current Covid-19 pandemic
- Need to provide landlords/ tenants of HMOs with information about waste collection
- Consideration should be given to residents parking scheme
- Adverse impact of HMOs upon property values
- Boundaries of direction areas should be amended to include additional streets/ all CW1 & CW2 postcodes/ Crewe/ Borough-wide
- Covid-19 pandemic has highlighted issues with overcrowding and HMOs
- The Equalities Impact Assessment is flawed. The decision has significant potential to adversely impact persons with protected characteristics by virtue of bias against sexual orientation or gender

- Lack of facilities within Crewe for more HMOs
- Directions are too late as a number of dwellings are already in use as HMOs
- Directions do not take into account change of use to larger HMOs or flats
- Impact of the measures upon the ability of homeowners to extend their dwellings in the future
- Fear of walking in the area/ public safety concerns.

5.15. The Council's response to all issues raised can be found in the Consultation Statement (Appendix 1). Many of the issues raised relate to general concerns about the local environment of the areas included within the Directions such as fly-tipping, waste management, property management and standards, noise, parking issues, anti-social behaviour etc.

5.16. Whilst there is no single intervention that can address these issues, a Article 4 Direction can play its part in managing the creation of new HMOs in these areas and improving standards. The submission of a planning application enables the Council to assess proposed new HMOs against relevant planning policies and where appropriate, attach conditions if approved to require adequate provision of waste storage for example. It is intended that the Article 4 Directions will contribute to improving standards for future tenants, residents and home-owners within the Direction areas.

5.17. Some of the main concerns highlighted in representations are considered below.

Boundaries

5.18. Some representations have suggested that the boundaries of the Direction areas should be changed. However, National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction. A recent consultation by the Ministry of Housing, Communities and Local Government on proposed changes to the National Planning Policy Framework also suggests that the use of Article 4 Directions to remove national permitted development rights should apply to the smallest geographical area possible.

5.19. The Cabinet Report and Evidence Paper (December 2019) explains how the boundaries were chosen for each direction area based on evidence.

5.20. Additionally, any changes to the boundaries would necessitate the making of new directions and a new public consultation exercise . This would serve to

significantly delay implementation of the Directions. It is therefore recommended that the Directions are confirmed as made. However, the effectiveness of the Directions and their boundaries will be subject to periodical monitoring/ review.

Impact upon the supply of HMO accommodation in the direction areas

- 5.21. The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.
- 5.22. However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.
- 5.23. There is clear evidence of concentrations of HMOs within each of the Direction areas and a coincidence of other environmental, social and economic issues. The use of the Directions is justified based on the amenity and well-being of these areas.
- 5.24. Although Article 4 Directions of this nature may have some effect on the supply of HMOs and possibly rental values, this is likely to be localised in its extent given that the Directions cover three defined and limited areas.
- 5.25. It is important to bear in mind that the introduction of an HMO Article 4 Direction does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an Article 4 Direction.

Timescale for implementation/ Covid-19

- 5.26. Whilst concerns have been raised over the proposed implementation date (1 November 2021) to enable landlords to complete any conversion works, particularly during the pandemic, a period in excess of 12 months notice has been given of their proposed introduction. This is considered to be sufficient notice to allow for any landlord or property owner to complete any internal works which in many cases will be limited in extent.

Impact of the directions upon persons with protected characteristics

- 5.27. An updated Equalities Impact Assessment has been prepared and further details about that can be found in section 6.4 below.

6. Implications of the Recommendations

6.1 Legal Implications

6.1.1 Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 allows a local planning authority to make an Article 4 Direction to remove permitted development rights. The procedure for making an Article 4 Direction and the consultation requirements are set out in that Order.

Human Rights

6.1.2 The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners of land in Nantwich Road area, West Street and Hungerford Road areas of Crewe under the Human Rights Act 1998 have been considered, in particular those contained within Article 1 of the Convention which relates to the Protection of Property and Article 8 of the Convention, which protects private and family life, home and correspondence. Both have been taken into account by the Council in the consideration of consulting upon the making of these non-immediate Article 4 Directions.

6.1.3 The Article 4 Directions will not interfere with implemented development rights enjoyed by the owners and residents as the Directions do not have retrospective effect. It will only affect future planning applications made in respect of a change of use from a dwellinghouse (use class C3) to a House in Multiple Occupation for not more than 6 people (use class C4) by ensuring that an express application for planning permission is made.

6.1.4 The aim of the Article 4 Direction is to limit harm to the amenity of existing residents and to also to maintain, as far as possible, a balanced and mixed community. The Council considers that the advantages of making the Article 4 Direction substantially outweigh the disadvantages to those property owners and residents who will no longer be able to benefit from the permitted rights in the future.

6.2 Finance Implications

6.2.1 The costs relating to the making of the directions, including implementation are covered from existing planning budgets.

- 6.2.2 A planning application fee will be payable for those applications for small HMOs in the designated area once the Direction is in force (currently £462 for a change of use) thereby making a contribution to the core costs of the planning service.
- 6.2.3 In addition, the Council Tax team are notified of planning applications and monitor properties with relevant applications for changes that will affect the Council Tax base. The introduction of the Article 4 Directions and the requirement for planning permission, will alert the Council Tax team to possible changes that previously they may not have been aware of.

6.3 Policy Implications

- 6.3.1 Planning applications submitted for HMOs will be assessed against relevant planning policies, supplementary planning documents and any other material planning considerations.
- 6.3.2 In the case of the Crewe & Nantwich area, the adopted development plan comprises of the 'saved' policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011 ("CNLP") and the Cheshire East Local Plan Strategy 2017 ("LPS").
- 6.3.3 CNLP Policy RES.9 'Houses in Multiple Occupation' provides criteria against which HMO proposals will be considered, including the impact upon the amenity of the area. LPS Policy SC4 states that housing proposals should maintain, provide or contribute to a mix of tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities. Planning applications submitted for large HMOs are currently assessed against these policies.
- 6.3.4 The Council recently consulted on its Revised Publication Draft Site Allocations and Development Policies Document ("SADPD") between the 26th October 2020 and 23rd December 2020. Draft SADPD Policy HOU 4 'Houses in Multiple Occupation' contains criteria for assessing planning applications for HMOs. In particular, the draft policy introduces a maximum threshold of no more than 10% of dwellings within 50 metres of an application site in existing HMO use. If adopted, Policy HOU 4 will replace CNLP Policy RES.9.
- 6.3.5 In parallel with taking forward the Directions, the Council has also prepared a Houses in Multiple Occupation Supplementary Planning

Document (“HMO SPD”) to provide detailed planning guidelines against which planning applications will be assessed.

6.3.6 Consultation on the Draft HMO SPD took place between the 26th October 2020 and the 23rd December 2020. The responses received have been considered and the final draft HMO SPD and report of consultation has been prepared. A report recommending that the final draft HMO SPD and report of consultation is published for representations for a period six weeks is progressing in parallel to the confirmation of the Article 4 Directions.

6.4 Equality Implications

6.4.1 The Public Sector Equality Duty was created by the Equality Act 2010 in order to harmonise the previous race, disability and gender equality duties and to extend protection to the protected characteristics of age, disability, sex, gender reassignment, pregnancy and maternity, race, religion or belief and sexual orientation.

6.4.2 In summary, the Council must have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

6.4.3 Having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

6.4.4 An initial Equality Impact Assessment (“EIA”) was undertaken prior to the making of the Directions and the representations period. That assessment highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability and that consideration should be given

to the method of consultation and the format of any materials. The EIA highlighted that consideration would need to be given to any equality issues raised in feedback.

- 6.4.5 The Equality Impact Assessment has been updated in light of the representations (Appendix 2) including the representation received about the significant potential for the Article 4 Directions to adversely affect persons who share Protected Characteristics by virtue of bias against sexual orientation or gender. This representation states that the creation of HMOs provides accommodation for homeless people and people escaping abuse due to gender, sexual orientation, and other vulnerabilities.
- 6.4.6 Careful thought has been given to concerns expressed in this representation, however it is not considered that the Article 4 Directions would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic. Although Article 4 Directions of this nature may have some effect on the supply of HMOs, this is likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. As noted earlier, the introduction of an HMO Article 4 Direction does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an Article 4 Direction. The Article 4 Directions also have no effect upon the supply of existing HMOs.
- 6.4.7 The key aims of the Article 4 Directions are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the Article 4 Direction areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.
- 6.4.8 In summary, it is it is not considered that the Directions would have any significant overall adverse impact on people who share protected characteristics.

6.5 Human Resources Implications

- 6.5.1 There are no direct implications for human resources.

6.6 Risk Management Implications

- 6.6.1 The risks associated with the making of the Directions are set out in the Report.
- 6.6.2 As highlighted in the representations received, there is a risk that HMOs could increase elsewhere in the Borough or in areas outside of but adjacent to the Direction areas to avoid the need to apply for planning permission.
- 6.6.3 However, national Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction. The Cabinet Report and Evidence Paper (December 2019) explains how the boundaries were chosen for each Direction area based on evidence.
- 6.6.4 As already noted, a change to the boundaries would necessitate the making of new Directions and a new public consultation exercise to be carried out. This would serve to delay implementation of the Directions. It is therefore recommended that the Directions are confirmed as made.
- 6.6.5 However, the effectiveness of the Directions and their boundaries will be subject to monitoring/ review.

6.7 Rural Communities Implications

- 6.7.1 It is unlikely that there will be direct implications for rural communities given that the majority of HMOs tend to be located within the borough's towns.

6.8 Implications for Children & Young People/Cared for Children

- 6.8.1 If approved, an Article 4 direction could support the well-being of the areas identified which would benefit Children and Young People.

6.9 Public Health Implications

- 6.9.1 Whilst there are no direct implications for public health the Directions provide an opportunity to improve the standards of this type of accommodation and consider the need to protect the amenity of residents within these neighbourhoods.

6.10 Climate Change Implications

6.10.1 There are no direct implications for climate change.

7. Ward Members Affected

- 7.1.1 Crewe Central – Cllr Anthony Critchley
Crewe South – Cllr Laura Smith & Cllr Steven Hogben
Crewe East – Cllr Joy Bratherton, Cllr Suzanne Brookfield & Cllr Hazel Faddes
Crewe West – Cllr Brian Roberts & Cllr Marilyn Houston

8. Consultation & Engagement

8.1 As noted earlier in the report, representations were invited on the Directions between 19th October 2020 and 11 January 2021. The feedback received is summarised in the Consultation Statement (Appendix 1).

9. Access to Information

9.1 The following documents are appended to this report:

Appendix 1: Consultation Statement
Appendix 2: Equalities Impact Assessment

10. Contact Information

10.1 Any questions relating to this report should be directed to the following officers:

Name: Claire Coombs

Job Title: Principal Planning Officer

Email: claire.coombs@cheshireeast.gov.uk

Name: Jeremy Owens

Job Title: Development Planning Manager

Email: jeremy.owens@cheshireeast.gov.uk

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Non-immediate Article 4 Directions for Small Houses in Multiple Occupation in parts of Crewe

Consultation Statement

March 2021

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1. Introduction

- 1.1 The Town and Country Planning (General Permitted Development) Order 2015 (“GPDO”) provides permitted development rights for the change of use of a dwelling (Class C3) to a small HMO (Class C4) without the need to apply to the Council for planning permission. The change of use of a dwelling to a larger HMO (Sui Generis) requires the submission of a planning application.
- 1.2 Article 4 of the GPDO enables local planning authorities to withdraw specified permitted development rights in a defined area. Once an Article 4 Direction (“A4D”) comes into force, a planning application is then required for the specific permitted development withdrawn.
- 1.3 On the 3rd December 2019, Cheshire East Council (“the Council”) authorised the making of three non-immediate A4Ds for the Nantwich Road, Hungerford Road and West Street areas of Crewe.
- 1.4 This decision was based on evidence of high concentrations of HMOs within the three areas together with a coincidence of other environmental, economic and social issues. The Directions were justified on the grounds of amenity and well-being of those areas.

Procedure for non-immediate Article 4 Directions

- 1.5 Schedule 3 of the GPDO sets out the steps involved in making and confirming a non-immediate A4D.
- 1.6 As soon as reasonably practicable after a direction has been made, notice must be given by the local planning authority by:
 - Local advertisement;
 - By site display at no fewer than 2 locations within the area that the direction relates to;
 - By serving individual service on owner/occupiers within the area unless the number of owners/occupies makes service impracticable;
 - A copy of the directions and notice must also be sent to the Secretary of State.
- 1.7 The GPDO prescribes the information to be provided in a notice. This includes specifying where a copy of the direction and map defining the boundary can be seen. The notice must specify a period of at least 21 days within which representations can be made to the local authority and the notice must also specify when the direction will come into force.

2. Notice of the Directions

- 2.1 The three directions were made by the Council on the 6th October 2020. Due to the number of addresses in each direction area, individual service on owners/ occupiers was not considered practicable. Notice was given by local advertisement and site notice instead.

Local advertisement

- 2.2 A notice was placed in the Crewe Chronicle on the 21 October 2020. This specified that the directions (and maps) could be viewed online or at Crewe Library and representations were initially invited between 19 October and the 30 November 2020 (6 weeks).
- 2.3 Crewe Library was closed temporarily between the 5 November 2020 and 2 December 2020 and from 30 December 2020 onwards due to the Covid-19 pandemic restrictions.
- 2.4 The representations period was subsequently extended until the 11 January 2021 to provide additional time for interested parties to comment. Posted paper copies were made available on request in the event that any interested party had difficulties viewing documents.
- 2.5 An updated Notice was placed in the Crewe Chronicle on the 25th November 2020. Copies of the press notices can be found at Appendix 1.

Site Notices

- 2.6 The GPDO requires that at least 2 site notices are erected within each direction area.
- 2.7 On the 19 October 2020, around 200 site notices were erected across the three Direction areas with all streets in each Direction area having at least 1 notice erected.
- 2.8 When the period for making representations was extended until the 11 January 2021, additional text was stapled to the bottom of each erected notice and this posting took place between 20 November – 24 November 2020. Whilst not a requirement of the GPDO, where it was apparent that notices had been removed since they were originally posted on the 19 October 2020, replacement notices were erected.
- 2.9 Each site notice included the following text translated into Romanian, Polish, Slovakian and Portuguese languages:

Further details about the making of three non-immediate Article 4 Directions for houses in multiple occupation in parts of Crewe including a copy of each direction, maps of the areas affected and the timescales for making representations can be found on the Cheshire East Website at www.cheshireeast.gov.uk/A4D which can be accessed with a facility to read the information in an alternative language.

- 2.10 Copies of the site notices and a photograph of a posted notice can be found at Appendix 2.

Notification to the Secretary of State

- 2.11 The GPDO requires that a copy of the Directions and notice must be sent to the Secretary of State. Notification was sent on the 19 October 2020.

Other notifications

- 2.12 200 printed letters and 88 emails were sent on 19 October 2020 to a number of organisations in Crewe, including those who work alongside groups with protected characteristics, licenced landlords, letting/ estate agents and national landlord's associations.
- 2.13 A further 196 letters and 85 emails were sent on the 17th & 18th November 2020 when the A4D representations period was extended. In addition, emails were also sent to Crewe Town Council, the Crewe & Nantwich MP and Crewe elected members.
- 2.14 The A4Ds were also referred to in the notification letters and emails sent in relation to other planning policy consultations that were taking place at a similar time.
- 2.15 These included the Revised Publication Draft Site Allocations and Development Policies Document and the Draft Houses in Multiple Occupation Supplementary Planning Document. Notifications consisted of 282 printed letters and 2,651 emails sent on 23rd October 2020 to all active stakeholders on the Council's local plan consultation database. A further 278 letters and 2,545 emails were sent on the 17 November 2020 when the consultation was extended.
- 2.16 The stakeholders on the consultation database include residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees. Letters and emails were also sent to all town and parish councils in Cheshire East, elected members and MPs. The consultation included a number of organisations who work alongside groups with protected characteristics in the borough.
- 2.17 Examples of notification emails and letters are included in Appendix 3.

Other publicity

2.18 A number of pages on the Cheshire East Council website provided information and links to the consultation. These pages included:

- The homepage (in the 'have your say' section): www.cheshireeast.gov.uk
- The Article 4 Directions page for Houses in Multiple Occupation in parts of Crewe: www.cheshireeast.gov.uk/A4D
- The private sector housing/licencing webpage also included a link to the SPD consultation:

www.cheshireeast.gov.uk/housing/private_sector_housing/houses_in_multiple_occupation/houses_in_multiple_occupation.aspx

2.19 Screenshots of the various webpages can be found at Appendix 4.

2.20 Two media releases were issued informing people of the consultation. Copies of the media releases are included in Appendix 5.

3. Documents

3.1 Representations were invited on the 3 Directions between the 19 October 2020 and the 11 January 2021. The Council placed the following documents on its webpage: www.cheshireeast.gov.uk/A4D

- A copy of the Nantwich Road Article 4 Direction and a map showing the Direction area;
- A copy of the Hungerford Road Article 4 Direction and a map showing the Direction area;
- A copy of the West Street Article 4 Direction and a map showing the Direction area;
- A link to the Cabinet Report dated 3 December 2019 and the associated evidence paper;
- A set of Frequently Asked Questions.

3.2 Copies of the directions, notice, maps of the areas, notice, frequently asked questions and a copy of the online survey response form were also placed in Crewe Library.

4. Submitting representations

4.1 Comments could be submitted in a number of ways:

- By completing the online survey accessed from the Council's website;
- By email to planningpolicy@cheshireeast.gov.uk;
- By post to Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

4.2 Printed copies of survey forms were available for people to take away from Crewe Library during opening hours. A copy of the response form is shown in Appendix 6.

5. Representations received

5.1 A total of 49 representations were received to the consultation. Of these 8 were submitted by email and 41 via the online survey.

5.2 The comments received covered a range of topics and issues. The key matters brought out during the consultation can be summarised as follows:

- Number of dwellings in HMO use in a street should be limited to no more than 5%
- Poor property standards in HMOs and issues of overcrowding
- Poor management of HMOs by landlords/tenants
- Adverse impact of HMOs upon car parking, waste, fly-tipping, noise, anti-social behaviour, families in the area
- Need for HMO accommodation - directions will impact supply and drive up rent levels
- The directions will not reverse the negative impacts upon the area
- Areas outside the boundaries will be at higher risk to increased levels of HMOs
- Other measures should be used instead of A4D such as waste management
- A sunset clause should be imposed on the directions so that they are reviewed
- The implementation date should be extended to allow landlords to complete works without needing planning permission, particularly given the current Covid-19 pandemic
- Need to provide landlords/ tenants of HMOs with information about waste collection
- Consideration should be given to residents parking scheme
- Adverse impact of HMOs upon property values
- Boundaries of direction areas should be amended to include additional streets/ all CW1 & CW2 postcodes/ Crewe/ Borough-wide
- Covid-19 pandemic has highlighted issues with overcrowding and HMOs
- The Equalities Impact Assessment is flawed. The decision has significant potential to adversely impact persons with protected

characteristics by virtue of bias against sexual orientation or gender

- Lack of facilities within Crewe for more HMOs
- Directions are too late as a number of dwellings are already in use as HMOs
- Directions do not take into account change of use to larger HMOs or flats
- Impact of the measures upon the ability of homeowners to extend their dwellings in the future
- Fear of walking in the area/ public safety concerns.

- 5.3 A summary of representations received by email and the Council's response can be found at Appendix 7 and a summary of the representations received via the online survey and the Council's response can be found at Appendix 8.

Appendix 1: Press Notice

Notice published in the Crewe Chronicle on the 21 October 2020

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

PUBLIC NOTICE

NOTICE OF MAKING DIRECTIONS WITHOUT IMMEDIATE EFFECT MADE UNDER ARTICLE 4 (1) RELATING TO AREAS OF CREWE

NOTICE is hereby given that Cheshire East Borough Council made three non-immediate Article 4 (1) Directions on the **6th October 2020**, under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule.

The Directions apply to areas of Crewe and specifically, the **streets around Nantwich Road, West Street and Hungerford Road**. These areas are shown edged red on the maps attached to the Directions. A copy of the Directions, including the maps defining the areas covered, can be viewed:

- Online: <https://www.cheshireeast.gov.uk/A4D>
- Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020** and **30 November 2020**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. Any representations must be received by 5pm on the **30th November 2020**.

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on **1 November 2021**.

Date of Notice: **19 October 2020**

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

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Date of Notice: 19 October 2020 [cheshireeast.gov.uk](https://www.cheshireeast.gov.uk)

Example of press notice - extract from Crewe Chronicle 21 October 2020

Notice re-published on the 25 November 2020

PERIOD FOR REPRESENTATIONS EXTENDED TO 11 JANUARY 2021

CHESHIRE EAST BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended)

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Online: <https://www.cheshireeast.gov.uk/A4D>

Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020** and **11 January 2021**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. Any representations must be received by 5pm on the **11 January 2021**.

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

Appendix 2 Site Notice

Site Notice(s) erected on the 19 October 2020

**CHESHIRE EAST BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015 (as amended)**

PUBLIC NOTICE

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- **Online:** <https://www.cheshireeast.gov.uk/A4D>
- **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

Representations may be made in writing concerning the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the online survey on the council's website or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

Romanian: Mai multe detalii despre realizarea a 3 instrucțiuni non-imediate, Articolul 4 vizand casele cu multipli ocupanți, în zone din Crewe, inclusiv o copie a fiecărei direcții, hărți ale zonelor afectate și termenele pentru a face reprezentări legale pot fi găsite pe site-ul Cheshire East la <https://www.cheshireeast.gov.uk/A4D> care pot fi accesate cu o facilitate de a citi informațiile într-o limbă alternativă.

Polish: Dalsze szczegóły dotyczące sporządzenia trzech niezwiązanych bezpośrednio z Artykułem 4 'Wskazówki' dla domów zamieszkałych przez wiele osób w częściach Crewe, w tym kopię każdego kierunku, mapy obszarów dotkniętych i harmonogram składania oświadczeń, można znaleźć na stronie internetowej Cheshire East pod adresem <https://www.cheshireeast.gov.uk/A4D>, do którego można uzyskać dostęp, dzięki funkcji czytania informacji w innym języku.

Slovakian: Ďalšie podrobnosti o vypracovaní troch, ktoré priamo nesúvisia s článkom 4 Usmernení pre domy určené pre viac obyvateľov v častiach Crewe, vrátane kópie každého smeru, map postihnutých oblastí a harmonogramu vyhlásení, sú k dispozícii na webovej stránke Cheshire East na adrese <https://www.cheshireeast.gov.uk/A4D>, ktorá je prístupná vďaka funkcii čítania informácií v inom jazyku.

Portuguese: Mais detalhes sobre a elaboração de três direções não imediatas do artigo 4.º para casas em ocupação múltipla em partes de Crewe, incluindo uma cópia de cada direção, mapas das áreas afetadas e os prazos para fazer representações podem ser encontrados no Site Cheshire East em <https://www.cheshireeast.gov.uk/A4D> que pode ser acessado com uma facilidade para ler a informação em uma língua alternativa.

Additional text appended to site notices 20- 25 November 2020

PERIOD FOR MAKING REPRESENTATIONS EXTENDED TO BETWEEN 19TH OCTOBER 2020 TO 11 JANUARY 2021

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current [libraries opening times](#) on the council's website or telephone the 24 hour library information service on 0300 123 7739. If you are unable to inspect copies of the documents during the representations period, please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) and paper copies can requested from the Strategic Planning Team.

CHESHIRE EAST BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
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The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule.

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We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction(s) will come into force, subject to confirmation by the Council, on 1 November 2021.

Date of Notice: 19 October 2020

Romanian: Mai multe detalii despre realizarea a 3 instructiuni non-imediate, Articolul 4 vizand casele cu multiple ocupantii, in zone din Crewe, inclusiv o copie a fișelor directi, hărți ale zonelor afectate și termenale pentru a face reprezentări legale pot fi găsite pe site-ul Cheshire East la <https://www.cheshireeast.gov.uk/A4D> care pot fi accesate cu o facilităate de a citi informațiile într-o limbă alternativă.

Polish: Dalsze szczegóły dotyczące sporządzania trzech niezwłocznych bezpośrednio z Artykułem 4 "Wskazówek" dla domów zamieszkałych przez wiele osób w częściach Crewe, w tym kopie każdego kierunku, mapy obszarów dotkniętych i harmonogram składania oświadczeń, można znaleźć na stronie internetowej Cheshire East pod adresem <https://www.cheshireeast.gov.uk/A4D>, do którego można uzyskać dostęp, dzięki funkcji czytania informacji w innym języku.

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Portuguese: Mais detalhes sobre a elaboração de três direções não imediatas do artigo 4 "para casas em ocupação múltipla em partes de Crewe, incluindo uma cópia de cada direção, mapas das áreas afetadas e os prazos para fazer representações podem ser encontrados no Site Cheshire East em <https://www.cheshireeast.gov.uk/A4D> que pode ser acessado com uma facilidade para ler a informação em uma língua alternativa.

**PERIOD FOR MAKING REPRESENTATIONS EXTENDED TO
BETWEEN 19TH OCTOBER 2020 TO 11 JANUARY 2021**

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Appendix 3: Examples of Letters and Emails



Working for a brighter future together

«Name»

«Address_1»

«Address_2»

«Address_3»

«Postcode»

Strategic Planning

Westfields, c/o Municipal Buildings

Earle Street, Crewe

CW1 2BJ

01270 685893

planningpolicy@cheshireeast.gov.uk

DATE: 19/10/2020

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION BETWEEN 19 OCTOBER 2020 AND 30 NOVEMBER 2020

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street and Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between **19 October and 30 November 2020**, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours. For information about opening hours see: www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739.

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 7 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan
- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 7 December 2020** and you can find out more about this at:

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

The Strategic Planning Team
Cheshire East Council



Working for a brighter future together

«Name»

«Address_1»

«Address_2»

«Address_3»

«Postcode»

Strategic Planning
Westfields, c/o Municipal Buildings
Earle Street, Crewe
CW1 2BJ

01270 685893
planningpolicy@cheshireeast.gov.uk

DATE: 17/11/2020

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION EXTENDED BETWEEN 19 OCTOBER 2020 AND 11 JANUARY 2021

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

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All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

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If you are unable to inspect copies of the documents during the representations period, please email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

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https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**The Strategic Planning Team
Cheshire East Council**

From: PLANNING POLICY (East)
Sent: 19 October 2020 18:17
To:
Subject: Notification of the making of three non-immediate Article 4 Directions for small houses in multiple occupation in areas of Crewe

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION BETWEEN 19 OCTOBER 2020 AND 30 NOVEMBER 2020

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

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You can give your views about the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

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Draft Houses in Multiple Occupation Supplementary Planning Document (SPD). The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between 26 October and 5pm on 7 December 2020 and you can find out more about this at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**Strategic Planning Team
Cheshire East Council**



Working for a brighter future  together

From: PLANNING POLICY (East)
Sent: 18 November 2020 09:23
To:
Subject: [OFFICIAL] Notification of the making of three non-immediate Article 4 Directions for small houses in multiple occupation in areas of Crewe: representations period extended until 11 January 2021

Dear Sir/ Madam

Due to the current Covid-19 restrictions, the representations period for the Article 4 Directions consultation has been extended to **5pm Monday 11 January 2021**. Updated details follow below.

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION EXTENDED BETWEEN 19 OCTOBER 2020 AND 11 JANUARY 2021.

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

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The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between 19 October and 11 January 2021, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current [libraries opening times](#) on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, please email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

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We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

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Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 23 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan

- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 23 December 2020** and you can find out more about this at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**Strategic Planning Team
Cheshire East Council**



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Working for a brighter future together

To: Town and Parish Councils

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 23/10/2020 OUR REF: RPDSADPD

Dear Town or Parish Clerk,

Cheshire East planning policy documents consultation.

Cheshire East Council has published three planning policy-related documents for consultation.

Revised Publication Draft Site Allocations and Development Policies Document (SADPD):
The SADPD includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy.

Following the previous consultation in 2019, the draft SADPD has been amended and the council has now published the Revised Publication Draft SADPD to invite further representations before it is submitted for examination by a planning inspector. The consultation will run from 26 October to 5:00pm on 7 December 2020. Full details of the consultation are set out in the formal 'Statement of the Representations Procedure' which is also attached to this email.

We would be very grateful if your council is able to assist us in publicising the consultation; for example by posting a link on your website; including a short note in any parish newsletter or similar; or displaying the attached poster on a parish noticeboard.

The consultation can be found on the council's consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/rpdsadpd> and all responses must reach us by 5:00pm on Monday 7th December 2020.

We are now able to arrange virtual meetings with officers from the Strategic Planning Team. Should your council wish to discuss any matters related to the SADPD, please do contact us to arrange a meeting.

Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD): The Draft HMO SPD provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The consultation on this document also ends at 5:00pm on Monday 7th December.

All other enquiries 0300 123 5500

www.cheshireeast.gov.uk

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe. Further information is available on the council's website: www.cheshireeast.gov.uk/A4D. Consultation ends at 5pm on Monday 30th November.

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerely,



Jeremy Owens
Development Planning Manager



Working for a brighter future together



Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ
Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 17/11/2020 OUR REF: RPD/1182084

Dear,

Cheshire East planning policy and related documents consultation.

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council is currently consulting on three planning policy-related documents and due to the current restrictions related to Covid-19, the deadlines for commenting on each of these documents have been extended.

The Revised Publication Draft Site Allocations and Development Policies Document (SADPD) includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy. Following consultation in 2019, the draft SADPD has been amended and the council has now published this revised document to invite further representations before it is submitted for examination by a planning inspector. Full details of the consultation are set out in the updated 'Statement of Representations Procedure' on the reverse of this letter. The deadline for representations is now 5:00pm on Weds 23 December.

The Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD): provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The deadline for making comments is now 5:00pm on Weds 23 December.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6/10/20, meaning that planning permission would be required to use a dwelling (class C3) as a small HMO (class C4) within the areas of the Directions once they come into force on 1/11/21. Further information is on the website: www.cheshireeast.gov.uk/A4D. The deadline for comments is now 5:00pm on Mon 11 January 2021.

Please contact the Strategic Planning Team using the details at the top of this letter should you require further information or assistance to access the consultation documents.

Yours sincerely,

Jeremy Owens
Development Planning Manager



All other enquiries 0300 123 5500

www.cheshireeast.gov.uk

Appendix 4: Screen shots from the Council website

In Focus

News

04/01/2021 - Holding advice for schools following the national lockdown announcement

04/01/2021 - Have your say in council consultations on transport and parking

31/12/2020 - Cheshire East Council helps plan return to school following government changes

30/12/2020 - Cheshire East moved into Covid-19 alert tier 4 'Stay at Home'

30/12/2020 - Festive funding boost for Crewe regeneration plans

[Public Notices](#) | [Media Hub >>](#)

Have your say

Consultations

- [Household Recycling Centre Review](#) – ends 4 January 2021
- [Budget consultation](#) – ends 8 January 2021
- [Article 4\(1\) Directions](#) – ends Monday 11 January 2021
- [Customer Experience Strategy Consultation](#) – ends Friday 15th January 2021
- [Car Parking Survey](#) – ends 31 January 2021
- [Local Transport Delivery Plans](#) – ends 31 January 2021
- [Cheshire East active travel – have a say on your town](#)
- [Join the digital influence panel](#)

Planning applications

- [Comment on a current planning application](#)

[More consultations](#)


Contact

- [Contact the council](#)
- [Find your local councillor](#)
- [Sign up for news updates](#) from Cheshire East Council

Social media

[Other social media channels](#)

[Cheshire East Family Information Service](#)


[Listen and translate](#)
[A to Z site index](#)

Coronavirus - COVID-19

[Supporting you during the COVID-19 outbreak](#)

[Home](#) / [Council and Democracy](#) / [Council Information](#) / [Consultations in Cheshire East](#)

Cheshire East Council Consultations

Welcome to Cheshire East Council's Consultation portal - please browse our current consultations below.

- [Read about document accessibility](#)
- [View Equality Impact Assessments for the individual consultations](#)

Current consultations

Household Waste Recycling Centre Review

Cheshire East Council's approach to waste management is determined by its recently reviewed Municipal Waste Management Strategy. A component of waste management is the provision of household waste recycling centres and here the strategy states: That the Council continues to ensure the household waste recycling centre service remains fit for purpose and follows industry best practice. The current contract comes to an end within 3 years and therefore the Council will review the future service provision through Ansa.

We have carried out the review and now want to hear your views on the options.

- [View the options and provide your feedback](#)

Please submit your views by **5pm on 4 January 2021**.

If you would like to submit your response in a different way or to request a paper version email: randc@cheshireeast.gov.uk or call 0300 123 5011.

Budget Engagement 2021 - 2025

The budget engagement 2021 - 2025 explains how Cheshire East Council sets its budget and shows what its spending plans for the next few years look like.

- [Visit the Budget Engagement Hub for more information and to submit your views](#)

Please submit your views by **Friday 8 January 2021**.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe

Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe.

- [Visit the Article 4 Directions page to view the documents and submit your views](#)

Please submit your views by **5:00pm on Monday 11 January 2021**.

In this section

- [Budget Engagement 2021](#)
- [Local Transport and Car Parking Engagement 2020](#)
- [Consultation into Faster Broadband Coverage](#)
- [Consultations Results](#)
- [Consultations in Cheshire East](#)
- [Corporate Plan Consultation](#)
- [Research and Consultation Team - privacy notice](#)
- [The Digital Influence Panel](#)

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We value your feedback. How do you rate this information?

☒ Good
 ☐ OK
 ☐ Poor

Article 4 Directions - Houses in Multiple Occupation

Consultation extended between 19 October 2020 and 11 January 2021

Translating from English language

For more details see our [language translation page](#).

Introduction

Planning permission is not normally required to convert a dwelling into a house in multiple occupation (HMO) provided that the property accommodates no more than six unrelated individuals. Such changes of use are normally permitted development.

Local Planning Authorities can withdraw 'permitted development rights' through Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The effect of such a Direction is that planning permission is then needed for the permitted development withdrawn once the Direction comes into force.

Article 4 Directions in areas of Crewe

On the 6 October 2020, three non-immediate Article 4 Directions were made covering areas of Crewe, and these cover the streets around Norwich Road, Hungerford Road and West Street. Copies of the Directions and maps of the areas affected can be viewed below:

- [Article 4 Direction: Norwich Road, Crewe \(PDF, 1.5MB\)](#)
 - [Map for Article 4 Direction: Norwich Road, Crewe \(PDF, 1.2MB\)](#)
- [Article 4 Direction: Hungerford Road, Crewe \(PDF, 1.4MB\)](#)
 - [Map for Article 4 Direction: Hungerford Road, Crewe \(PDF, 1.0MB\)](#)
- [Article 4 Direction: West Street, Crewe \(PDF, 1.5MB\)](#)
 - [Map for Article 4 Direction: West Street, Crewe \(PDF, 1.0MB\)](#)

Why are the directions being introduced?

The majority of the Borough's HMOs are located within Crewe and these are concentrated around the Norwich Road, Hungerford Road and West Street areas of the town.

The council's cabinet report and evidence paper (Appendix D) highlights a coincidence of environmental, economic and social issues within areas with high concentrations of HMOs - for example increased levels of fly-tipping. The Article 4 Directions will enable the council to better monitor and manage the growth of new HMOs within these areas via the planning application process.

An Article 4 Direction frequently asked questions document (PDF, 270KB) has been produced to answer common queries about the Article 4 Directions.

Consultation

Before the Directions can be confirmed and brought into force, interested parties can make representations in writing about the Article 4 Directions. The period for making representations is **Monday 19 October to 5pm on Monday 11 January 2021**.

During this period, copies of the directions can also be viewed at:

- **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2QJ during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5 November until 2 December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current library opening times on the council's website or telephone the 24 hour library information service on 01273 725 7735.

If you are unable to inspect copies of the documents during the representations period please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01273 685893 (please leave a message) and paper copies can be requested from the Strategic Planning Team.

Subject to confirmation following consultation, the Directions will come into force on the 1 November 2021.

If you wish to submit representations during this period, you may do so by:

- completing the [online survey](#)
- email to planningpolicy@cheshireeast.gov.uk
- post to: Strategic Planning, Cheshire East Borough Council, C/O Municipal Buildings, Sarnie Street, Crewe CW1 2QJ

Any representations must be received by 5pm on Monday 11 January 2021. We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record. Any personal data will be processed in line with the [Strategic Planning Privacy Notice](#).

Next steps

Once the period for making representations has ended, all comments/representations received will be considered before the council's Portfolio Holder for Planning decides whether to confirm the directions or not. In the event that the directions are confirmed, they will come into force on the **1 November 2021**.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out in the Direction areas, unless planning permission is first granted for this change of use.

This page will be updated as the directions progress.

Other planning policy documents

Alongside the Article 4 Directions cited above, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HDU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [Cheshire East Local Plan webpage](#).
- **Draft Houses in Multiple Occupation Supplementary Planning Document**. This SPD will provide further guidance to all parties involved in the planning application process for HMOs in Multiple Occupation. This is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [supplementary planning documents webpage](#).

If you have any queries, you can contact the Strategic Planning Team at: planningpolicy@cheshireeast.gov.uk or by leaving a message on 01273 685893 and we will respond as soon as possible.

In this section

[Article 4 Directions - houses in multiple occupation](#)

[Broughtford Register](#) ➤

[Local Plan Public Notices](#) ➤

[Spatial planning update](#) ➤

[Airport Planning](#) ➤

[Local Development Orders \(LDOs\)](#) ➤

[Cheshire East Local Plan](#) ➤

[Planning Policy Documents \(Index and Price List\)](#) ➤

[Research and Evidence](#) ➤

[Strategic Planning](#) ➤

[Saved and Other Policies](#) ➤

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Houses in Multiple Occupation (HMO)

Houses in Multiple Occupation (HMOs) are an important part of our housing stock, providing flexible accommodation for many smaller households. Sharing accommodation can bring greater risks, so regulating the management and property standards is important.

In this section you can find out about the mandatory HMO licensing scheme and how to apply; check whether a HMO has a licence; find links to Planning and Council Tax information for HMOs; and find information about the standards that are required in all HMOs including those that do not need a licence.

- Find out if a property is licensed as a HMO

There are important consultations under way between 19 October and 11 January 2021 relating to HMOs and Planning. View the Planning Requirements for HMOs section below to find out more.

Keyboard navigation: use the spacebar to display further information.

Tell us about a HMO	view
Apply for a HMO Licence	view
HMO licence fees	view
Management standards for HMOs	view
Housing standards for HMOs	view
Planning requirements for HMOs	close

Planning requirements for HMOs

If you are intending to change your property into a HMO, or make alterations to an existing HMO, you should check whether you need planning permission for any changes you are proposing with the [Planning service](#).

Article 4 Direction for HMOs in Crewe

Planning permission is not normally required to convert a dwelling into a HMO provided that the property accommodates no more than six unrelated people. This is known as 'permitted development'.

Local Planning Authorities can withdraw 'permitted development rights' through an Article 4 Direction. The effect of an Article 4 Direction is that planning permission is then needed for the development once the Direction is in force.

Three Article 4 Directions have been made covering streets around Nantwich Road, Hungerford Road and West Street in Crewe and these have been published for consultation between 19 October 2020 and 11 January 2021. If the Directions are confirmed following public consultation, they will come into force on 1 November 2021, and will mean that any conversion of a dwelling into a HMO in these areas will require planning permission. For more information visit [Article 4 Directions](#).

Cheshire East Site Allocations and Development Policies Document

This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft Site Allocations and Development Policies Document has been published for public consultation between 26 October and 23 December 2020. For more information visit [Site Allocations and Development Policies](#).

Draft HMO Supplementary Planning Document

The Supplementary Planning Document will provide further guidance to all parties involved in the planning application process for HMOs. This has been published for public consultation between 26 October and 23 December 2020. For more information visit [Supplementary Planning Documents](#).

Council Tax requirements for HMOs	view
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In this section

[Houses in multiple Occupation](#)

[Licensed HMO register](#)

Contact us

The Housing Standards & Adaptations Team deals with all types of HMOs. Please [contact us](#) if you need further information or guidance, or to request a property inspection.

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Good



OK



Poor

Appendix 5: Press releases



New planning proposals to control standard and number of multi-occupation properties

3 November 2020

Cheshire East residents are being asked to give their views on proposals to control the number of houses in multiple occupation in parts of the borough and to raise their standards of accommodation.

Consultations have begun on proposed new planning rules concerning houses in multiple occupation, known as HMOs. Everyone, including residents, landlords and tenants, is invited to take part.

A new HMO supplementary planning document proposes tighter controls to make sure such housing meets a range of standards and to avoid over-concentration of HMOs in local neighbourhoods.

There is a second consultation, aimed specifically around proposals to control the number of HMOs in parts of Crewe - in the Nantwich Road, West Street and Hungerford Road.

If approved, it would mean that any new small HMO in these areas would no longer benefit from automatic planning permission under national regulations. Instead, planning permission would first need to be obtained from the council.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "We are aware that our residents would like to see more control exercised over the standard of HMOs and their numbers.

"We recognise that this type of housing has a very important role to play in providing accommodation for people. However, it is important that numbers are controlled and that the quality of accommodation is - in some instances - raised so that individuals or families can enjoy a reasonable and appropriate standard of housing.

"But we are also aware that in some parts of the borough - in Crewe for example - residents have become increasingly concerned about the high density of HMOs in their area and the affect this can have on the character of the neighbourhood.

"I would urge anyone who wishes to comment on these proposals to take part in the consultations."

The council's strategic planning team can be contacted via email at: localplan@cheshireeast.gov.uk or telephone 01270 685893.





Cheshire East Council extends deadline for feedback on key planning policies

20 November 2020

Residents and other stakeholders are being given more time to put forward their views about a number of key planning documents.

Cheshire East Council is currently seeking views on its Site Allocations and Development Policies Document (SADPD), draft supplementary planning document (SPD) for houses in multiple occupation (HMOs) and three Article 4 Directions in Crewe that would bring all HMOs in these areas under full planning control.

These documents are available online and were also being made available to view in libraries. However, due to national Covid-19 restrictions, libraries are currently closed. In order to ensure that people can have their say, the deadlines for commenting on these documents are being extended.

In the case of the SADPD and SPD, the new response deadline is 5pm on Wednesday 23 December.

In the case of the three Article 4 Directions, the new response deadline is 5pm on Monday 11 January.

More information about each of these documents, including how to put your views forward, is available [on the council's website](#)

Anyone who wishes to read and respond to the documents, but does not have access to the internet, is requested to contact the council's strategic planning team on 01270 685893. The team will assist everyone who gets in touch, taking into account their individual circumstances.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "The national Covid-19 restrictions have been put in place part way through the public engagement period for these documents, so it's right that we extend the deadlines. We want to give everyone the opportunity to feed back their views.

"The national measures are currently proposed to come to an end after Wednesday 2 December, but we may still need to consider the effect of any ongoing restrictions that may come into force after that date.

"Each of these documents serves an important purpose, so we will continue to make every effort to progress their preparation. Our objective is to do everything we reasonably can to enable everyone to respond as the situation changes."



Appendix 6: Survey response form

Article 4 Directions for Houses in Multiple Occupation in Crewe

Consultation between 19 October and 11 January 2021

Introduction

Purpose of this consultation

On the 6th October 2020, Cheshire East Borough Council made 3 non-immediate Article 4 Directions to withdraw permitted development rights for small Houses in Multiple Occupation. These Directions cover the streets around Hungerford Road, Nantwich Road and West Street in Crewe.

You can view copies of the Directions and maps of the areas affected at:

Online: www.cheshireeast.gov.uk/A4D

Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Subject to their confirmation following consultation, and once they come into effect on **1 November 2021**, planning permission will be required to change a dwelling into a small HMO (accommodating between 3 and 6 unrelated people), in these three areas. At present planning permission is not required for this sort of development.

The purpose of this consultation is to invite representations to be made about the Directions, including from people that may be directly affected, such as those who live, work and/or own property within any of the three areas.

All feedback received will be taken into account before the council decides whether to confirm each of the Directions and bring them into force.

Submitting representations

The council's online survey is our preferred method of submitting responses and you can find this at: www.cheshireeast.gov.uk/A4D but you can also submit responses in writing or return this form by email or post to:

By email: planning.policy@cheshireeast.gov.uk.

By post to: Strategic Planning (Westfields), Cheshire East Council, C/O Municipal Buildings, Earle Street, Crewe, CW1 2BJ.

Please make sure your comments reach us by **5pm on 11 January 2021**. We are not able to accept anonymous comments - you must provide us with your name and contact details when submitting a response.

For any queries about this consultation e.g. if you would like to receive this survey in an alternative format or submit your response in a different way, please email planningpolicy@cheshireeast.gov.uk or call and leave a message on 02170 685 893 and we will respond as soon as possible.

Your confidentiality is assured

Any personal information you supply will remain strictly confidential and will be used in line with the Data Protection Act 2018. To find out more about how we use your information see our Research and Consultation privacy policy and Strategic Planning Policy Privacy Notice available on the council's website.

Your details

As this is a council planning consultation, the council has a duty to make sure all documents, and all comments received, are made available for public inspection under statutory provisions including the Local Government (Access to Information) Act 1985, the Freedom of Information Act 2000 and the Local Government Act 1972.

If you wish for your submission to be accepted, you must provide your name and address below: Please note that all submissions will be made public alongside the name of the person making them.

Please write in below

Name:

Address:

Postcode:

If you wish to you can also supply your organisation name and email address below, though this is optional:

If you supply an organisation name, it will be published alongside your response. Your email address will not be published alongside your response, but we will use this to contact you about your submission if we need to.

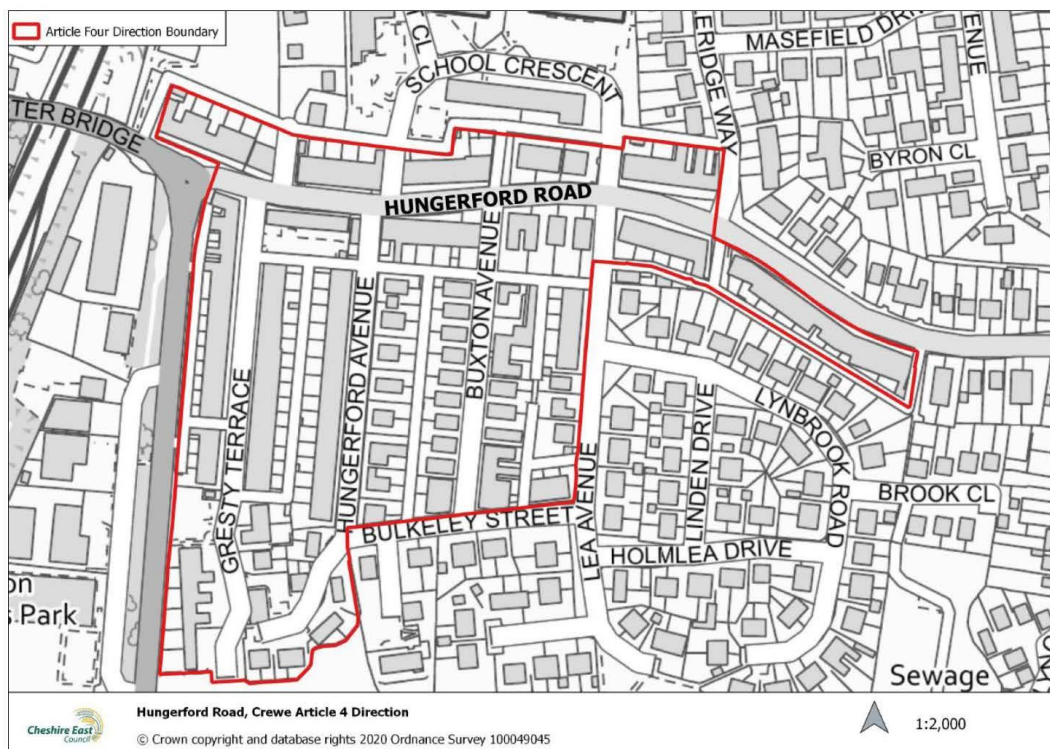
Please write in below

Organisation name (optional):

Email address (optional):

Hungerford Road area

The following map shows the boundary of the Hungerford Road area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... Please tick all that apply

- ☐ Live in the Hungerford Road area
- ☐ Work in the Hungerford Road area
- ☐ Own property in the Hungerford Road area
- ☐ Other (please specify):

What interest(s) do you have in the Hungerford Road area? Please tick all that apply

- ☐ Landlord
- ☐ Letting or estate agent
- ☐ Tenant
- ☐ Homeowner
- ☐ Business owner
- ☐ Other (please specify):

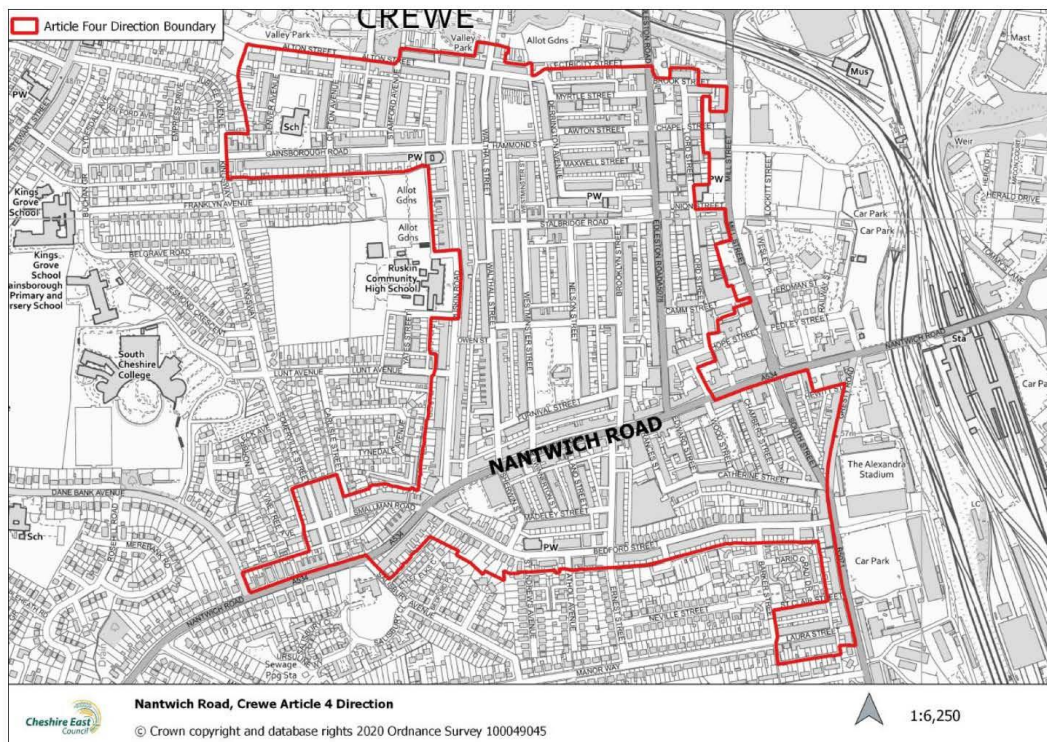
How strongly do you support or oppose the introduction of the Article 4 Direction in the Hungerford Road Area? *Please tick one box only*

- ☐ Strongly support
- ☐ Tend to support
- ☐ Neither support nor oppose
- ☐ Tend to oppose
- ☐ Strongly oppose
- ☐ Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the Hungerford Road area. *Please write in below*

Nantwich Road area

The following map shows the boundary of the Nantwich Road area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... *Please tick all that apply*

- ☐ Live in the Nantwich Road area
- ☐ Work in the Nantwich Road area
- ☐ Own property in the Nantwich Road area
- ☐ Other (please specify):

What interest(s) do you have in the Nantwich Road area? *Please tick all that apply*

- ☐ Landlord
- ☐ Letting or estate agent
- ☐ Tenant
- ☐ Homeowner
- ☐ Business owner
- ☐ Other (please specify):

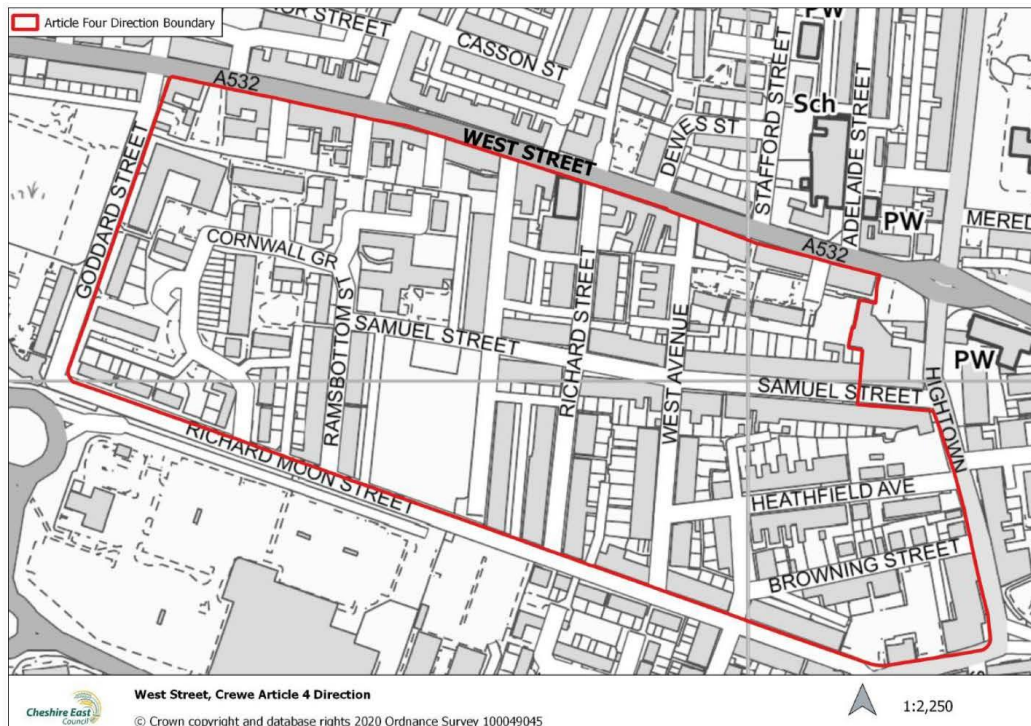
How strongly do you support or oppose the introduction of the Article 4 Direction in the Nantwich Road Area? *Please tick one box only*

- ☐ Strongly support
- ☐ Tend to support
- ☐ Neither support nor oppose
- ☐ Tend to oppose
- ☐ Strongly oppose
- ☐ Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the Nantwich Road area. *Please write in below*

West Street area

The following map shows the boundary of the West Street area in Crewe, where the Article 4 Direction will apply, once it comes into force:



Do you currently... Please tick all that apply

- ☐ Live in the West Street area
- ☐ Work in the West Street area
- ☐ Own property in the West Street area
- ☐ Other (please specify):

What interest(s) do you have in the West Street area? Please tick all that apply

- ☐ Landlord
- ☐ Letting or estate agent
- ☐ Tenant
- ☐ Homeowner
- ☐ Business owner

☐ Other (please specify):

How strongly do you support or oppose the introduction of the Article 4 Direction in the West Street Area? Please tick one box only

- ☐ Strongly support
- ☐ Tend to support
- ☐ Neither support nor oppose
- ☐ Tend to oppose
- ☐ Strongly oppose
- ☐ Don't know / Not sure

If you wish to, please comment below on the proposed introduction of the Article 4 Direction in the West Street area. Please write in below

About you

It would help us to check that we are providing services fairly if you would answer the questions below. Information you give will be used to see if there are any differences in views for different groups of people, and to check if services are being delivered in a fair and accessible way. You do not need to answer any of the following questions if you do not wish to.

What is your gender identity? *Please tick one box only*

- ☐ Male
- ☐ Female
- ☐ Prefer not to say
- ☐ Prefer to self-describe (please write in the box below):

What age group do you belong to? *Please tick one box only*

- ☐ 16-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-54
- ☐ 55-64
- ☐ 65-74
- ☐ 75-84
- ☐ 85 and over
- ☐ Prefer not to say

Do you or anyone in your household identify as disabled? *Please tick one box only*

- ☐ Yes ☐ No ☐ Prefer not to say

What is your ethnic origin? *Please tick one box only*

- ☐ White British / English / Welsh / Scottish / Northern Irish / Irish
- ☐ Any other White background
- ☐ Mixed: White and Black Caribbean / African / Asian
- ☐ Asian / Asian British
- ☐ Black African / Caribbean / Black British
- ☐ Prefer not to say
- ☐ Prefer to self-describe (please write in the box below):

which of the following best describes your religious belief / faith? *Please tick one box only*

- ☐ Buddhist
- ☐ Christian
- ☐ Hindu
- ☐ Jewish
- ☐ Muslim
- ☐ Sikh
- ☐ None
- ☐ Prefer not to say
- ☐ Prefer to self-describe (please write in the box below):

Appendix 7: Responses received by email

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
A4D1	D Evans		HMO properties should be limited to the amount of houses in a street i.e. no more than 5%. My street has quite a few HMO's. Socially the area has been turned into a run down ghetto. Parking is a big issue and the more people unscrupulous landlords push into these badly converted old family homes the worse it gets. In the area HMO'S are being used as cannabis farms. Planning permission should apply to landlords wishing to do this to a family sized home. Landlords are not interested in the community they are destroying just profits.	<p>The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process.</p> <p>Alongside the A4Ds, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) and the Revised Publication Draft Site Allocations Document (SADPD). The SPD and SADPD Policy HOU4: Houses in Multiple Occupation seeks to avoid concentrations of HMOs within a radius of the application site (i.e no more than 10% of all residential properties within 50m of the application site in HMO use).</p> <p>It is considered that a lower threshold of 5% would not amount to a concentration and that a 10% threshold is proportionate.</p>
A4D2	P Turner	Crewe Town Council	Support for the proposed directions and their implementation. The negative impact of unaddressed proliferation of HMOs on neighbourhoods in Crewe is wide reaching, leading to fragmented communities, degeneration of communities; on street waste issues, anti social behaviour and concerns relating to the quality of accommodation being provided. These controls are urgently needed to support sustainable communities and to ensure proper consideration of neighbourhoods and	<p>The support for the directions and the issues raised with regards to the impact that HMOs have upon the social, economic and environmental quality of the area are noted.</p> <p>The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process.</p>

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
			communities in Crewe as well as ensuring quality accommodation for those living and working in the town.	
A4D3	J Salt	Natural England	No representations to make on the directions.	Noted.
A4D4	H Cumbers	Historic England	No representations to make on the directions.	Noted.
A4D5	D Hewitt	Environment Agency	No objections or comments to the directions.	Noted.
A4D6	N Elsworth	Homes England	No representations to make on the directions.	Noted.
A4D7	S Watkin	National Residential Landlords Association	<p>Individual sections of the community need HMO accommodation. Article 4 Directions will impact supply and if this is reduced, it will drive up rent levels.</p> <p>These restrictions do nothing to reverse the negative impact shared houses can have on an area. They put areas without an HMO Population at higher risk as new HMOs will be on the lookout for new locations.</p> <p>The Use Classes are based on the family concept but this concept is out of date. Families may have moved away from these areas and landlords have invested in them rather than them becoming derelict.</p> <p>If there are difficulties in areas with HMOs, local authorities already have powers to deal with them</p>	<p>The Cabinet Report and Evidence Paper (December 2019)¹ recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>Whilst it is accepted that there are a range of measures available to the Council to deal with noise or waste issues, no single intervention will address issues arising in areas with high concentrations of HMOs/ private rented dwellings.</p>

¹ <http://modern.gov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CId=241&MId=7462>

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
			<p>such as anti-social behaviour and waste management. They can also work with private landlords to address concerns. These powers can have an immediate effect rather than waiting for longer planning processes to work, if at all.</p> <p>If the Council approve the directions, a sunset clause should be imposed to guarantee review and scrutiny on the effectiveness of introducing permitted development rights.</p> <p>Introducing the directions in November 2021 allows a short time for landlords to complete works without formal permission, particularly given the Covid-19 pandemic. The Council should consider pushing back the implementation date to allow the market to stabilise.</p>	<p>A4D is one tool that can be used to assist in monitoring and managing the number of new HMOs created within a particular area in order to protect local amenity and wellbeing and to support balanced communities.</p> <p>There is clear evidence of concentrations of HMOs within each of the Direction areas and a coincidence of other environmental, social and economic issues. The use of the Directions is justified based on the amenity and well-being of these areas.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, which are an important source of accommodation to those seeking temporary low cost accommodation, this is likely to be quite limited and localised in its extent given that the directions cover three defined and limited areas.</p> <p>The introduction of an HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D.</p> <p>It is considered that the Council has given sufficient notice of the making of the Directions (in excess of 12 months) to allow for any landlord or property owner to complete any works.</p>

Ref	Name	Organisation (if relevant)	Summary of issues raised	Response to issues raised
				The effectiveness of the directions will be subject to monitoring/ review.
A4D8	D Barker	Ministry of Housing Communities and Local Government	Confirmation of receipt of the three directions. Advise that Secretary of State should be notified in the event that the directions are confirmed.	Noted. The Council will update the Secretary of State in the event that the Directions are confirmed (or not).

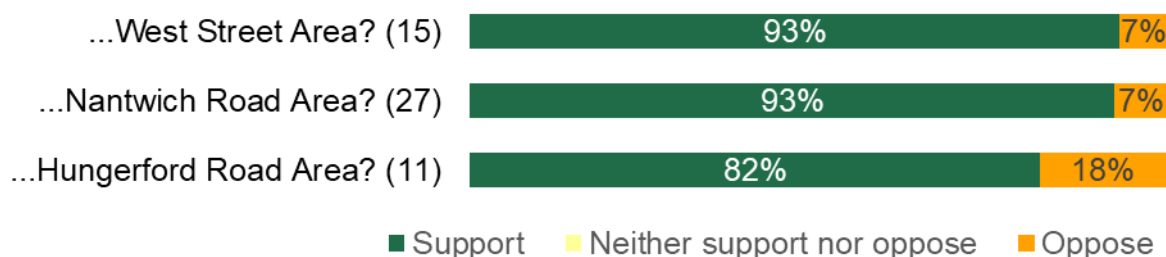
Table 1: Responses received by email

Appendix 8: Online Survey Responses

5.4 A total of 41 responses were received to the online survey which was hosted on the Council's website. Respondents included the Cheshire Police and the Alley Angels - a group that carries out cleaning in the areas of the Directions.

5.5 There was very strong support for the introduction of Article 4 Directions in each of the areas proposed:

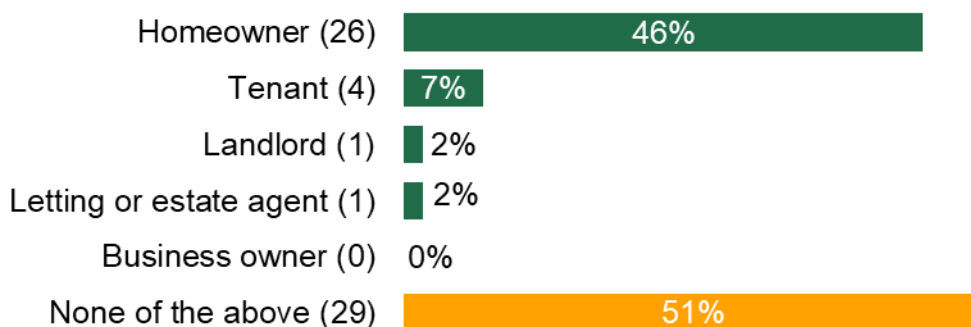
How strongly do you support or oppose the introduction of the Article 4 Direction in the...



Number of responses in brackets

5.6 Half of respondents, 49% lived in one of the 3 areas covered by the consultation. 30% owned property in one of the areas, whilst 47% neither lived, owned property nor worked in any of the 3 areas.

What interest(s) do you have in the area?



Number of responses in brackets

5.7 In terms of interest in the areas, almost half of respondents, 46%, were homeowners in one of the 3 areas covered by the consultation. 51% of respondents were neither a homeowner, tenant, landlord nor estate agent.

Nantwich Road Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	Beneficial to the area.	Noted.
151915444	S Hogben	Borough Councillor for Crewe South ward	Strongly support	Long overdue in Crewe South, which has the greatest concentration of HMOs anywhere in the borough. It is hoped that this measure will at least ensure decent living conditions for future HMO tenants as well as helping to improve the local environment for existing residents.	Noted. The A4Ds are being introduced to bring the change of use of dwellings to HMOs under greater control in areas of Crewe. This will enable consideration to be given the impact of HMOs on the local area through the planning application process
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted.
150678571	A Bonehill		Strongly support	Support the regulation of HMOs. Adverse impact of HMOs from overcrowding, waste, fly tipping and environment of the area.	Noted.
150850187	A Hopwood		Tend to support		Noted.
150484775	C Edgar		Strongly support	The Direction cannot come into effect soon enough. HMOs have an adverse impact upon families in the area.	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
151022618	C Murphy		Strongly support	Poor environmental quality of the area, properties are neglected. Waste and litter issues. Poor management of HMOs by landlords. The Article 4 Direction, if implemented effectively should help alleviate some of the problems.	Noted.
152145571	C Thomasson		Strongly support		Noted.
150512204	C Winstanley		Strongly support	Impact of HMOs on residents of the area, issues of car parking and waste/ fly tipping. HMO residents should be provided with information about bin collections and landlords obliged to consider parking and the purchase of additional bins. Consideration should be given to a local residents parking scheme as the streets are also used by those working locally or traveling elsewhere by train.	Noted. Alongside the A4Ds, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) and the Revised Publication Draft Site Allocations Document (SADPD). The SPD and SADPD Policy HOU4: Houses in Multiple Occupation include criteria with regards to waste and parking. The introduction of residents parking schemes is a matter for the highways authority and the comments have been forwarded to the relevant team.
152972690	D Fisher		Strongly support		Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150501888	D Osborne		Strongly support	Moved away from area after 30 years due to fly tipping and anti social behaviour.	Noted.
150500098	F Smith		Strongly support	Concern about increased noise from HMOs and parking issues. Elderly residents are unable to park near their properties.	Noted.
152041881	J Lowndes		Strongly support	Adverse impact of HMOs upon the area which limits families buying and settling. The controls will benefit the area and alleviate parking issues.	Noted.
150483487	J Mccallion		Strongly support		Noted.
150689504	J Rhodes		Strongly support	Cannot come in soon enough. Residents are moving out because of the proliferation of HMOs and room to rent houses having an adverse impact upon the area. Adverse impact upon property values.	Noted.
151198241	K Jones		Tend to support	The boundaries should be extended to all Crewe postcodes as the Directions will force HMOs outside of the boundary areas.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
150478407	K Jones		Tend to support	The boundaries should be extended to all CW1 and CW2 postcodes as the Directions will force HMOs outside of the boundary areas.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
153454901	M Butterworth		Strongly support	<p>The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This</p>	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				would improve the area, while giving work to local tradespeople.	<p>boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150483766	M Harrison		Strongly support	Needs control	Noted.
150489201	N Green		Strongly support		Noted.
155908894	P Mason		Strongly oppose	<p>The Equality Assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states: <i>An Equality Impact Assessment has been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</i></p> <p><i>The Equality Impact Assessment will be updated and finalised in light of any representations received.</i></p> <p>The very nature of this decision has significant potential to adversely</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.	<p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender. It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation, and other vulnerabilities.</p> <p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic. Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. The introduction</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs.</p> <p>So although the Council recognises the point about the supply of HMOs inferred in this representation, it is not considered that this will materially change as a result of the A4Ds.</p> <p>The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Nantwich Road Article 4 Direction?	Summary of issues raised	Response to issues raised
151168328	R Edwards		Strongly support	Positive move to bring some control to the issues. Decline in property standards and surrounding areas where HMO's exist.	Noted.
150524920	R Stephenson		Strongly support		Noted.
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.
150479834	S Dyer		Strongly support		Noted.
150483063	S McCallion		Strongly oppose		Noted.
150495080	S Roberts		Tend to support		Noted.

Table 2: Online survey responses: Nantwich Road Article 4 Direction area

Hungerford Road Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	A positive move.	Noted.
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150474231	C Maddocks		Strongly oppose	The area is congested and parking is difficult without additional HMOs. Concern over pot holes, litter and maintenance of rented properties. Adverse impact upon house prices.	Noted.
152972690	D Fisher		Strongly support		Noted.
150501888	D Osborne		Strongly support	Hungerford road has declined over the last two years with an increasing number of HMO'S and fly tipping.	Noted.
153454901	M Butterworth		Strongly support	The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This would improve the area, while giving work to local tradespeople.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction. The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations. Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.</p>

156194128	M Gibbs-Steel		Tend to support	<p>The introduction of the Directions is too late as a number of dwellings are already use as HMOs.</p> <p>The boundary should be extended over a wider area to include larger semi detached and detached properties on Hungerford Road which could be converted into far larger HMO's These are predominantly on the southern side of the road up to Hungerford Terrace, Woodland Avenue and opposite the junction of Laureston Avenue. There are a number of properties which could be turned into HMO's with occupancy rates in excess of 6 tenants.</p> <p>Concern on how the Direction will be enforced and if there are the resources to support it.</p> <p>Impact upon car parking from HMOs. The Direction does not take into account the change of use of properties into flats along Hungerford Road. This will create parking and waste management issues. While it results in increased revenue to the Council, it will have an impact on the quality of life for residents and surrounding area.</p> <p>Concerned that the Directions may affect the ability of homeowners to extend or improve their properties and possible future uses.</p>	<p>Noted. As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Any larger HMO (accommodating 7 or more unrelated individuals) always requires planning permission as would the subdivision of a dwelling to flats. As such these matters cannot be covered by the directions.</p>
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Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					Planning applications for householder extensions will be considered on their own merits taking account of adopted planning policies.
150483766	M Harrison		Tend to support	Needs more control	Noted.
155908894	P Mason		Strongly oppose	<p>The Equality assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states:</p> <p>An Equality Impact Assessment has been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>The Equality Impact Assessment will be updated and finalised in light of any representations received.</p> <p>The very nature of this decision has significant potential to adversely impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.</p>	<p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p> <p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender.</p> <p>It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation and other vulnerabilities.</p> <p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>share these Protected Characteristics, or any other Protected Characteristic.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas.</p> <p>The introduction of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs. So although the Council recognises the point about the supply of HMOs inferred in this</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>representation, it is not considered that this will materially change as a result of the A4Ds. The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150867712	S Bratt		Tend to support	Too late as demand seems to have peaked and some HMOs are already being properly converted into flats or have acquired "Change of Use" to hostels for children in care. The Direction area excludes stretches of Hungerford Rd where HMOs exist or have existed and where parking has become an issue. It also excludes Hungerford Terrace and Woodland Avenue with similar property with HMO potential and previous parking issues. If there is renewed demand in the area, developers could just move around the corner.	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations. Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the Hungerford Road Article 4 Direction?	Summary of issues raised	Response to issues raised
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.

Table 3: Online survey responses: Hungerford Road Article 4 Direction area

West Street Article 4 Direction

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
150671408	J Coates	Alley Angels	Strongly support	This will help the area.	Noted.
150519398	M Cotton	Cheshire Constabulary	Strongly support		Noted
150678571	A Bonehill		Strongly support	The boundary should be amended to include Cassin St , Rigg St & Elizabeth St	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
152047923	A Smith		Strongly support	The boundary should be amended to cover Broad Street and roads off it. HMOs on Alban Street result in car parking issues and waste from overflowing bins.	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
151022618	C Murphy		Strongly support	The Directions may help restore values, prevent vandalism and alleviate problems. Landlords need to accept responsibility for problems arising from HMOs.	Noted.
152972690	D Fisher		Strongly support		Noted.
153321876	J Hannon		Strongly support	There are a number of houses in Badger Avenue in HMO use and it has an adverse impact upon parking. There should be more control over changes to dwellings that have more than one tenant.	As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p>
152305491	J Woolley		Strongly support	Control should have been introduced sooner. The area has a high number of bedsits , HMO and townhouse properties and this has an adverse impact upon parking, waste, fly tipping and noise.	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
153454901	M Butterworth		Strongly support	<p>The boundaries should be extended over a wider area/ Borough wide. Concerns raised about standards of HMO's, litter, fly-tipping, noise, parking and unsocial behaviour. The Covid-19 pandemic has highlighted issues with their shared facilities. The housing stock in Crewe would be improved by converting HMO's into self-contained flats or apartments, while stopping planning permission for any new HMO's. This would improve the area, while giving work to local tradespeople.</p>	<p>As set out in the Cabinet Report (Dec 2019), National Planning Practice Guidance does not encourage the use of blanket directions covering large areas (for example the whole of a town) unless there is convincing evidence to justify such a direction.</p> <p>The Cabinet Report and Evidence Paper explains how the boundaries were chosen, based on evidence of concentrations.</p> <p>Any changes to the boundaries would require revised directions to be made and this would serve to delay the implementation of the directions.</p> <p>It is recommended that the directions are confirmed as made and that the effectiveness of the directions and their boundaries will be subject to monitoring/ review.</p> <p>Issues of overcrowding and the pandemic are noted. Alongside the</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					Article 4 Directions, the Council is also preparing a Houses in Multiple Occupation Supplementary Planning Document (SPD) which once adopted, will be a material consideration in the assessment of planning applications. The SPD includes information about minimum room sizes.
150483766	M Harrison		Strongly support	This part of Crewe needs a lot of support so more control is required	Noted.
152143312	M Roberts		Strongly support		Noted.
155908894	P Mason		Strongly oppose	<p>The Equality assessment for the decision is flawed. The creation of houses in multiple occupation (HMO) increases the capacity to get people off the streets, and out of abusive homes. Particularly people forced out of homes due to gender, sexual orientation and other vulnerabilities.</p> <p>The EIA states:</p> <p>An Equality Impact Assessment has</p>	<p>The Cabinet Report and Evidence Paper (December 2019) recognise that HMOs and the wider private rented sector play a key role in meeting housing needs in the borough. HMOs provide an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation.</p> <p>However, a concentration of HMOs in a particular area can change its</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
				<p>been prepared. It has highlighted that the consultation stage of the Article 4 Direction process could potentially affect protected characteristics in terms of race, age and disability. This will be addressed through the method of consultation and the format of any materials</p> <p>The Equality Impact Assessment will be updated and finalised in light of any representations received.</p> <p>The very nature of this decision has significant potential to adversely impact persons with protected characteristics, by virtue of bias against sexual orientation or gender.</p>	<p>character, increase demand on services and infrastructure, leading to conflicts with the existing community.</p> <p>The Equality Impact Assessment prepared and published ahead of the public consultation highlighted that consideration would need to be given to any equality issues raised in feedback.</p> <p>This representation raises concern that there is significant potential for the A4Ds to adversely affect persons with Protected Characteristics by virtue of bias against sexual orientation or gender.</p> <p>It is stated that the creation of HMOs provides accommodation for homeless people and out of abusive homes due to gender, sexual orientation and other vulnerabilities.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>Careful thought has been given to concerns expressed in this representation, however it is not considered that the A4Ds would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic.</p> <p>Although A4Ds of this nature may have some effect on the supply of HMOs, this likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. The introduction of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs.</p>

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
					<p>So although the Council recognises the point about the supply of HMOs inferred in this representation, it is not considered that this will materially change as a result of the A4Ds.</p> <p>The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>
152102570	R Cassidy		Strongly support	Increase in HMOs in this area over the last 10 years. Issues raised regarding waste, fly-tipping and property conditions/standards and	Noted.

Ref	Name	Organisation (if relevant)	How strongly do you support or oppose the introduction of the West Street Article 4 Direction?	Summary of issues raised	Response to issues raised
				car parking. It does not feel safe to walk in the streets.	
150489545	R Healey		Strongly support	As numbers of HMOs have increased so has parking, litter, rubbish and noise at night and early in the morning.	Noted.
150489018	S Capewell		Strongly support	Due to the lack of facilities within Crewe it is inappropriate for more dwellings to be converted.	Noted.

Table 4: Online survey responses: West Street Article 4 Direction

EQUALITY IMPACT ASSESSMENT

TITLE: Non-immediate Article 4 Direction(s) for small houses in multiple occupation in parts of Crewe

VERSION CONTROL

October 2019	Version 1	Author	Description of Changes
18 th October 2019	1.0	Charlotte Rous/ Claire Coombs	Draft
22 nd October 2019	1.01	Kathryn Bradley	Minor changes and approval for ongoing journey.
26 th February 2021	2.0	Claire Coombs	Update following receipt of representations
3 rd March 2021	2.0	Sarah Walker	EDI officer sign off

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description

Department	Strategic Planning		Lead officer responsible for assessment		Jeremy Owens Development Planning Manager	
Service	Environment and Neighbourhood Services		Other members of the team undertaking assessment		Claire Coombs Principal Planning Officer	
Date	26th February 2021		Version 2.0			
Type of document (mark as appropriate)	Strategy	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service	Non-immediate Article 4 Direction(s) for small houses in multiple occupation (HMO's) in parts of Crewe. <u>Background</u> HMO's are defined as single dwellings occupied by a number of separate households/ unrelated individuals. Under the Town & Country Planning (Use Classes) Order 1987 (as amended) a small HMO (Class C4) accommodates between 3 and 6 unrelated individuals and a large HMO's (Sui Generis – outside of any use class) accommodates 7 or more unrelated individuals. The Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GPDO) provides permitted development rights for the change of use of a dwelling (Class C3) to a small HMO (Class C4) without the need to apply to the council for planning permission. The change of use of a dwelling to a larger HMO (Sui Generis) requires the submission of a planning application. Article 4 of the GPDO enables local planning authorities to withdraw specified permitted development rights in a defined area. This provision exists so that, where justified, additional control can be exercised over development in the public interest. Article					

EQUALITY IMPACT ASSESSMENT

	<p>4 Directions ("A4D") can be immediate or non-immediate. Non-immediate A4D normally come into effect one year after notice being given of them being made.</p> <p>Once an A4D comes into effect, a planning application is then required for the specific permitted development withdrawn. The withdrawal of permitted development rights does not infer that planning applications will automatically be refused if they are submitted. The submission of a planning application simply gives the local planning authority opportunity to consider a proposal against relevant planning policies, supplementary planning documents (where available) and any other material planning considerations. If approved, planning conditions can be also imposed to ensure that sufficient waste storage is provided for example.</p> <p>Whilst HMO's are recognised as an important source of low cost, private sector housing for those on lower incomes, students and those seeking temporary accommodation, a concentration of HMOs in a particular area can change its character, increase demand on services and infrastructure and can lead to conflict with the existing community. A4D can therefore be used as a tool to monitor and manage the number of new HMO's created within a defined area in order to support and retain balanced communities.</p> <p><u>Article 4 Directions in Crewe</u></p> <p>On the 3rd December 2019, Cheshire East Council ("the Council") authorised the making of three non-immediate A4Ds for the Nantwich Road, Hungerford Road and West Street areas of Crewe.</p> <p>This decision was based on evidence of high concentrations of HMOs within the three areas together with a coincidence of other environmental, economic and social issues. The Directions were justified on the grounds of amenity and well-being of those areas.</p> <p>The Directions were made on the 6th October 2020. Subject to confirmation, they will come into force on the 1 November 2021.</p> <p>The making of the A4Ds will fits into wider aims of the Council to address amenity and well-being issues within the areas of the Directions and contribute to the Council's strategic outcome of protecting and enhancing 'quality of place' in the Borough, ensuring that Cheshire East is a green and sustainable place.</p>
<p>Who are the main stakeholders and have they been engaged with?</p>	<p>Those living and working within the area of the proposed direction(s). Property owners, landlords and developers.</p>

EQUALITY IMPACT ASSESSMENT

Consultation/ involvement carried out?	Yes
What consultation method(s) did you use?	<p>The previous EIA (v1.01) concluded that the introduction of an Article 4 Direction was unlikely to affect or unfairly disadvantage any particular group however it stated that this would be reviewed through the consultation process. Given the specific characteristics of the areas being considered for Article 4 Directions, the assessment stated that the consultation process should take into account the range of groups and individuals affected by it are aware of what is being proposed. Consultation methods could include notifying community groups with the area of the Direction and consideration should be given to the presentation of information to ensure that those who are categorised as having “protected characteristics” of age, race and disability are all able to access the information.</p> <p>A draft list of organisations and groups operating within Crewe that work alongside groups with protected characteristics was prepared. Regard was also had to the recent ‘Alley Gates’ consultation which covered similar geographical areas of Crewe and included the translation of consultation materials into alternative languages. Prior to finalising the consultation, giving notice of the directions and inviting representations to be made, the advice of the Equality, Diversity and Inclusion Officer and the Research and Consultation team was also sought.</p> <p><u>Statutory requirements</u></p> <p>The GPDO prescribes the consultation required for the making and notification of non-immediate A4D. In accordance with the GPDO, notice of the making of the directions was given by:</p> <ul style="list-style-type: none"> • local advertisement – public notices were placed in the Crewe Chronicle on the 21 October 2020 and on the 25th November 2020; • site notices erected in each direction area on the 19 October 2020. Each site notice (just under 200 erected across all direction areas) also included a short translation to Romanian, Polish, Slovakian and Portuguese (consistent with the languages referred to in the recent Alley Gates consultation). <p>The GPDO stipulates the information to be included on the notice – for example the location where the documents can be viewed (online/ Crewe Library/ by post on request), the timescale for inviting representations (19 October 2020 – 11 January 2021) and the date that the directions will come into effect (1 November 2021).</p>

EQUALITY IMPACT ASSESSMENT

Other

In addition to the statutory requirements, 200 printed letters and 88 emails were sent on the 19th October to a number of local organisations in Crewe, including those who work alongside groups with protected characteristics, licenced landlords, letting/estate agents and national landlords associations. Emails were also sent to those ward members affected by the directions, the town council and MP.

The A4Ds were also referred to in the notification letters and emails sent in relation to other planning policy consultations that were taking place at a similar time. Notifications consisted of 282 printed letters and 2,651 emails sent on 23rd October 2020 to all active stakeholders on the council's local plan consultation database. These stakeholders include residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees. Letters and emails were also sent to all town and parish councils in Cheshire East, elected members and MPs.

A number of pages on the Cheshire East website provided information and links to the consultation. These pages included:

- The homepage (in the 'have your say' section): www.cheshireeast.gov.uk
- The Article 4 Directions page for Houses in Multiple Occupation in parts of Crewe: www.cheshireeast.gov.uk/A4D - this included a link to the online survey and translating the page to different languages
- The private sector housing/licencing webpage also included a link to the SPD consultation: www.cheshireeast.gov.uk/housing/private_sector_housing/houses_in_multiple_occupation/houses_in_multiple_occupation.aspx

Two media releases were issued informing people of the consultation.

Representations were initially invited for a period of 6 weeks (the statutory minimum is 21 days) but this was later extended to the 11 January 2021. Copies of the Directions were placed on the council's website and in Crewe Library. Due to temporary restrictions due to the Covid-19 pandemic, Crewe Library was closed between the 5 November 2020 and 2 December 2020 and from 30 December 2020 onwards. Posted paper copies of the Directions were made available on request.

Representations could be submitted by email, letter or by completing the online survey (prepared in conjunction with the Research and Consultation team). Further details can be found in the consultation statement (available separately).

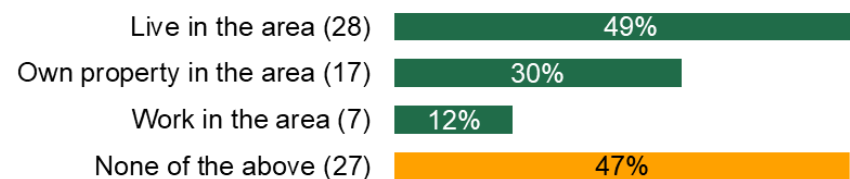
EQUALITY IMPACT ASSESSMENT

Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis?
(This may or may not include the stakeholders listed above)

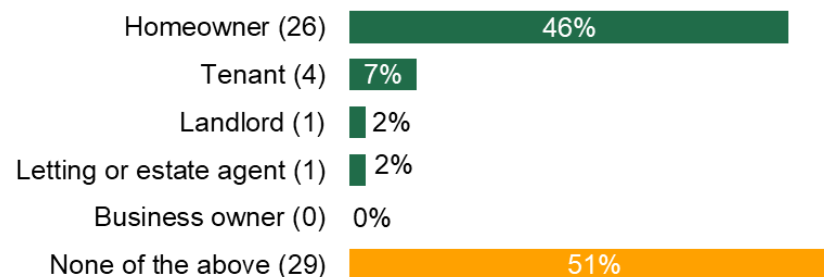
Ward councillors. Those living and working within the area of the proposed Direction(s). Landlords and property developers. Representations were received via the online survey from these groups:

Do you currently...



Number of responses in brackets

What interest(s) do you have in the area?

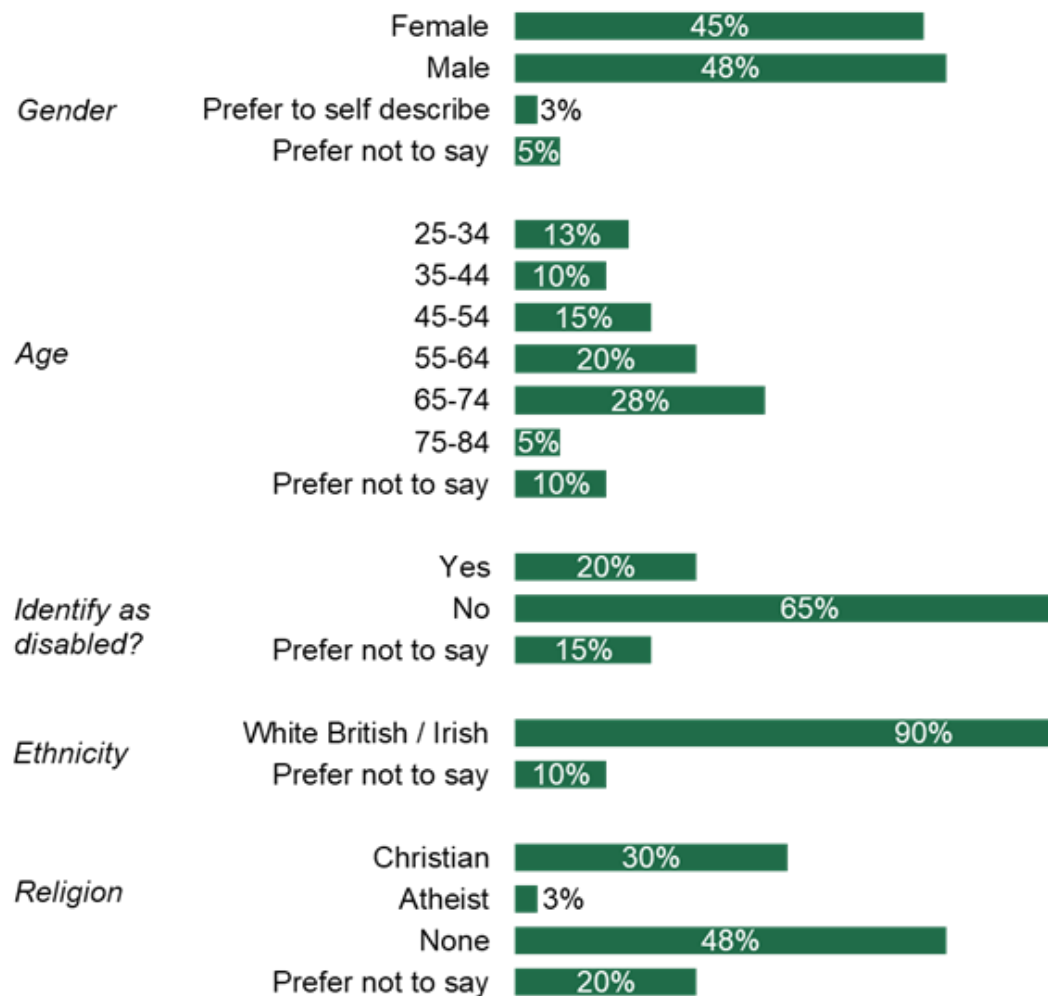


Number of responses in brackets

In addition, the following demographical information was captured through the online survey:

EQUALITY IMPACT ASSESSMENT

Respondent demographics:






Number of responses = 40

Who is intended to benefit and how?

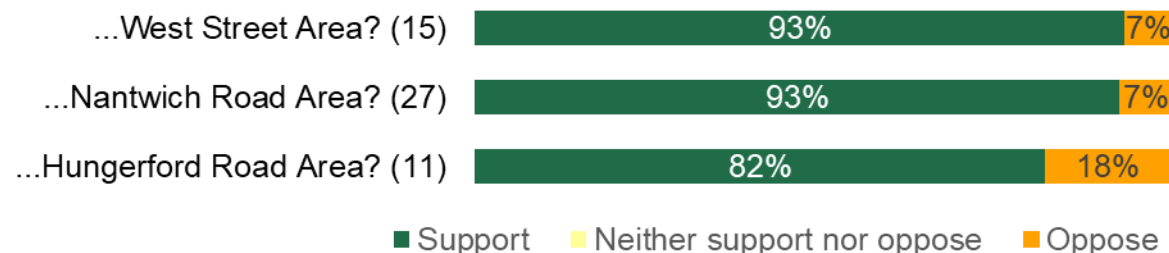
The representations received showed strong support for the introduction of the directions, including from Cheshire Police and Crewe Town Council. Full details can be found in the consultation statement (available separately).

EQUALITY IMPACT ASSESSMENT

	<p>How strongly do you support or oppose the introduction of the Article 4 Direction in the...</p> <p>...West Street Area? (15) </p> <p>...Nantwich Road Area? (27) </p> <p>...Hungerford Road Area? (11) </p> <p>■ Support ■ Neither support nor oppose ■ Oppose</p> <p><i>Number of responses in brackets</i></p> <p>The A4D will benefit local communities. It will enable the local planning authority to give consideration to proposed new HMO's through the submission of a planning application. Regard will be had to any representations received and to evidence of concentrations within the area and any amenity and well-being issues. It also provides opportunity for the Council to impose conditions on any planning application approved such as waste storage requirements.</p>
<p>Could there be a different impact or outcome for some groups?</p>	<p>No, it is not anticipated that the introduction of an Article 4 Direction will affect or unfairly disadvantage any particular group. The making of an Article 4 Direction will simply mean that planning permission is required for the change of use. It does not infer that such applications will be refused. All applications will be considered on their own merits, having regard to relevant planning policies. Through the planning application process, consultation on any proposed HMO will be undertaken and any representations received will be taken into account.</p>

EQUALITY IMPACT ASSESSMENT

How strongly do you support or oppose the introduction of the Article 4 Direction in the...



Number of responses in brackets

The consultation highlighted various environmental and social issues within the direction areas including waste management, fly-tipping, noise, anti-social behaviour, parking etc.

In addition, the following concerns were raised:

Impact upon the supply of HMO accommodation in the direction areas and rental values

Although A4Ds may have some effect on the supply of HMOs and possibly rental values, this is likely to be localised in its extent given that the directions cover three defined and limited areas. The introduction of an HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to convert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D.

Impact of the directions upon persons with protected characteristics

A representation was received about the significant potential for the A4Ds to adversely affect persons who share Protected Characteristics by virtue of bias against sexual orientation or gender. This representation states that the creation of HMOs provides accommodation for homeless people and people escaping abuse due to gender, sexual orientation, and other vulnerabilities.

EQUALITY IMPACT ASSESSMENT

	<p>It is not considered that the A4Ds would have any significant overall adverse impact on people who share these Protected Characteristics, or any other Protected Characteristic. Although A4Ds of this nature may have some effect on the supply of HMOs, this is likely to be quite limited and localised in its extent. The Directions cover three defined and limited areas. As noted earlier, the introduction of a HMO A4D does not apply any sort of moratorium preventing HMOs being created. It requires a planning application to be made to covert homes into small HMOs. It does not change the situation with regard to the creation of larger HMOs, which could not be created through permitted development rights even in the absence of an A4D. The A4Ds also have no effect upon the supply of existing HMOs.</p> <p>The key aims of the A4Ds are to manage the concentration and quality of new HMOs in specific locations. It is also important to bear in mind too that bringing all HMOs in the A4D areas under planning control provides an opportunity to improve their standards and consider the need to protect the amenity of the neighbourhoods in which they would be situated. It is considered that this could have a positive effect on the people who occupy new HMOs including those people who share Protected Characteristics.</p>							
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the decision to make an Article 4 Direction is based on the use of the building and concentrations of existing HMO's within the area rather than individual characteristics.							
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, it is not anticipated that the introduction of an Article 4 Direction will affect or unfairly disadvantage any particular group. The making of an Article 4 Direction will simply mean that planning permission is required for the change of use. It does not infer that such applications will be refused. All applications will be considered on their own merits, having regard to relevant planning policies. Through the planning application process, consultation on any proposed HMO will be undertaken and any representations received will be taken into account.							
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	The objective of an Article 4 Direction is to support amenity and well-being in an area through supporting balanced communities. This procedure will promote equality for residents who may have experienced adverse effects from high concentrations of HMOs.							
Is there an actual or potential negative impact on these specific characteristics? (Please tick)								
Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N

EQUALITY IMPACT ASSESSMENT

Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts The Cabinet Report and evidence paper support the making of the Article 4 Direction.							Consultation/ involvement carried out	
							Yes	No
Age	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all ages and A4D enables conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of age.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include older residents and/or long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>							
Disability	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people, including those with disabilities. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of disability.</p>							

EQUALITY IMPACT ASSESSMENT

	<p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>		
Gender reassignment	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people, irrespective of gender identity. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of gender identity.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will</p>		

EQUALITY IMPACT ASSESSMENT

	have opportunity to engage with and enjoy rights of representation within the statutory planning process.		
Marriage & civil partnership	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of their marital or civil partnership status.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process. There may be an impact at the consultation stage.</p>		
Pregnancy & maternity	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of pregnancy, maternity or paternity.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p>		


EQUALITY IMPACT ASSESSMENT

	<p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>		
Race	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of their race.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>		
Religion & belief	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of their religion or belief.</p>		


EQUALITY IMPACT ASSESSMENT

	<p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>		
Sex	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of sex.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory</p>		

EQUALITY IMPACT ASSESSMENT

	planning process.				
Sexual orientation	<p>It is anticipated that the A4D will have a positive impact. HMO accommodation provides for the accommodation needs of all people. A4D will enable conventional planning controls to be introduced so that the suitability of the facilities and amenities provided by such accommodation can be assessed. This is in the interests of all future HMO occupiers irrespective of sexual orientation.</p> <p>Equally such planning controls will take account of the amenity interests of those people living near such proposed premises which will include people with protected characteristics. That would for example include long-term households. This creation of greater transparency of planning process will enable submission of representations on future planning applications and public access to the statutory information required as part of a planning application,</p> <p>In doing so the introduction of these Article 4 directions would thereby be likely to help reduce the likelihood of discrimination, harassment and victimisation caused when members of society lack information about changes affecting them or feeling that they are powerless to have any influence or engagement with them. The A4D may improve equality of opportunity resulting for example from the creation of higher standards of HMO accommodation within the borough, foster improved relations between those persons who occupy HMOs and those who occupy properties close to them especially as the latter will have opportunity to engage with and enjoy rights of representation within the statutory planning process.</p>				
Proceed to full impact assessment? (Please tick)	Yes	No	Date 3 March 2021		
Lead officer sign off		Date	10 March 2021		

EQUALITY IMPACT ASSESSMENT

Head of service sign off		Date	10 March 2021
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please publish the initial screening as part of the suite of documents relating to this issue

EQUALITY IMPACT ASSESSMENT

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified <i>High:</i> Significant potential impact; history of complaints; no mitigating measures in place; need for consultation <i>Medium:</i> Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures <i>Low:</i> Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4) <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy and				

EQUALITY IMPACT ASSESSMENT

maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
<p>Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)</p>				

EQUALITY IMPACT ASSESSMENT

Stage 4 Review and Conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off		Date	
Head of service sign off		Date	

Please publish this completed EIA form on the relevant section of the Cheshire East website



Working for a brighter future together

Strategic Planning Board

Date of Meeting: 24 March 2021

Report Title: Houses in Multiple Occupation Supplementary Planning Document

Portfolio Holder: Councillor Toni Fox, Portfolio Holder for Planning

Senior Officer: Frank Jordan, Executive Director of Place

1. Report Summary

- 1.1. This report seeks the Strategic Planning Board's views on the Final Draft Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD").
- 1.2. An initial draft HMO SPD was published for consultation between the 26th October and 23rd December 2020. It has been amended in response to comments received during that consultation. The Report of Consultation summarises this feedback and explains how it has been addressed (Appendix 1).
- 1.3. A screening exercise has been carried out to determine whether the HMO SPD gives rise to the need for further Sustainability Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening assessment was consulted upon, alongside the draft HMO SPD and concludes that further assessment is not necessary (Appendix 3).
- 1.4. The next step is to seek approval to publish the final draft of the HMO SPD and report of consultation for public representations for a period of six weeks before the SPD can be considered for adoption.

2. Recommendations

That the Strategic Planning Board:-

- 2.1 Considers the feedback received to the HMO SPD public consultation exercise held between the 26th October and the 23rd December 2020 and how it has been addressed in the Report of Consultation (Appendix 1).
- 2.2 Recommends that the Portfolio Holder for Planning approves and publishes the Final Draft HMO SPD (Appendix 2) and Report of Consultation (Appendix 1) for public representations for a period of six weeks.

3. Reasons for Recommendations

- 3.1 The preparation of the HMO SPD is one of ways that the Council can better manage concentrations of HMOs and improve standards.
- 3.2 Public consultation on the Draft HMO SPD took place between 26th October and 23rd December 2020. A total of 10 comments were received from 9 parties. A Report of Consultation has been prepared summarising the main issues raised and explaining how these issues have been addressed. The next step would be for the Council to publish the final draft of the HMO SPD and Report of Consultation and seek public representations on them for six weeks.
- 3.3 Supplementary Planning Documents (“SPDs”) are not part of the statutory development plan but are a recognised way of putting in place additional planning guidance. They are capable of being a material consideration in determining applications involving relevant planning proposals.

4. Other Options Considered

- 4.1. The Council could choose not to proceed with the HMO SPD. Any planning application received for Houses in Multiple Occupation (“HMOs”) would continue to be assessed against adopted planning policies.

5. Background

- 5.1. HMOs are defined as single dwellings occupied by a number of separate households/ unrelated individuals. Under the Town & Country Planning (Use Classes) Order 1987 (as amended) a small HMO (Class C4) accommodates between 3 and 6 unrelated individuals and a large HMO (Sui Generis – outside of any use class) accommodates 7 or more unrelated individuals.
- 5.2. The Town and Country Planning (General Permitted Development) Order 2015 (“GPDO”) provides permitted development rights for the change of use of a dwelling (Class C3) to a small HMO (Class C4) without the need to apply to the Council for planning permission. The change of use of a dwelling to a

larger HMO (Sui Generis) always requires the submission of a planning application.

- 5.3. Article 4 of the GPDO enables local planning authorities to withdraw specified permitted development rights in a defined area. Once an Article 4 Direction comes into force, a planning application is then required for the specific permitted development withdrawn. The withdrawal of permitted development rights does not imply that planning applications will be automatically refused if they are submitted. The submission of a planning application simply gives the local planning authority opportunity to consider a proposal against relevant planning policies, supplementary planning documents (where available) and any other material planning considerations.
- 5.4. At its meeting on the 3 December 2019, Cabinet considered a report which sought authorisation to make 3 non-immediate Article 4 Directions to remove permitted development rights for the change of use of dwellings to small HMOs (accommodating 3-6 unrelated individuals) in parts of Crewe. The removal of permitted development rights was authorised at that meeting and justified based on evidence of high concentrations of HMOs in those particular areas together with a coincidence of local amenity issues.
- 5.5. In the report to Cabinet, it was stated that additional planning policy guidance in the form of a draft Supplementary Planning Document (SPD) would be prepared to align with the Article 4 Direction(s) coming into force.
- 5.6. The three non-immediate Article 4 Directions in parts of Crewe were made on the 6th October 2020 and public consultation about them took place between 19th October and 11th January 2021. The responses received have been considered and a report to recommend that they are now confirmed is progressing in parallel with the HMO SPD. If the Article 4 Directions are confirmed, they will come into effect on the 1 November 2021.
- 5.7. While it is not a requirement that an SPD is produced to support an Article 4 Direction, it is considered best practice to ensure their effective implementation. The SPD would be a material consideration in the determination of all planning applications for changes of use to HMOs across the borough, not just those dwellings that may be affected by an Article 4 Direction (once brought into effect).

The public consultation process

- 5.8. The requirements for public consultation on a Draft SPD are contained within the Town and Country Planning (Local Planning) (England) Regulations 2012. It is highlighted that the requirements have been subject to temporary

changes¹ during the Covid-19 pandemic to enable public consultation to take place on planning policy documents without the need to place copies of documents at principal offices or other locations as appropriate. These temporary changes are currently in place until 31 December 2021.

- 5.9 The Council's adopted Statement of Community Involvement (October 2020) reflects the temporary changes introduced to address consultation during the pandemic.
- 5.10 Public consultation on the Draft HMO SPD initially took place for six weeks between the 26th October 2020 and 7 December 2020. The document was published on the Council's website and hard copies placed in public libraries in Cheshire East.
- 5.11 Public libraries were closed temporarily between the 5 November 2020 and 2 December 2020 due to lockdown restrictions. The consultation period was extended until the 23rd December 2020 to provide additional time for any comments to be made on the documents. Paper copies were made available on request in the event that any interested party had difficulties accessing documents.
- 5.12 In total, 10 responses were received from 9 parties. A summary of all the comments made alongside a proposed Council response is attached at Appendix 1.
- 5.13 The comments received covered a range of matters. However, the key issues raised relate to:
- Concern about the precise numbers of HMOs given that many do not require planning permission or licencing;
 - Poor quality of HMO accomodation;
 - Poor management of HMOs by landlords;
 - HMO properties should be limited to no more than 5% of the houses in any street;
 - Negative impact of HMOs upon the community/ local environment;

¹ See Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020.

- All HMOs should require planning permission and permitted development rights should not be used.
- Conditions attached to planning permissions for HMOs should be enforced;
- The SPD should include measures for sustainable heating and electric vehicle charging point;
- Cycle storage should be ground level only

Amendments to the HMO SPD in the light of feedback

5.14 Proposed changes to the document in the light of representations include:

- Highlighting development plan policies regarding the incorporation of measures to minimise energy use and to encourage the installation of recharging points where this is feasible (see paras 5.22- 5.24).
- Clarification that ground level storage for cycles is preferable (Paragraph 5.28 of the SPD).

5.15 Additional text has also been inserted into the HMO SPD in relation to recommended levels of car parking and cycle storage at the request of the Cheshire East Highways Team (paragraphs 5.25-5.29).

6 Implications of the Recommendations

6.1 Legal Implications

6.1.1 The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Development) (England) Regulations 2012 provide the statutory framework governing the preparation and adoption of supplementary planning documents. Amongst other things, the 2012 Regulations require that an SPD contains a reasoned justification of the policies within it and stipulate that it must not conflict with adopted development plan policies. The National Planning Policy Framework and the associated Planning Practice Guidance sets out national policy and guidance about the circumstances in which SPDs should be prepared.

6.1.2 Supplementary Planning Documents are guidance which add 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.

6.1.3 Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents.

6.1.4 Regulation 35 (Availability of documents) requires the placing of documents on the Council's website plus in principal offices and other locations as considered appropriate. As set out in paragraph 5.8, this requirement has been amended temporarily through the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020 to enable consultations to take place without the need to place documents in council offices or other locations.

6.1.5 The process for preparing Supplementary Planning Document(s) is similar in some respects to that of a local plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are a number of stages in the production of the SPD:

- Publish a draft SPD for public consultation. Consultees were invited to submit comments on the Draft Houses in Multiple Occupation SPD for a period in excess of 4 weeks between the 26th October and 23rd December 2020;
- Consider feedback received and make any changes necessary (current stage);
- Publish the final SPD along with a Report of Consultation setting out who has been consulted in its preparation, the main issues raised in feedback and how those issues been addressed in the final draft SPD. Invite representations on the final SPD and Report of Consultation;
- Having considered representations, the SPD may then be adopted. Following adoption, it must be published along with an adoption statement.

Strategic Environmental Assessment/ Habitats Regulations Assessment

- 6.1.6 Strategic Environmental Assessment (“SEA”) involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.
- 6.1.7 The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (SA), which is a requirement for Development Plan Documents.
- 6.1.8 There is no legal requirement for Supplementary Planning Documents to be accompanied by Sustainability Appraisal, and this is reinforced in Planning Practice Guidance (PPG ref: 11-008- 20140306). However, “in exceptional circumstances” there may be a requirement for SPDs to be subject to SEA where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the Local Plan. A screening assessment has been undertaken for the SPD (Appendix 3) which has determined that a SEA is not required for the SPD.
- 6.1.9 The screening assessment also addresses whether the SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations and concludes that the SPD could not have any conceivable effect on any European site and that a full appropriate assessment under the Conservation of Habitats and Species Regulations 2017 is not required.
- 6.1.10 The SPD may affect a person’s rights under the Human Rights Act 1998 in that Article 1 of the First Protocol: Protection of property protects a person right to enjoy their property peacefully. A public authority cannot take away a person’s property, or place restrictions on its use, without very good reason. The Council considers that the introduction of the SPD is in the public interest and warranted.

6.2 Finance Implications

- 6.2.1 The costs relating to the publication of the SPD and consultation report, including printing and staff time, are covered from existing planning budgets.

6.3 Policy Implications

6.3.1 The SPD will expand and amplify existing development plan policy.

6.4 Equality Implications

6.4.1 The Public Sector Equality Duty was created by the Equality Act 2010 in order to harmonise the previous race, disability and gender equality duties and to extend protection to the protected characteristics of age, disability, sex, gender reassignment, pregnancy and maternity, race, religion or belief and sexual orientation.

6.4.2 In summary, the Council must have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.

6.4.3 Having due regard for advancing equality involves:

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
- Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

6.4.4 A copy of the Equality Impact Assessment Screening Report is attached at Appendix 4.

6.5 Human Resources Implications

6.5.1 There are no direct implications for human resources.

6.6 Risk Management Implications

6.6.1 There are no direct implications for risk management.

6.7 Rural Communities Implications

6.7.1 It is unlikely that there will be direct implications for rural communities given that the majority of HMOs tend to be located within the borough's towns. In the event that an HMO is proposed in a rural area, the SPD will provide additional guidance when considering planning applications.

6.8 Implications for Children & Young People/Cared for Children

6.8.1 Once adopted, the SPD would provide additional planning guidance when dealing with planning applications for HMOs. This guidance may have positive implications for those living within HMOs and other dwellings in the vicinity. This could benefit children and young people/cared for children.

6.9 Public Health Implications

6.9.1 Once adopted, the SPD would provide additional planning guidance when dealing with planning applications for HMOs. This guidance may have positive implications for those living within HMOs and other dwellings in the vicinity. This could benefit well-being and public health.

6.10 Climate Change Implications

6.10.1 The revisions made to the HMO SPD include reflecting development plan policies that seek to reduce carbon emissions by incorporating measures to reduce energy use and the provision of electric vehicle charging points where this is feasible (paragraphs 5.22 – 5.24).

7. Ward Members Affected

7.1 All wards are affected as the SPD will apply borough wide.

8. Consultation & Engagement

8.1 As noted earlier in the report, the draft SPD was subject to consultation between 26 October 2020 and 23 December 2020 . Following this, all comments have been considered and revisions made to the SPD

(Appendix 2) so that it is ready for publication, alongside the Report of Consultation (Appendix 1).

9. Access to Information

9.1 The following documents are appended to this report:

Appendix 1: Report of Consultation

Appendix 2: HMO SPD

Appendix 3: SEA/HRA Screening Report

Appendix 4: Equalities Impact Assessment

10. Contact Information

10.1 Any questions relating to this report should be directed to the following officers:

Name: Claire Coombs

Job Title: Principal Planning Officer

Email: claire.coombs@cheshireeast.gov.uk

Name: Jeremy Owens

Job Title: Development Planning Manager

Email: jeremy.owens@cheshireeast.gov.uk

Cheshire East Local Plan

Report of Consultation: Draft Houses in Multiple Occupation Supplementary Planning Document

March 2021

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1. Introduction

- 1.1 The Draft Houses in Multiple Occupation Supplementary Planning Document (“HMO SPD”) builds upon existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017) and ‘saved’ policies within previous Local Plans . Guidance is provided for all parties involved in the planning application process, explaining how Cheshire East Council (‘the Council’) will assess planning applications involving the change of use of buildings to houses in multiple occupation (“HMOs”) across the Borough.
- 1.2 The Draft HMO SPD was initially published for six weeks consultation between the 26th October 2020 and 7 December 2020.
- 1.3 Public libraries were closed temporarily between the 5 November 2020 and 2 December 2020 due to local lockdown restrictions. The consultation period was subsequently extended until the 23 December 2020 to provide additional time for interested parties to comment on the documents. Paper copies were also made available on request in the event that any interested party had difficulties accessing documents.
- 1.4 This report of consultation sets out the details of the consultation exercise on the Draft HMO SPD.

2. Consultation documents

- 2.1 Comments were invited on the Draft HMO SPD (October 2020). A Strategic Environmental and Habitats Regulations Assessment Screening Assessment was also included as an appendix to the SPD and comments could be made on these documents.

3. Document availability

- 3.1 Electronic copies of the consultation documents were available on the Council’s consultation portal which could be accessed via the Council’s website throughout the consultation.
- 3.2 Printed copies of the consultation document were made available for inspection at public libraries in Cheshire East during opening hours.
- 3.3 As set out in ¶1.4, libraries were closed temporarily between 5.11.2020 and 2.12.2020 due to restrictions related to the Covid-19 pandemic. Paper copies of all consultation documents were made available on request.

4. Publicity and engagement

Consultation notifications

- 4.1 Notification of the consultation was sent to all active stakeholders on the Council's local plan consultation database. This consisted of 282 printed letters and 2,651 emails sent on 23rd October 2020. A further 278 letters and 2,545 emails were sent on the 17 November 2020 when the consultation was extended. The stakeholders on the consultation database include residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees.
- 4.2 Letters and emails were also sent to all town and parish councils in Cheshire East, elected members and MPs.
- 4.3 In addition, the SPD consultation was referred to in the consultation emails and letters sent for the making of three non-immediate Article 4 Directions in Crewe which ran between the 19 October 2020 and 11 January 2020.
- 4.4 This consisted of 200 printed letters and 88 emails sent on 19 October 2020 and this included number of local organisations in Crewe, licenced landlords across Cheshire East, letting agents and national landlord's associations. A further 196 letters and 85 emails were sent on the 17th & 18th November 2020 when the Article 4 Direction consultation was extended. In addition, emails were also sent to Crewe Town Council, the Crewe & Nantwich MP and Crewe elected members.
- 4.5 Examples of notification emails and letters are included in Appendix 1.

Other publicity

- 4.6 A number of pages on the Cheshire East Council website provided information and links to the consultation. These pages included:
 - The homepage (in the 'have your say' section): www.cheshireeast.gov.uk
 - The Cheshire East Supplementary Planning Documents webpage: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx
 - The Article 4 Directions page for Houses in Multiple Occupation in parts of Crewe: www.cheshireeast.gov.uk/A4D referred to the SPD consultation;
 - The private sector housing/licencing webpage also included a link to the SPD consultation: www.cheshireeast.gov.uk/housing/private_sector_housing/houses_in_multiple_occupation/houses_in_multiple_occupation.aspx
- 4.7 Screenshots of webpages can be viewed at Appendix 2.

- 4.8 Two media releases were issued informing people of the consultation. Copies of the media releases are included in Appendix 3.

5. Submitting comments

- 5.1 Comments could be submitted in a number of ways:

- Using the online consultation portal, linked from the Council's website: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>
- By email to planningpolicy@cheshireeast.gov.uk;
- By post to Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

- 5.2 Printed copies of consultation response forms were available for people to take away from public libraries during opening hours. The form could also be downloaded from the Council's website. A copy of the response form is shown in Appendix 4.

- 5.3 Information on how to submit comments was included on the consultation portal; in the foreword of the printed and PDF versions of the draft SPD; and on the printed comments form.

6. Representations received

- 6.1 In total, 10 comments were received from 9 parties. These comments can be viewed on the consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>

- 6.2 The comments received covered a range of topics and issues. The key matters brought out during the consultation can be summarised as follows:

- Concern about the precise numbers of HMOs given that many do not require planning permission or licencing;
- Poor quality of HMO accommodation;
- Poor management of HMOs by landlords;
- HMO properties should be limited to no more than 5% of the houses in any street;
- Negative impact of HMOs upon the community/ local environment;
- All HMOs should require planning permission and permitted development rights should not be used.
- Conditions attached to planning permissions for HMOs should be enforced;
- The SPD should include measures for sustainable heating and electric charging point;
- Cycle storage should be ground level only

- 6.3 A full summary of the key issues raised alongside the Council's response and how the SPD has been amended as a result is set out in Appendix 5.
- 6.4 One representation was received after the consultation period had ended from the Environment Agency, but this confirmed that they had no comments on the draft SPD.

Appendix 1: Example notification letters and emails



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To: Town and Parish Councils

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 23/10/2020 OUR REF: RPD SADPD

Dear Town or Parish Clerk,

Cheshire East planning policy documents consultation.

Cheshire East Council has published three planning policy-related documents for consultation.

Revised Publication Draft Site Allocations and Development Policies Document (SADPD):
The SADPD includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy.

Following the previous consultation in 2019, the draft SADPD has been amended and the council has now published the Revised Publication Draft SADPD to invite further representations before it is submitted for examination by a planning inspector. The consultation will run from 26 October to 5:00pm on 7 December 2020. Full details of the consultation are set out in the formal 'Statement of the Representations Procedure' which is also attached to this email.

We would be very grateful if your council is able to assist us in publicising the consultation; for example by posting a link on your website; including a short note in any parish newsletter or similar; or displaying the attached poster on a parish noticeboard.

The consultation can be found on the council's consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/rpdsadpd> and all responses must reach us by 5:00pm on Monday 7th December 2020.

We are now able to arrange virtual meetings with officers from the Strategic Planning Team. Should your council wish to discuss any matters related to the SADPD, please do contact us to arrange a meeting.

Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD): The Draft HMO SPD provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The consultation on this document also ends at 5:00pm on Monday 7th December.

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

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Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6 October 2020, meaning that planning permission will be required to use a dwelling (use class C3) as a small HMO (use class C4) within the areas of the Directions (subject to confirmation) once they come into force on 1 November 2021. The Directions relate to the Nantwich Road, West Street and Hungerford Road areas of Crewe. Further information is available on the council's website: www.cheshireeast.gov.uk/A4D. Consultation ends at 5pm on Monday 30th November.

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerley,



Jeremy Owens
Development Planning Manager



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Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: localplan@cheshireeast.gov.uk

DATE: 17/11/2020 OUR REF: RPD/1182084

Dear,

Cheshire East planning policy and related documents consultation.

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council is currently consulting on three planning policy-related documents and due to the current restrictions related to Covid-19, the deadlines for commenting on each of these documents have been extended.

The Revised Publication Draft Site Allocations and Development Policies Document (SADPD) includes non-strategic planning policies and site allocations. It has been prepared to support the strategic policies of the Local Plan Strategy. Following consultation in 2019, the draft SADPD has been amended and the council has now published this revised document to invite further representations before it is submitted for examination by a planning inspector. Full details of the consultation are set out in the updated 'Statement of Representations Procedure' on the reverse of this letter. The deadline for representations is now 5:00pm on Weds 23 December.

The Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD): provides guidance around planning applications that involve the change of use (or extension) of buildings to HMOs across the borough. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>. The deadline for making comments is now 5:00pm on Weds 23 December.

Article 4(1) Directions to withdraw permitted development rights for the change of use of dwellings to small houses in multiple occupation in parts of Crewe: Three non-immediate Article 4 Directions were made on 6/10/20, meaning that planning permission would be required to use a dwelling (class C3) as a small HMO (class C4) within the areas of the Directions once they come into force on 1/11/21. Further information is on the website: www.cheshireeast.gov.uk/A4D. The deadline for comments is now 5:00pm on Mon 11 January 2021.

Please contact the Strategic Planning Team using the details at the top of this letter should you require further information or assistance to access the consultation documents.

Yours sincerely,

Jeremy Owens
Development Planning Manager



All other enquiries 0300 123 5500

www.cheshireeast.gov.uk

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«Name»

«Address_1»

«Address_2»

«Address_3»

«Postcode»

Strategic Planning
Westfields, c/o Municipal Buildings
Earle Street, Crewe
CW1 2BJ

01270 685893
planningpolicy@cheshireeast.gov.uk

DATE: 19/10/2020

Dear Sir/Madam,

THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE

CONSULTATION BETWEEN 19 OCTOBER 2020 AND 30 NOVEMBER 2020

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street and Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

The Directions relate to the change of use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (house in multiple occupation) of that Schedule. A copy of the Directions, including the maps defining the areas covered, can be viewed at: <https://www.cheshireeast.gov.uk/A4D>

Between **19 October and 30 November 2020**, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours. For information about opening hours see: www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739.

All other enquiries **0300 123 5500**

www.cheshireeast.gov.uk

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Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 30 November 2020**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 30th November 2020.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on 1 November 2021.

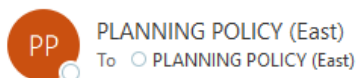
Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

- **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 7 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan
- **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 7 December 2020** and you can find out more about this at:

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

**The Strategic Planning Team
Cheshire East Council**



Dear Sir/ Madam

Due to the current Covid-19 restrictions, the representations period for the Article 4 Directions consultation has been extended to **5pm Monday 11 January 2021**. Updated details follow below.

**THE MAKING OF THREE NON-IMMEDIATE ARTICLE 4(1) DIRECTIONS TO WITHDRAW PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HOUSES IN MULTIPLE OCCUPATION (HMOs) IN AREAS OF CREWE
CONSULTATION EXTENDED BETWEEN 19 OCTOBER 2020 AND 11 JANUARY 2021.**

SUMMARY: Currently, national planning regulations automatically give planning consent for the conversion of some properties to smaller houses in multiple occupation. However, Cheshire East Council is proposing to remove these 'permitted development' rights in three areas of Crewe using 'Article 4 Directions'. This email explains how you can give your views on this. Following the consideration of feedback, a final decision will then be made whether or not to bring Directions into force. If they do come into force, it would mean that anybody wanting to create a house in multiple occupation of any size within these areas would first need to apply for planning permission from the Council.

Cheshire East Council made three non-immediate Article 4 Directions on the 6 October 2020 under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Directions cover the **Nantwich Road, West Street and Hungerford Road** areas of Crewe. These areas are shown edged red on the maps attached to the Directions.

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Between 19 October and 11 January 2021, copies of the directions including maps of the areas can also be viewed at **Crewe Library**, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BB during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5th November until 2nd December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current [libraries opening times](#) on the council's website or telephone the 24 hour library information service on 0300 123 7739.

If you are unable to inspect copies of the documents during the representations period, please email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (leave a message) and paper copies can be requested.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out unless planning permission is first granted for this change of use.

You can give your views about the Article 4 Directions between the **19 October 2020 and 11 January 2021**. If you wish to make representations, you may do so by completing the survey on the council's website: www.cheshireeast.gov.uk/A4D or by email to planningpolicy@cheshireeast.gov.uk or by post to Strategic Planning, Cheshire East Borough Council, Westfields C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ. **Any representations must be received by 5pm on the 11 January 2021.**

We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record and may be published. Any personal data will be processed in line with the Strategic Planning Privacy Notice, available on the council's website.

The Article 4 Direction will come into force, subject to confirmation by the Council, on **1 November 2021**.

Other planning policy documents

Alongside the Article 4 Directions, the following documents are also in production:

• **Cheshire East Site Allocations and Development Policies Document (SADPD)**. This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between **26 October and 5pm on 23 December 2020** and you find out more about this at: www.cheshireeast.gov.uk/localplan

• **Draft Houses in Multiple Occupation Supplementary Planning Document (SPD)**. The SPD will provide further guidance to all parties involved in the planning application process for Houses in Multiple Occupation. This is being published for representations between **26 October and 5pm on 23 December 2020** and you can find out more about this at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

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Cheshire East Council



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Appendix 2: Screen shots from the Council website

[Itation Home](#) > [Planning](#) > [Supplementary Planning Documents](#) > **Draft Houses in Multiple Occupation Supplementary Planning Document**

Draft Houses in Multiple Occupation Supplementary Planning Document

The Draft Houses in Multiple Occupation Supplementary Planning Document ("SPD") has been prepared. It provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to HMOs across the borough.

Consultation on the draft SPD started on Monday 26 October. Due to the current restrictions related to Covid-19, the deadline for submitting comments has been extended until **5pm on Wednesday 23 December 2020**.

Consultation document

The consultation document is available to download here:

- [Draft Houses in Multiple Occupation Supplementary Planning Document](#)

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation and this is included at Appendix 1 of the SPD.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East. Opening hours may currently be restricted due to the coronavirus pandemic and you are advised to check the current [libraries opening times](#) on our website or telephone the 24 hour library information service on 0300 123 7739.

Submit your views

To comment online using this consultation portal, please log-in or register and then click the 'Start Survey' button below. This is our preferred method of submitting responses, but you can also respond by email (to planningpolicy@cheshireeast.gov.uk) or in writing (to Strategic Planning Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ).

Alternatively, you can download this [SPD comments form](#) and return it by email or by post to the relevant address above.

Whichever method used, please make sure that your comments reach us by **5pm on Wednesday 23 December 2020**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal information will be processed in line with our [Strategic Planning Privacy Notice](#) and your name and comments will be published on this consultation portal.

Further information

We have also published a formal [Notice of Publication of Draft Supplementary Planning Document](#).

For further information or for assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

[Home](#) / [Housing](#) / [Private Sector Housing](#) / [Houses in multiple occupation](#)

Houses in Multiple Occupation (HMO)

Houses in Multiple Occupation (HMOs) are an important part of our housing stock, providing flexible accommodation for many smaller households. Sharing accommodation can bring greater risks, so regulating the management and property standards is important.

In this section you can find out about the mandatory HMO licensing scheme and how to apply; check whether a HMO has a licence; find links to Planning and Council Tax information for HMOs; and find information about the standards that are required in all HMOs including those that do not need a licence.

- Find out if a property is licensed as a HMO

There are important consultations under way between 19 October and 11 January 2021 relating to HMOs and Planning. View the Planning Requirements for HMOs section below to find out more.

Keyboard navigation: use the spacebar to display further information.

Tell us about a HMO	view
Apply for a HMO Licence	view
HMO licence fees	view
Management standards for HMOs	view
Housing standards for HMOs	view
Planning requirements for HMOs	close

Planning requirements for HMOs

If you are intending to change your property into a HMO, or make alterations to an existing HMO, you should check whether you need planning permission for any changes you are proposing with the [Planning service](#).

Article 4 Direction for HMOs in Crewe

Planning permission is not normally required to convert a dwelling into a HMO provided that the property accommodates no more than six unrelated people. This is known as 'permitted development'.

Local Planning Authorities can withdraw 'permitted development rights' through an Article 4 Direction. The effect of an Article 4 Direction is that planning permission is then needed for the development once the Direction is in force.

Three Article 4 Directions have been made covering streets around Nantwich Road, Hungerford Road and West Street in Crewe and these have been published for consultation between 19 October 2020 and 11 January 2021. If the Directions are confirmed following public consultation, they will come into force on 1 November 2021, and will mean that any conversion of a dwelling into a HMO in these areas will require planning permission. For more information visit [Article 4 Directions](#).

Cheshire East Site Allocations and Development Policies Document

This is the second part of the Cheshire East Local Plan and includes draft policy HOU4: Houses in Multiple Occupation. The Revised Publication Draft Site Allocations and Development Policies Document has been published for public consultation between 26 October and 23 December 2020. For more information visit [Site Allocations and Development Policies](#).

Draft HMO Supplementary Planning Document

The Supplementary Planning Document will provide further guidance to all parties involved in the planning application process for HMOs. This has been published for public consultation between 26 October and 23 December 2020. For more information visit [Supplementary Planning Documents](#).

Council Tax requirements for HMOs	view
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In this section

[Houses in multiple Occupation](#)

[Licensed HMO register](#) >

Contact us

The Housing Standards & Adaptations Team deals with all types of HMOs. Please [contact us](#) if you need further information or guidance, or to request a property inspection.

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Good



OK



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Article 4 Directions - Houses in Multiple Occupation

Consultation extended between 19 October 2020 and 11 January 2021

Translating from English language

For more details see our [language translation page](#).

Introduction

Planning permission is not normally required to convert a dwelling into a house in multiple occupation (HMO) provided that the property accommodates no more than six unrelated individuals. Such changes of use are normally 'permitted development'.

Local Planning Authorities can withdraw 'permitted development rights' through Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The effect of such a Direction is that planning permission is then needed for the permitted development withdrawn once the Direction comes into force.

Article 4 Directions in areas of Crewe

On the 6 October 2020, three non-immediate Article 4 Directions were made covering areas of Crewe, and these cover the streets around Nantwich Road, Hungerford Road and West Street. Copies of the Directions and maps of the areas affected can be viewed below:

- Article 4 Direction: Nantwich Road, Crewe (PDF, 1.6MB)
 - Map for Article 4 Direction: Nantwich Road, Crewe (PDF, 1.2MB)
- Article 4 Direction: Hungerford Road, Crewe (PDF, 1.4MB)
 - Map for Article 4 Direction: Hungerford Road, Crewe (PDF, 1.7GB)
- Article 4 Direction: West Street, Crewe (PDF, 1.5MB)
 - Map for Article 4 Direction: West Street, Crewe (PDF, 568KB)

Why are the directions being introduced?

The majority of the Borough's HMOs are located within Crewe and these are concentrated around the Nantwich Road, Hungerford Road and West Street areas of the town.

The council's cabinet report and evidence paper (Appendix D) highlights a coincidence of environmental, economic and social issues within areas with high concentrations of HMOs - for example increased levels of fly-tipping. The Article 4 Directions will enable the council to better monitor and manage the growth of new HMOs within these areas via the planning application process.

An Article 4 Direction frequently asked questions document (PDF, 279KB) has been produced to answer common queries about the Article 4 Directions.

Consultation

Before the Directions can be confirmed and brought into force, interested parties can make representations in writing about the Article 4 Directions. The period for making representations is **Monday 19 October to 5pm on Monday 11 January 2021**.

During this period, copies of the directions can also be viewed at:

- Crewe Library, Crewe Lifestyle Centre, Moss Square, Crewe, CW1 2BQ during opening hours.

In line with regulations to prevent the spread of Covid-19, Crewe Library will be closed from 5 November until 2 December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7738.

If you are unable to inspect copies of the documents during the representations period please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01275 685893 (please leave a message) and paper copies can be requested from the Strategic Planning Team.

Subject to confirmation following consultation, the Directions will come into force on the **1 November 2021**.

If you wish to submit representations during this period, you may do so by:

- completing the [online survey](#)
- email to: planningpolicy@cheshireeast.gov.uk
- post to: Strategic Planning, Cheshire East Borough Council, C/O Municipal Buildings, Earle Street, Crewe CW1 2BQ

Any representations must be received by 5pm on Monday 11 January 2021. We are not able to accept anonymous comments - you must provide us with your name and contact details. Please note that any representations received will be of public record. Any personal data will be processed in line with the Strategic Planning Privacy Notice.

Next Steps

Once the period for making representations has ended, all comments/representations received will be considered before the council's Portfolio Holder for Planning decides whether to confirm the Directions or not. In the event that the Directions are confirmed, they will come into force on the **1 November 2021**.

Once the Directions come into force, the change of use of a dwellinghouse (C3) to a house in multiple occupation (C4) shall not be carried out in the Direction areas, unless planning permission is first granted for this change of use.

This page will be updated as the directions progress.

Other planning policy documents

Alongside the Article 4 Directions cited above, the following documents are also in production:

- Cheshire East Site Allocations and Development Policies Document (SADPD)** This is the second part of the Cheshire East Local Plan and includes draft policy HDU1: Houses in Multiple Occupation. The Revised Publication Draft SADPD is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [Cheshire East Local Plan](#) webpage.
- Draft Houses in Multiple Occupation Supplementary Planning Document** This SPD will provide further guidance to all parties involved in the planning application process for HMOs in Multiple Occupation. This is being published for representations between 26 October and 5pm on the 23 December 2020. You can find out more about this on our [supplementary planning documents](#) webpage.

If you have any queries, you can contact the Strategic Planning Team at: planningpolicy@cheshireeast.gov.uk or by leaving a message on 01275 685893 and we will respond as soon as possible.

In this section

[Article 4 Directions - houses in multiple occupation](#)

[Brownfield Register](#)

[Local Plan Public Notices](#)

[Spatial planning updates](#)

[Airport Planning](#)

[Local Development Orders \(LDOs\)](#)

[Cheshire East Local Plan](#)

[Planning Policy Documents Index and Price List](#)

[Research and Evidence](#)

[Strategic Planning](#)

[Saved and Other Policies](#)

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Appendix 3: Press releases



New planning proposals to control standard and number of multi-occupation properties

3 November 2020

Cheshire East residents are being asked to give their views on proposals to control the number of houses in multiple occupation in parts of the borough and to raise their standards of accommodation.

Consultations have begun on proposed new planning rules concerning houses in multiple occupation, known as HMOs. Everyone, including residents, landlords and tenants, is invited to take part.

A new HMO supplementary planning document proposes tighter controls to make sure such housing meets a range of standards and to avoid over-concentration of HMOs in local neighbourhoods.

There is a second consultation, aimed specifically around proposals to control the number of HMOs in parts of Crewe - in the Nantwich Road, West Street and Hungerford Road.

If approved, it would mean that any new small HMO in these areas would no longer benefit from automatic planning permission under national regulations. Instead, planning permission would first need to be obtained from the council.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "We are aware that our residents would like to see more control exercised over the standard of HMOs and their numbers.

"We recognise that this type of housing has a very important role to play in providing accommodation for people. However, it is important that numbers are controlled and that the quality of accommodation is - in some instances - raised so that individuals or families can enjoy a reasonable and appropriate standard of housing.

"But we are also aware that in some parts of the borough - in Crewe for example - residents have become increasingly concerned about the high density of HMOs in their area and the affect this can have on the character of the neighbourhood.

"I would urge anyone who wishes to comment on these proposals to take part in the consultations."

The council's strategic planning team can be contacted via email at: localplan@cheshireeast.gov.uk or telephone 01270 685893.





Cheshire East Council extends deadline for feedback on key planning policies

20 November 2020

Residents and other stakeholders are being given more time to put forward their views about a number of key planning documents.

Cheshire East Council is currently seeking views on its Site Allocations and Development Policies Document (SADPD), draft supplementary planning document (SPD) for houses in multiple occupation (HMOs) and three Article 4 Directions in Crewe that would bring all HMOs in these areas under full planning control.

These documents are available online and were also being made available to view in libraries. However, due to national Covid-19 restrictions, libraries are currently closed. In order to ensure that people can have their say, the deadlines for commenting on these documents are being extended.

In the case of the SADPD and SPD, the new response deadline is 5pm on Wednesday 23 December.

In the case of the three Article 4 Directions, the new response deadline is 5pm on Monday 11 January.

More information about each of these documents, including how to put your views forward, is available [on the council's website](#)

Anyone who wishes to read and respond to the documents, but does not have access to the internet, is requested to contact the council's strategic planning team on 01270 685893. The team will assist everyone who gets in touch, taking into account their individual circumstances.

Councillor Toni Fox, Cheshire East Council cabinet member for planning, said: "The national Covid-19 restrictions have been put in place part way through the public engagement period for these documents, so it's right that we extend the deadlines. We want to give everyone the opportunity to feed back their views.

"The national measures are currently proposed to come to an end after Wednesday 2 December, but we may still need to consider the effect of any ongoing restrictions that may come into force after that date.

"Each of these documents serves an important purpose, so we will continue to make every effort to progress their preparation. Our objective is to do everything we reasonably can to enable everyone to respond as the situation changes."



Appendix 4: Consultation response forms



Cheshire East Local Plan

Houses in Multiple Occupation Draft Supplementary Planning Document - Comments Form

The Draft Houses in Multiple Occupation Supplementary Planning Document ('SPD') has been prepared. The SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to houses in multiple occupation across the Borough.

Consultation on the draft SPD will take place between **Monday 26 October 2020** and **5pm on Wednesday 23 December 2020**.

Consultation document

The consultation document can be viewed online at

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. In line with regulations to prevent the spread of Covid-19, all libraries will be closed from 5 November until 2 December. Outside of these dates, opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24 hour library information service on 0300 123 7739. If you are unable to inspect copies of the documents during the representations period, please contact us using the details below to make alternative arrangements to inspect the documents.

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation and this is included at Appendix 1 of the SPD.

Submit your views

The council's online consultation portal is our preferred method of submitting responses:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo> but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **5pm Wednesday 23 December 2020**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website.

Further information and paper copies can be requested from the Strategic Planning Team by email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message). Please note that a reasonable charge may be made to cover printing and postage costs.



Cheshire East Local Plan

Draft Houses in Multiple Occupation Supplementary Planning Document - Comments Form

Please return to:

Strategic Planning (Westfields)
C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email
to planningpolicy@cheshireeast.gov.uk

Please return by:

Wednesday 23 December 2020

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	Agent's Details (if applicable)
	<i>* If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.</i>	
Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Telephone Number		
Email Address (where relevant)		
Your Reference No. (if known)		

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comment Form Part B: Draft Houses in Multiple Occupation SPD

Comment Form

Name and
Organisation:

Office Use Only:

PID:

RID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

☐ Support

☐ Object

☐ Comment only

Q3. Please set out your comments or views on this section:

Appendix 5 Summary of key issues and response

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
HMO1 Cllr Alift Harewood	<p>When planning is not applied for, the numbers cannot be known.</p> <p>The percentage in relation to homes with separate facilities cannot be known, thus obscuring the necessity for that provision.</p> <p>The risks to health are currently well defined in the debate of multiple occupancy.</p> <p>HMOs are a shield for homelessness, mostly a refuge for the vulnerable, a disengagement of a section that remains needy, and mainly lacking in security of tenure.</p> <p>They have a negative effect on the community as a whole</p>	<p>It is accepted that the precise numbers of HMOs may not always be available given that some may not require licencing or planning permission, unless they are controlled through the introduction of Article 4 Directions or Selective Licencing.</p> <p>The Council however reviews all available data to obtain the best available information about the location and number of HMOs.</p> <p>The comments in relation to occupancy of HMOs, health and impact upon the community are noted.</p> <p>Through setting out a range of detailed planning requirements, the SPD aims to improve the accommodation standards of HMOs and better address matters of concern relating to their potential effects on neighbourhoods.</p>	None required
HMO2 Mr D P Evans	HMO properties should be limited to the amount of houses in a street i.e. no more than 5%. My street has quite a few HMO's. Socially the area has been	The draft policy seeks to avoid concentrations of HMOs within a radius of the application site (i.e no more than 10% of all residential properties within 50m of the application site in	None required

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Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
	<p>turned into a run down ghetto. Parking is a big issue and the more people unscrupulous landlords push into these badly converted old family homes the worse it gets. In the area HMO'S are being used as cannabis farms. Planning permission should apply to landlords wishing to do this to a family sized home. Landlords are not interested in the community they are destroying just profits.</p>	<p>HMO use). It is considered that a lower threshold of 5% would not amount to a concentration and that a 10% threshold is proportionate.</p> <p>The issues raised with regards to the impact that HMOs have upon the social, economic and environmental quality of an area are noted. The draft SPD seeks to avoid concentrations and improve standards of accommodation.</p>	
HMO3 Cllr Alift Harewood	<p>With regard to the definition of “permitted development”, a significant number of HMOs are former two and three bedroom houses that will occupy this category. The rooms are simply divided as necessary to accommodate more tenants.</p> <p>While this number continues to grow mainly because of the continuing housing shortage and other social factors, policies SD1and SD2 are not relevant or applicable as they were neither shops nor offices. When all are registered, the scope for better housing provision may come nearer.</p>	<p>Most small HMOs (accommodating 6 or less unrelated individuals) do not require planning permission as they benefit from permitted development rights. It is possible to withdraw these rights through the use of Article 4 Directions but the withdrawal of such rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. Blanket directions are not encouraged.</p> <p>The Council has made 3 non-immediate Article 4 Directions for small HMOs in areas of Crewe and if confirmed, these will come into effect on the 1 November 2021. The Council will continue to monitor the number and location of HMOs and may introduce further Article 4</p>	None required

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
		<p>Directions, or changes to any existing ones, if there is evidence to do so.</p> <p>Policies SD 1: Sustainable Development in Cheshire East and SD 2: Sustainable Development Principles apply to all forms of development proposals within Cheshire East.</p> <p>There is no planning requirement to register HMOs. Those that require planning permission will be assessed through the application process.</p> <p>All HMOs that accommodate 5 or more persons are required to be licenced. Smaller HMOs do not currently require a licence. Licencing is managed by the Council's Housing Standards and Adaptions Team.</p>	
HMO4 The Canal & River Trust	No comments to make.	Noted	None required.
HMO5 Natural England	<p>No comments to make.</p> <p>A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in Planning Practice Guidance. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan</p>	The SPD is accompanied by a Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report which concludes that SEA/HRA is not required.	None required.

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
	<p>under the Habitats Regulations in the same way as any other plan or project.</p> <p>If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult Natural England at certain stages as set out in the Planning Practice Guidance.</p>		
HMO6 Historic England	No comments to make.	Noted	None required
HMO7 Wybunbury Parish Council	<p>HMO applications need full planning permission not by the use of Permitted development as this could leave open a HMO development going ahead without planning scrutiny & comment from all consultees as would be the case with a full planning application.</p> <p>Firm hard conditions need to be applied to any permission given for a HMO along with a condition that if any of the conditions are broken a stop of use order can be applied both to protect the users & the surrounding neighbours.</p> <p>No mention of sustainable heating or electric vehicle charging points.</p>	<p>Noted. Most small HMOs (accommodating 6 or less unrelated individuals) do not require planning permission as they benefit from permitted development rights. It is possible to withdraw these rights through the use of Article 4 Directions but the withdrawal of such rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. Blanket directions are not encouraged.</p> <p>The Council has made 3 non-immediate Article 4 Directions for small HMOs in areas of Crewe and if confirmed, these will come into effect on the 1 November 2021. The Council will continue to monitor the number and location of HMOs and may introduce further Article 4</p>	<p>The final draft SPD has been amended to highlight other Local Plan policies regarding on the incorporation of measures to minimise energy use and to encourage the installation of recharging points where this is feasible (see paras 5.22- 5.24).</p>

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
		<p>Directions, or changes to any existing ones, if there is evidence to do so.</p> <p>Where conditions attached to planning permissions are being breached, this can be investigated and action taken, as necessary.</p> <p>LPS Policies SD 1: Sustainable Development in Cheshire East and SD 2 Sustainable Development Principles encourage development proposals to use appropriate technologies to reduce carbon emissions and ensure that proposals minimise energy use. LPS Policy C02 requires that major development proposals provide recharging points.</p>	
HMO8 Sandbach Town Council	This is a much-needed policy and seeks to control the spread and concentration of such dwellings.	Noted	No changes required.
HMO9 Macclesfield Town Council	Where more than two unrelated people and up to five unrelated people are living in the same HMO, the property should be registered with the local authority.	This is a matter for the licencing of rented accommodation rather than a matter that can be controlled through planning legislation. Currently a licence is required for a HMO accommodating 5 or more people. The Council could consider extending licencing to all private rented dwellings through a selective licencing scheme.	No changes required.

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
HMO 10 Cycling UK	<p>The comments in 5.24 and 5.25. to ensure good quality are supported.</p> <p>Please see Cheshire East Borough Design Guide Volume 2, v. Sustainable Design Principles; v11, which is referring to the 6Cs Design Guide:</p> <p>https://resources.leicestershire.gov.uk/sites/resource/files/field/pdf/faq/2018/8/15/Part-3-design-guidance.pdf</p> <p>Cheshire East's Cycling Strategy states '... Sheffield stands used as a minimum.' (Appendix C; Route Function and Design, Parking)</p> <p>Falcon two tier racks have been proposed 20/4673C, Brookhouse Road, flats in Sandbach. However, these, or any other type of two tier racks are not recommended. The lower tier is difficult to get into when parking or retrieving the bike, the upper tier requires the bike to be manoeuvred and lifted into the rail. The upper tier racks can roll away by themselves.</p> <p>Both tiers work well enough for fit people but can be challenging for</p>	The comments made with regards to the design of cycles stands are noted.	Paragraph 5.27 of the final draft SPD now states that ground level storage is preferable.

Consultee Ref	Summary of key issues including where the comment relates	Response to issues raised	Changes required
	others. Parking non-standard cycles like tricycles is not possible. Ground level parking is preferable.		

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Cheshire East Local Plan

Final Draft Houses in Multiple Occupation Supplementary Planning Document

March 2021



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1. Introduction

- 1.1 Supplementary Planning Documents (“SPDs”) add further detail to policies contained within the development plan and are used to provide guidance on specific sites or particular issues. SPDs do not form part of the adopted development plan but they are a material planning consideration in decision taking.
- 1.2 This Draft Houses in Multiple Occupation SPD builds upon existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017) and ‘saved’ policies within previous Local Plans¹. The SPD also identifies additional plans and policies that are currently in preparation. Guidance is provided for all parties involved in the planning application process, explaining how Cheshire East Council (‘the Council’) will assess planning applications involving the change of use of buildings to HMOs across the Borough.
- 1.3 It is acknowledged that HMOs and the wider private rented sector play an important role in meeting housing needs. However, a saturation of HMOs in a particular location can have negative impacts upon that area, for example the number of homes available for families or those wanting to purchase their first home may reduce due to a high demand for investment properties. In addition, the occupation of dwellings as HMOs by a higher number of adults compared to a typical family home, can place additional demands on services and infrastructure, for example increased waste generation.
- 1.4 The planning system can assist in maintaining and achieving a balance of households within the Borough’s neighbourhoods, ensuring that different housing needs are met whilst protecting the interests of other residents, landlords and businesses.
- 1.5 The Draft SPD:
 - Explains what a HMO is, in planning terms, and identifies the circumstances where planning permission could be needed;
 - Identifies the national and local planning policies of relevance when considering planning applications for HMOs;
 - Sets out more detailed policy guidance that will be used to assess planning applications for HMOs, including information requirements;
 - Provides an overview of other regulatory requirements for HMOs including licencing and relevant standards for HMOs;
 - Explains how the effectiveness of this SPD will be monitored.

¹ Including the Congleton Local Plan, Crewe & Nantwich Local Plan and the Macclesfield Local Plan.

2. Commenting on this final draft SPD

- 2.1 The Council is seeking views on the content of the final draft SPD prior to it being taken forward for adoption. Representations are invited on the final draft SPD and its accompanying Report of Consultation between xxxx and xxxx. Comments must be received by the Council by **no later than 5pm on xxxx**.
- 2.2 The documents can be viewed online at:
<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>
and at:
public libraries in Cheshire East during opening hours (see below).
- 2.3 In line with regulations to prevent the spread of Covid-19, libraries may be subject to temporary closures. You are advised to check the current [libraries opening times](#) on the Council's website or telephone the 24 hour library information service on 0300 123 7739.
- 2.4 If you are unable to inspect a paper copy of the documents during the representations period, please contact us by email planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message). Further information and paper copies can be requested. Please note that a reasonable charge may be made to cover printing and postage costs.
- 2.5 There is no legal requirement for Supplementary Planning Documents to be accompanied by Sustainability Appraisal, and this is reinforced in national planning guidance. However, "in exceptional circumstances" there may be a requirement for SPDs to be subject to Strategic Environmental Assessment (SEA) where it is considered likely that they may have a significant effect on the environment that has not already been assessed within the SEA of the Local Plan. A screening assessment has been undertaken and concludes that further such assessment is not necessary.
- 2.6 A screening exercise has been carried out to determine whether the document gives rise to the need for Appropriate Assessment (under the Habitats Regulations). This similarly concludes that further such assessment is not necessary. These screening assessments have been published (Appendix 1) and you can give your views on their findings too.

Report of Consultation

- 2.7 A Report of Consultation is being published for representations alongside the final draft SPD. This sets out the persons consulted when preparing the SPD, provides a summary of the issues raised in their feedback and explains how the issues raised in that feedback have been addressed in the final draft SPD.

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Submitting your views

2.8 The Council 's online consultation portal is our preferred method for submitted responses, but you can also respond by e-mail or in writing using a comment form available online. You can respond:

- **Online:** Via the consultation portal at: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/hmo>
- **By e-mail:** To planningpolicy@cheshireeast.gov.uk
- **By post:** Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

2.9 Please make sure that your comments reach us by **5pm on the xxxx**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Spatial Planning Privacy Notice, which is available on the Council 's website (www.cheshireeast.gov.uk). Your name and comments will be published and made available to view on the Council 's online consultation portal.

What happens after the representations period?

2.10 Following the consideration of comments, the Council will make a decision about adopting the SPD. Once adopted it would be formal planning guidance and would have to be taken into account when the Council considers any relevant planning applications for HMOs.

3. Planning Policy Framework

- 3.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise². Material planning considerations include national planning policy and adopted supplementary planning guidance, where relevant.

The National Planning Policy Framework

- 3.2 The National Planning Policy Framework (“NPPF”) sets out the Government’s planning policies for England and how these should be applied.
- 3.3 To achieve sustainable development, the NPPF expects the planning system to support strong, vibrant and healthy communities as a key social objective. This includes provision of a sufficient range of homes and a built environment that supports everyone’s health and wellbeing.
- 3.4 In particular, policies within the NPPF expect planning policies to reflect the range of housing types and tenures needed by different groups in the community and help achieve the creation of inclusive and safe places that promote social interaction and address identified wellbeing needs.

Local planning policy

- 3.5 Relevant local planning policies are set out in the development plan for the area. The development plan for Cheshire East currently comprises of the Cheshire East Local Plan Strategy and ‘saved’ policies within previous local plans which remain in effect until such time as they are replaced by the emerging Site Allocations and Development Policies Document (“SADPD”). Neighbourhood Development Plans that have been successful at referendum and have subsequently been ‘made’ also form part of the statutory development plan.
- 3.6 Development plan policies of relevance to planning applications for HMOs are summarised below. Consideration will also be given to other relevant planning policies within each plan, where appropriate to the planning application proposals.

² Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Cheshire East Local Plan Strategy

3.7 The Cheshire East Local Plan Strategy (LPS) was adopted on the 21 July 2017 and this is the strategic plan for the borough. Relevant policies include:

- **Policy SD 1: Sustainable Development in Cheshire East.** This policy states that development should wherever possible, support the health, safety, social and cultural well-being of residents, contribute towards the equality and social inclusion through positive cooperation with the local community and provide locally distinct, high quality, well designed environments. The policy also encourages use of appropriate technologies to reduce carbon emissions.
- **Policy SD 2: Sustainable Development Principles.** This policy states that development is expected to contribute positively to an area's character and identity and be socially inclusive and integrate into the local community. The policy also states that proposals should be resilient to climate change and minimise energy use.
- **Policy SC 3: Health and Well-Being.** This policy promotes good housing design, ensuring that the layout and use of new development is appropriate and compatible with an area.
- **Policy SC 4: Residential Mix.** In order to support mixed, balanced and inclusive communities, provision should be made for a variety of housing tenures, types and sizes.
- **Policy SE 1: Design.** This policy states that development proposals should make a positive contribution to their surroundings, ensuring an appropriate level of privacy for new and existing residential properties, provide appropriate external storage and waste storage.
- **Policy SE 12: Pollution, Contamination and Land Instability.** The policy states that development should not have a harmful or cumulative impact upon noise or any other pollution which would adversely affect amenity.
- **Policy C0 1: Sustainable Travel and Transport.** This policy encourages the provision of secure cycle parking facilities in new developments.
- **Policy C0 2: Enabling Business Growth through Transport Infrastructure.** This policy states that recharging points should be provided for electric/hybrid vehicles in major development proposals. For residential development, where there is a clear and compelling justification to manage the road network, proposals should adhere to the adopted Cheshire East Council parking standards for cars and bicycles in Appendix C.

- **Appendix C: Parking Standards.** Appendix C sets out the minimum car and cycle parking standards that the Council will apply to new developments, including small houses in multiple occupation (Use Class C4). For larger HMOs (Use Class Sui Generis) individual assessments will be made based on use.

‘Saved’ policies from previous Local Plans

3.8 The following Local Plans contain ‘saved policies’ that remain part of the development plan. These policies will continue to be used in determining planning applications until such time that they are replaced:

Borough of Crewe and Nantwich Replacement Local Plan

3.9 The Borough of Crewe and Nantwich Replacement Local Plan was adopted on the 17 February 2005. Relevant ‘saved policies’ include:

- **BE.1 Amenity.** This policy states that proposals will be permitted provided that they are compatible with neighbouring uses, do not prejudice the amenity of future occupiers or existing residents and would not result in an increase in pollution.
- **RES.9 Houses in Multiple Occupation.** This policy sets out various criteria against which proposals for HMOs will be assessed. This includes ensuring that the building is large enough to provide satisfactory living accommodation for future residents without the need for extensions, that the development does not result in adverse changes to the appearance of the building or would detract from the amenity of existing residents and that adequate provision is made for car parking on site or adequate parking exists on street without worsening existing highway conditions.

Congleton Borough Local Plan First Review

3.10 The Congleton Borough Local Plan First Review was adopted on the 27 January 2005. Relevant ‘saved’ policies include:

- **GR6: Amenity and Health.** This policy states that development proposals adjoining or near to residential properties or sensitive uses will only be permitted where they do not have a detrimental impact upon amenity, for example through loss of privacy, environmental disturbance or pollution, traffic generation and parking.
- **GR7: Amenity and Health.** This policy states that development will not be permitted which leads to a loss of amenity or increased pollution.

Macclesfield Borough Local Plan

3.11 The Macclesfield Borough Local Plan was adopted on the 8th January 2004. Relevant ‘saved’ policies include:

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- **DC3 Amenity.** The policy states that development should not significantly injure the amenity of adjoining or nearby residential properties or sensitive uses due to loss of privacy, noise, pollution, traffic generation, access and car parking.
- **DC38 Space, light and privacy.** This policy sets out the minimum spacing standards between buildings.
- **DC42 Subdivision of Property for Residential Purposes.** This policy states that applications for the subdivision of property for residential purposes will be permitted provided that the development provides a satisfactory level of amenity for proposed occupants and existing residents, the development does not materially affect the character of the area, particularly through an over-concentration of such uses and that on-site car parking should be provided.

Made Neighbourhood Development Plans

- 3.12 As at the 31 March 2020, 30 Neighbourhood Development Plans (NDP's) had been 'made' and now form part of the adopted development plan. Further details of these plans can be found on the Council 's website:

<https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

Supplementary Planning Documents

- 3.13 The Council has adopted a number of Supplementary Planning Documents and full details of these can be found on the Council 's website at: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx

- 3.14 Relevant SPDs include:

Cheshire East Borough Design Guide

- 3.15 The Cheshire East Borough Design Guide was adopted on the 2 May 2017. It contains guidance on matters such as bin and cycle storage requirements.

Borough of Crewe & Nantwich: Development on Backland and Gardens SPD

- 3.16 The Development on Backland and Gardens SPD was adopted on the 15th July 2008. It contains guidance on various matters including minimum garden sizes for residential development.

Congleton Borough Local Development Framework Interim Policy Note: Public Open Space Provision for New Residential Development

- 3.17 The Interim Policy Note was adopted on the 24th September 2008. It contains guidance on various matters including minimum garden sizes for residential development.

Emerging plans

- 3.18 The Council is currently preparing a number of Local Plan Documents which once adopted, will form part of the adopted development plan. These include the Site Allocations and Development Policies Document, the Minerals and Waste Development Plan Document and the Crewe Hub Area Action Plan.

Cheshire East Site Allocations and Development Policies Document

- 3.19 The Cheshire East Site Allocations and Development Policies Document (“SADPD”) will form the second part of the Local Plan. It will set non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the LPS.
- 3.20 The Revised Publication Draft SADPD was published for representations between the 19 October and 23 December 2020. Further details about this can be found on the Council’s website: www.cheshireeast.gov.uk/localplan
- 3.21 The draft SPD has been prepared in a way that is consistent with, and supplementary to, emerging planning policies. Whilst this is not a legal or national planning policy requirement, this approach provides opportunity for this SPD to complement and support the implementation of future development plan policies too.
- 3.22 Relevant policies in the Revised Publication Draft SADPD include:
- **GEN 1: Design Principles.** This policy identifies a number of criteria that all developments are expected to meet. These include development contributing positively to the borough’s quality of place, creating safe places, be accessible and inclusive, integrating car and cycle parking and making appropriate arrangements for recycling and waste management including bin storage and collection.
 - **ENV 7: Climate change.** This policy states that development proposals should implement opportunities to retrofit resistance and resilience measures in the existing building stock and optimise energy efficiency.
 - **HOU 4: Houses in multiple occupation.** This policy states that the change of use of a dwelling to a HMO will be permitted provided that the number of existing HMOs within a 50 metre radius of an application site does not exceed 10% of all dwellings and proposals must not result in the ‘sandwiching’ of an existing single household (C3) between two HMOs.

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Additional criteria include that the development would not have an adverse impact upon the character and appearance of the property or the local area; on-street car parking levels; the capacity of local services/facilities and the amenity or the environment of surrounding occupiers. The property must also be of a size suitable for the proposed use, including outdoor amenity space, provision of cycle parking and waste storage.

- **HOU 10: Amenity.** This policy states that development proposals must not unacceptably harm the amenities of adjoining or nearby occupiers of residential properties for example through: loss of privacy; environmental disturbance or pollution; traffic generation, access and parking.
- **HOU 11: Residential Standards.** This policy includes a number of criteria including the need to meet minimum spacing standards between buildings and the provision of an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.
- **Policy RET 8: Residential accommodation in the town centre.** This policy supports the provision of residential accommodation in town centres provided that they are integrated effectively with existing businesses and community facilities and ensure appropriate and safe access arrangements; secure, well designed and accessible cycle parking; and appropriate and well located waste and recycling facilities.
- **Policy INF 3 Highway safety and access.** This states that development proposals should incorporate appropriate charging infrastructure for electric vehicles in safe, accessible and convenient locations.

Cheshire East Minerals and Waste Development Plan Document

3.23 The Minerals and Waste Development Plan Document is currently in preparation. It will set out the Council's planning policies on minerals and waste.

Crewe Hub Area Action Plan

3.24 The Crewe Hub Area Action Plan (CHAAP) will establish a planning framework to facilitate and manage development around a future HS2 Hub station in Crewe.

4. Houses in Multiple Occupation (HMOs)

Definition

- 4.1 In planning terms, a HMO is a dwelling (house or flat) that is occupied by a certain number of unrelated individuals who share one or more basic amenities such as a kitchen or bathroom. They are commonly known as shared houses.
- 4.2 The Town and Country Planning (Use Classes) Order 1987 (as amended) classifies HMOs as:
- Use Class C4 – accommodating between 3 and 6 unrelated individuals, or;
 - 'Sui Generis' - accommodating 7 or more unrelated individuals.

The requirement for planning permission

- 4.3 Planning permission can be required to change the use of a building to a HMO. The scenarios below identify when planning permission is most often needed:

Change of use of a dwelling to a large HMO

- 4.4 The change of use of a dwelling (Use Class C3) to a large HMO accommodating 7 or more unrelated individuals (Use Class: Sui Generis) always requires planning permission.
- 4.5 The same applies in reverse - the change of use of a large HMO (Sui Generis) back to a dwelling (Use Class C3) will require planning permission.
- 4.6 Planning permission is also required for the change of use of an existing small HMO (Use Class C4) to a larger HMO (Sui Generis).

Change of use of a dwelling to a small HMO (use Class C4)

- 4.7 Under normal circumstances, the change of use of a dwelling (Use Class C3) to a small HMO accommodating between three and six unrelated individuals (Use Class C4) is 'permitted development'. This means that planning permission from the Council is not usually required in order to carry out this change of use.
- 4.8 The same applies in reverse – the change of use of an existing small HMO (Use Class C4) back to a dwelling (Use Class C3) would also be 'permitted development'.
- 4.9 However, there are some exceptions to this normal rule. There may be areas of the Borough where 'permitted development rights' have been withdrawn through the use of an 'Article 4 Direction'. Further information about this can be found below.

Change of use to HMOs from other uses

- 4.10 A change of use to a HMO (large or small) from other uses such as a shop or office will normally require planning permission.

Article 4 Directions

- 4.11 The Council can use powers set out in the Town and Country (General Permitted Development) (England) Order 2015, as amended to withdraw 'permitted development rights' from defined geographical areas through the introduction of an 'Article 4 Direction'.
- 4.12 Once an Article 4 Direction is brought into force, planning permission from the Council is then required for the specific permitted development right that has been withdrawn.
- 4.13 On the 3rd December 2019, the Council authorised the making of three non-immediate Article 4 Directions for the Nantwich Road, Hungerford Road and West Street areas of Crewe. These Directions were made on the 6th October 2020 and subject to their confirmation, will come into force on the 1 November 2021.
- 4.14 Representations were invited on the making of the Article 4 Directions between the 19 October 2020 and 11 January 2021. All representations received will be considered before any decision is taken to confirm the Directions, or not. Further information about the Article 4 Directions and their progress can be found at: www.cheshireeast.gov.uk/A4D.
- 4.15 In the event that the Directions are made and brought into force, it will mean that within these areas, planning permission will be required for the change of use of any dwelling house to a small HMO accommodating between 3 and 6 unrelated individuals (Class C4). The planning application process will allow the full impacts of such proposals to be assessed by the Local Planning Authority.
- 4.16 The Council will continue to monitor the location of all HMOs within the borough and may introduce further Article 4 Directions, or changes to any existing ones, if there is evidence to do so. Information about any Article 4 Directions affecting HMOs will be published on the Council's website.

5. Assessing planning applications for HMOs

- 5.1 The following issues will be taken into account by the Council when assessing planning applications for HMOs:

Avoiding/ exacerbating concentrations of HMOs

- 5.2 In order to maintain and support mixed and balanced communities, **a maximum of a 10% concentration of HMOs within a 50 metre radius will be applied.**
- 5.3 Planning permission will not be granted for new HMOs or proposals to extend existing HMOs to accommodate additional residents, where the number of dwellings already in use as HMOs within a 50 metre radius of the application site exceeds 10% of the dwellings in that area (this includes any part of a dwelling or its curtilage that falls within that radius).
- 5.4 Figure 5.1 shows how the 50 metre radius will be applied from the boundary of application site (shaded green) and which properties will be included within the assessment (shaded blue).



Figure 5.1: Applying a 50 metre radius

- 5.5 The assessment of the number of existing HMOs within a 50 metre radius includes both small and large HMOs and not just those HMOs that require planning permission. The Council will gather this information from planning permission data, licencing information and other data sources when assessing planning applications for new HMOs.

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- 5.6 It is recognised that within certain parts of the borough, most notably areas of Crewe that will be covered by Article 4 Directions, concentrations of HMOs may already exceed or are close to, the proposed threshold of 10%. It is considered that these areas require particular protection so as not to erode the important contribution that the remaining family homes make to the balance of the community.
- 5.7 In addition to the 10% threshold above, any **proposals that would result in an existing property (Use Class C3) being sandwiched by HMOs on either side will not be permitted.**
- 5.8 Figure 5.2 below shows an example of where a proposed HMO (shaded pink) would result in existing dwellings (C3) (unshaded) being sandwiched between the proposed HMO and an existing HMO (shaded blue). Such sandwiching will not be permitted.



Figure 5.2 Sandwiching

Exceptions

- 5.9 There may be instances whereby almost all properties within a terrace are already HMOs with only a very small proportion (one or two) of Class C3 dwellings remaining in that group. An example of this is shown in Figure 5.3 below.



Figure 5.3: Exceptions

- 5.10 The Council may, by exception, allow the remaining one or two C3 dwellings in a particular terraced group to be converted to HMOs if this would have little impact on the balance and mix of households in that terrace which is already over dominated by the proportion of existing HMOs if it would not cause further harm the character of the area.
- 5.11 It is recognised that owner occupiers or long term residents in this situation (as described above), could struggle to sell their property for a continued Class C3 use when surrounded by existing HMOs. Each application site will be assessed on its own individual merits when considering whether this exception should be allowed.
- 5.12 Where an application proposes such an exception, the applicant should submit a supporting statement with the planning application to demonstrate that there is no reasonable demand for the existing residential property as a continued Class C3 use. No reasonable demand would be demonstrated where the property has been advertised for a period of at least 12 months on the property market offered at a reasonable price (based on an assessment of the property

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market in the local area) or rental level to be verified in writing by a qualified person in a relevant profession such as an estate agent, and where there has been no reasonable commitment to purchase/rent the property.

Achieving good standards of accommodation

- 5.13 The size of the dwelling and internal layout must be sufficient to accommodate the proposed number of residents in order to protect the residential amenity of future occupiers of the HMO and any adjacent residents. The internal layout of HMOs should meet the amenity and facilities standards set out in the Council's latest 'Amenities and Facilities Standards in Houses in Multiple Occupation (HMOs): Guidance for Landlords and Agents':

<https://www.cheshireeast.gov.uk/pdf/housing/hmo-amenities-guide-2018-july-2018.pdf>

- 5.14 The external area serving the dwelling should also be of sufficient size to accommodate waste storage requirements, make adequate provision for cycle parking, provide space for outdoor clothes drying and amenity space for residents.

Internal layout and room sizes

- 5.15 Planning applications should provide existing and proposed floor plans to a suitable scale for example: 1:100. Proposed floor plans should clearly identify proposed room uses, including bedrooms or communal spaces and the location of any opening windows. For bedrooms, the plans must also indicate the maximum number of occupants.
- 5.16 In accordance with the Council's latest published guidance, the following minimum room sizes will be applied:
- no room with a floor area of less than 4.64 square metres (sq.m.) can be occupied as sleeping accommodation
 - rooms with a floor area between 4.64 sq.m. and 6.51 sq.m. can only be occupied as sleeping accommodation by a single person less than 10 years of age;
 - rooms with a floor area between 6.51 sq.m. and 10.21 sq.m. can be occupied as sleeping accommodation by a single adult or a single person aged over 10 years;
 - rooms of at least 10.22 sq.m. can be occupied as sleeping accommodation by two adults or persons over 10 years of age.
- 5.17 In addition to the above, all rooms proposed for use as a bedroom must have access to at least one opening window.

Waste storage and disposal

- 5.18 When a dwelling is converted into an HMO, there is potential for increased domestic waste. For example, if a property was previously occupied by a small family, the waste generated is unlikely to be as high as if the property is occupied by a number of unrelated adults.
- 5.19 The design and layout of HMOs should therefore be carefully considered to ensure that there are adequate facilities for waste storage both internally and externally and for collection.
- 5.20 The majority of properties in Cheshire East have at least three bins: a recycling bin; a garden/food waste bin and a non-recyclable bin. Plans for the provision of storage areas should take account of these minimum requirements. Larger HMOs should consider the need for any additional waste storage requirements. Further information about the types of bins available (and sizes) can be found on the Council 's website:

https://www.cheshireeast.gov.uk/waste_and_recycling/bins-waste-and-recycling.aspx

- 5.21 In order to ensure that adequate provision is made for waste, the following information must be provided:
- Proposed floor plans to show the location of an **internal waste storage area** to be used prior to removal to an external storage area. The internal storage area must be sited so not to be a danger to children, or cause problems with hygiene and attract pests. Refuse bins must not be stored on escape routes.
 - Proposed site plan and elevations to show the location, size and design of an **external waste storage area** to be used for the storage of waste and recycling bins. The plans should show the route (and distance) from the external storage area to the collection point.

The waste storage area must be in a suitable location within the curtilage of the property, sited to be accessible to all residents with a clear route available from it to the public highway in order to facilitate collection. The storage area must be sensitively sited so to be adequately ventilated, capable of being cleansed and avoid any loss of amenity to neighbouring residents or harm to the wider streetscene.

Reducing carbon emissions

- 5.22 As with all types of development, proposals for HMOs will be considered in the context of important policies aimed at tackling climate change. LPS Policy SD 1: Sustainable Development in Cheshire East states that development should (where possible) use appropriate technologies to reduce carbon emissions. LPS Policy SD 2: Sustainable Development Principles states that all

development will be expected to be resilient to climate change and minimise energy use.

- 5.23 Emerging SADPD Policy ENV 7: Climate Change encourages opportunities to retrofit resistance and resilience measures into existing building stock. SADPD Policy INF 3: Highway Safety and access requires that developments incorporate charging infrastructure for vehicles in safe and convenient locations.
- 5.24 The majority of planning proposals for HMOs involve conversion of existing dwellings or buildings in alternatives uses. Planning proposals for HMOs should demonstrate that the development will incorporate measures to reduce carbon emissions and minimise energy use. Where it is safe, convenient and accessible to do so, proposals shall make provision for charging points for hybrid or electric vehicles.

Car parking

- 5.25 HMOs can place additional pressure on car parking within the local area due to the number of unrelated adults residing in the property. In considering proposals for HMOs the Council will apply the following adopted car parking standards set out in Appendix C of the Cheshire East Local Plan Strategy:

C3 / C4	Dwelling Houses and Houses in Multiple Occupation ⁽¹⁰⁸⁾	Principal Towns and Key Service Centres: for 1 bedroom - 1 space per dwelling; for 2 bedrooms - 2 spaces per dwelling; for 3+ bedrooms - 2 spaces per dwelling Remainder of borough: for 1 bedroom - 1 space per dwelling; for 2/3 bedrooms - 2 spaces per dwelling; for 4/5+ bedrooms - 3 spaces per dwelling
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Source: Cheshire East Local Plan Strategy Appendix C

- 5.26 As set out in paragraph C.4 and Footnote 108 of the adopted parking standards, these are recommended levels and regard will also be had to:
- Availability and cost of parking spaces on site and close by;
 - How regular and frequent public transport is;
 - How easy it is to access a site by safe walking and cycling routes;
 - Operational needs of proposed developments; and
 - Relationship between different land uses, such as how close housing is to employment, shops and leisure uses
- 5.27 When applying the recommended levels, there should be sufficient space for cars to park within the residential curtilage of the property. The existing and proposed site plan must identify car parking arrangements (where appropriate). Any proposed car parking must not result in the loss of front gardens and/ or boundary walls, where this would detract from the existing street scene.

Cycle parking facilities

- 5.28 Adequate provision must be made for secure, covered cycle storage within the curtilage of the property on the recommended basis of 1 cycle parking space per bedspace. Ground level cycle storage is preferable, and the storage area must be accessible to all residents with a clear route available from it to the public highway.
- 5.29 In order to ensure that adequate provision is made for cycle storage, the submitted site plan must show the location, size of the cycle storage area and elevations must be provided of the store design. The store must be sensitively designed and sited so to any loss of amenity to neighbouring residents or the wider streetscene.

Outdoor amenity space

- 5.30 Separate to external waste storage and cycle parking requirements, the submitted site plan must also identify the location of an external area for clothes drying and amenity space for residents. The suitability of the external area to accommodate all requirements will be assessed on a case-by-case basis.

Residential amenity

- 5.31 Any proposed change of use (or extension of) a HMO should not have an unacceptable impact on the levels of amenity that existing neighbouring residents can reasonably expect to enjoy.
- 5.32 This is particularly relevant when considering the use of semi-detached or terraced properties, properties in narrow streets or densely developed areas where potential impact is likely to be more concentrated and directly affecting neighbouring residents.
- 5.33 Where relevant, details of sound insulation measures shall be provided with planning applications. These details should demonstrate that any noise arising from the use of the dwelling as a HMO would not have an adverse impact upon the amenity of adjacent residents.

Impact upon the character and appearance of the area

- 5.34 Some proposals may affect the outside appearance of a property and this must be clearly shown on submitted existing and proposed plans. Where external alterations require planning permission, they will be assessed against the Council's adopted policies, including LPS Policy SE 1 Design and those contained within 'saved' local plans. All proposals must be sensitively designed to take account of their surroundings. This includes any means of escape required for fire safety reasons.

Display of advertisements

- 5.35 In areas with high levels of HMOs and rented properties, there is the potential for a proliferation of signage which can detract from the street scene and adversely affect residential amenity.
- 5.36 The display of advertisements in England is primarily governed by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Certain types of outdoor advertisements, including property 'for sale' and 'to let' boards benefit from 'deemed consent' under this legislation and do not require advertisement consent to be obtained from the Local Planning Authority, provided that the advert is displayed in accordance with the criteria set out in the regulations. Any board advertising a property to let must be removed within 14 days of granting a tenancy.
- 5.37 Should there be evidence of a proliferation of boards and issues with their timely removal, consideration may be given to taking further steps to secure compliance with legislation. This could include a voluntary code of practice or the withdrawal of deemed consent in areas with high levels of HMOs.

6. Licensing and management

- 6.1 In addition and separate to the planning requirements set out in this SPD, the Council also operates a mandatory licensing scheme for HMOs. All HMOs occupied by five or more people are required to have a licence. You can find out whether a property has an existing HMO licence at:

https://www.cheshireeast.gov.uk/housing/private_sector_housing/houses_in_multiple_occupation/licensed-hmo-register.aspx

- 6.2 Operating a licensable HMO without a licence is a criminal offence and there can be serious financial consequences arising. The Council's Housing Standards & Adaptations Team deals with the licensing of HMOs and can be contacted by email to: HMO@cheshireeast.gov.uk or telephone 0300 123 5017 (selecting option 4).

Further information about the management of HMOs, housing standards, fire safety and the latest guidance for landlords and letting agents can be found on the Council's website: www.cheshireeast.gov.uk/hmo

7. Monitoring and review

- 7.1 The effectiveness of this Supplementary Planning Document will be monitored as part of the Authority Monitoring Report process using information from planning applications and decisions.

8. Glossary

Amenity	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them.
Article 4 Direction	A direction made under Article 4 of the Town and Country Planning (General Permitted Development) Order 2015 as amended. Article 4 Directions are used to withdraw permitted development rights granted by development order. They can take immediate effect or be non immediate.
Authority Monitoring Report	An annual report prepared by Cheshire East Council to assess progress and effectiveness of a Local Plan.
Development	Defined by the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change of use of any building or other land.” Most forms of development require planning permission, unless expressly granted planning permission via a development order.
Development Order	<p>Development Orders include the Town and Country Planning (General Permitted Development) Order 2015 as amended and the Town and Country Planning (Use Classes) Order 1987 as amended.</p> <p>Development Orders grant planning permission for certain types of development or changes of use.</p>

Such development is then referred to as ‘permitted development’.

Development Plan

This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Planning Act 2004

Habitats Regulations Assessment

The process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.

Houses in Multiple Occupation (HMOs)

A dwelling that is occupied by 3 or more unrelated individuals who share one or more basic amenities – for example a kitchen or bathroom.

HMOs may be described as ‘small’ – occupying between 3 and 6 unrelated individuals or ‘large’ – occupying 7 or more unrelated individuals.

Licence

Separate to planning permission requirements, HMOs may also require a licence from the Council . At present the Council operates the mandatory licencing scheme whereby all HMOs that accommodate 5 or more individuals require a HMO licence.

Local Plan

The plan for the 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

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	be Development Plan Documents, form part of the Local Plan. This term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Planning Authority	The local authority or Council that is empowered by law to exercise planning functions. In the case of this SPD, the Local Planning Authority is Cheshire East Council .
Neighbourhood Plan	A plan prepared by a parish Council or neighbourhood forum for a particular neighbourhood area (made under the Planning & Compulsory Purchase Act 2004).
Permitted Development	<p>Development that has been planning permission nationally by the government by means of a development order.</p> <p>Permitted development rights may be withdrawn by local planning authorities through the use of 'Article 4 Directions'.</p>
Residential Amenity	The quality of the living environment for occupants of a dwelling house, including its associated external spaces.
Site Allocations and Development Policies Document	Part of the Local Plan which will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
Sui Generis	Not all uses of land or buildings fit within the Use Classes Order. When no use classes order category fits, the use of the land or buildings is described as sui generis, which means 'of its own kind'. All HMOs

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that accommodate 7 or more unrelated individuals fall into the ‘sui generis’ category.

Supplementary
Planning Documents

A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a ‘parent’ Development Plan Documents.

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.

Strategic
Environmental
Appraisal

SEA is a process and a tool for evaluating the effects of proposed policies, plans and programmes on natural resources, social, cultural and economic conditions and the institutional environment in which decisions are made.



Cheshire East Council

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Appendix 3

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

1. This screening report is designed to determine whether or not the contents of the Houses in Multiple Occupation Supplementary Planning Document (“the SPD”) requires a Strategic Environmental Assessment (“SEA”) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations.
2. A preliminary version of this statement, alongside the draft SPD was the subject of consultation in accordance with the relevant regulations and the Council’s Statement of Community Involvement between the 26th October 2020 and the 23rd December 2020. This included consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England). There were no comments received regarding the SEA / HRA screening statement from the statutory consultees.

Strategic Environmental Assessment Screening

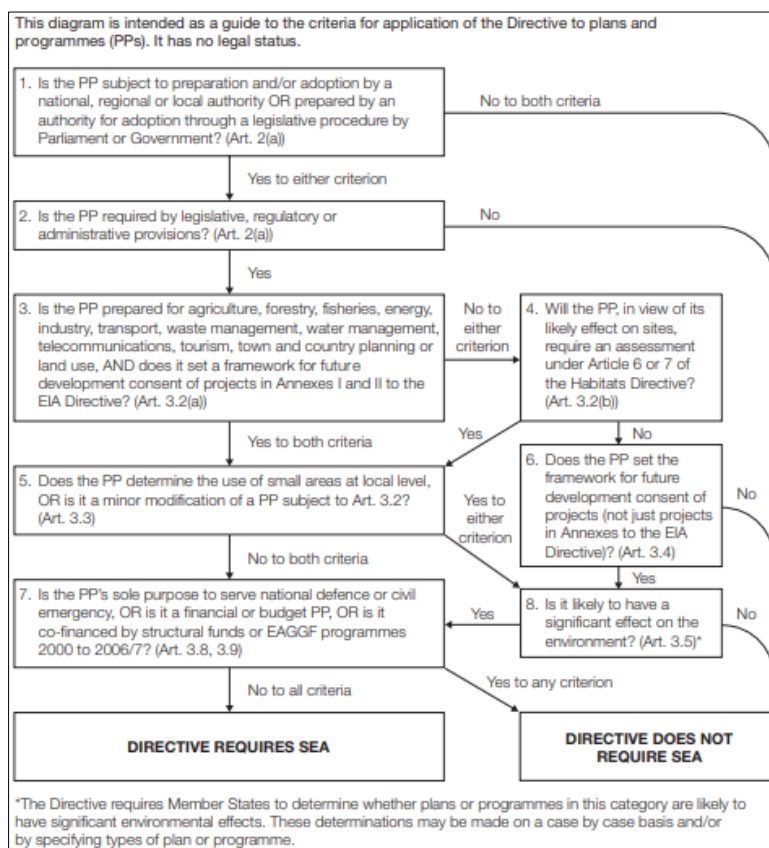
Legislative Background

3. The basis for Strategic Environmental Assessments and Sustainability Appraisal (SA) legislation is European Directive 2001/42/EC which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.
4. The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
5. Planning Practice Guidance (PPG) outlines the difference between sustainability appraisal, strategic environmental assessment and other forms of assessment. A sustainability appraisal ensures that potential environmental effects are given full consideration alongside social and economic issues. Whereas strategic environmental assessment considers only the environmental effects of a plan. The PPG is clear that SA is not required for SPDs however they may, in exceptional circumstances, require SEA if they are likely to have significant environmental effects that have not already have been assessed during the preparation of relevant strategic policies.
6. Both the LPS and emerging SADPD have been subject to SA/ SEA.

SEA Screening Process

7. The Council is required to undertake a SEA screening to assess whether the draft HMO SPD is likely to have significant environmental effects. If the HMO SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary.
8. 'A Practical Guide to the Strategic Environmental Assessment Directive (2005)¹' provides guidance on how to comply with the SEA Directive. Figure 1 below outlines the process for establishing the need for SEA.

Figure 1: Application of the SEA Directive to plans and programmes



Source: A Practical Guide to the Strategic Environmental Assessment Directive (2005)

9. The guidance in Figure 1 is intended to apply to all plans and programmes in the UK which fall within the scope of the Directive. This guide has been used as the basis to identify if there is a need for the SPDs to engage in the SEA process. See Table 1 below.

¹ <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

Table 1: Establishing the need for a SEA

Stage		Decision	Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	Following the representations period, the Council intends to adopt the SPD for use when preparing and assessing planning applications for HMOs.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020-2022) does not specifically identify the need to produce an HMO SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)).
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development, therefore it is not considered necessary to undertake a HRA assessment for the SPD.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

10. The final question in the guide asks: is it likely to have a significant effect on the environment? (Art. 3.5). The SPD is not considered not to have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out in Annex II of SEA Directive 2001/42/EC² and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004³.

² <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

³ http://www.legislation.gov.uk/ukxi/2004/1633/pdfs/ukxi_20041633_en.pdf

Table 2: Criteria for determining the likely significance of effects

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the draft SPD having particular regard to:		
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	<p>The SPD provides additional guidance related to policies contained within the LPS and emerging SADPD both of which have been subject to SA / SEA.</p> <p>The SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications for HMOs consistent with policies in the LPS and emerging SADPD.</p> <p>Final decisions will be determined through the development management process.</p> <p>No resources are allocated.</p>	No
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The SPD provides additional guidance to assist the delivery of policies in the development plan. The SPD is in general conformity with these policies. Both the LPS and emerging SADPD have been subject to a full Sustainability Appraisal (incorporating SEA).	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The SPD will promote sustainable development by providing guidance on the implementation and compliance with policies contained in the LPS and emerging SADPD. The LPS and SADPD has been the subject of a full Sustainability Appraisal (incorporating SEA).	No
(d)Environmental problems relevant to the SPD.	The SPD will not introduce or exacerbate any environmental problems. Rather it will help to address environmental problems by ensuring that HMOs are designed to a high standard and are appropriately located to promote sustainable development.	No
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The SPD provides further detail to assist in the assessment of planning applications for HMOs. The SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects and area likely to be affected having particular regard to:		
(a)The probability, duration, frequency and reversibility of the effects.	No significant effects on environmental interests resulting from the implementation of the SPD have been identified. The guidance will be used to aid the determination of planning applications and will thereby help ensure that the duration and frequency of any limited adverse environmental effects are minimised or mitigated further. The SPD will support the delivery of development that	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	is in conformity with policies within the LPS and emerging SADPD, thereby reinforcing the sustainability outcomes of those plans.	
(b)The cumulative nature of the effects of the SPD.	The effect of the SPD will be beneficial therefore and any cumulative impacts will also be beneficial.	No
(c)The trans boundary nature of the effects of the SPD.	The SPD is not considered to have cross boundary impacts.	No
(d)The risks to human health or the environment (e.g. due to accident).	There are likely to be limited improvements to human health and the environment as the SPD will be used to ensure that HMOs are designed to a high standard and are appropriately located to promote sustainable development.	No
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The SPD covers the Cheshire East administrative area which has a population of approximately 380,800. The SPD will however only affect those making planning applications for a HMO, and indirectly those living within or near to a HMO.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: <ul style="list-style-type: none"> • Special natural characteristics of cultural heritage • Exceeded environmental quality standards or limit values • Intensive land use 	There are a range of special natural characteristics in the Borough including Ramsar sites, a Special Protection Area, Special Areas of Conservation, Sites of Special Scientific Interest, a National Park and locally important sites as well as heritage assets including Scheduled Monuments, areas of archaeological significance, listed buildings, Registered Parks and Gardens, Conservation Areas and other locally important assets. These are protected, conserved and enhanced by policies in the LPS and emerging SADPD which also set out prescribed standards to be met for environmental and design quality and intensity of land use. The SPD will not have a significant impact on these areas.	No
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	Impacts on such areas will be considered through the application of other LPS and emerging SADPD policies which have been subject to SEA. The SPD will not have a significant impact on these areas.	No

Conclusion

14. The screening assessment demonstrates that the HMO SPD is unlikely to have significant effects on the environment. Therefore, it is concluded that a Strategic Environmental Assessment is not required. This conclusion has been informed by consultation with statutory consultees (Environment Agency, Historic England and Natural England).

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Habitats Regulations Assessment Statement

15. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
16. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
17. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
18. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
19. Both the LPS and emerging SADPD have been subject to HRA.
20. The SPD does not introduce new policy, it provides further detail to those policies contained within the LPS and emerging SADPD, both of which have been subject to HRA. It is highlighted that Revised Publication Draft SADPD Policy HOU 4: Houses in Multiple Occupation was screened out of the requirement for Appropriate Assessment in the HRA because it is a general policy with no spatial reference. The HRA concluded that it could not have any conceivable effect on a European site. The same applies to the HMO SPD.
21. The HMO SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. This conclusion has been informed by consultation with statutory consultees (Environment Agency, Historic England and Natural England). A full Appropriate Assessment under the Habitats Regulations is not required.

Conclusion

22. This screening report indicates that SEA is not required for the HMO SPD. Similarly, it would not need to be subject to full Appropriate Assessment under the Habitats Regulations

References

Cheshire East Local Plan Strategy

- Habitats Regulations Assessment (main modifications stage) Feb 2017 [MM 03]
- Sustainability Appraisal: includes the following documents: -

Adoption Statement:

LPS Main Modifications Sustainability (Integrated) Appraisal Further Addendum Report [MM 002]

Sustainability (Integrated) Appraisal - Proposed Changes to Strategic and Development Management Policies (July 2016) [PC B029]

Sustainability (Integrated) Appraisal – Proposed Changes (March 2016) [RE F004]

LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015) [RE B006]

LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015) [PS E043]

LPS Submission Sustainability (Integrated) Appraisal (May 2014) [SD 003]

Copies of these documents (except adoption statement) are available from the Cheshire East Local Plan Strategy Examination Library:

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>

The adoption statement is available at:

<http://moderngov.cheshireeast.gov.uk/ecminutes/mgAi.aspx?ID=36473#mgDocuments>

Revised Publication Draft Site Allocations and Development Policies Document

- Habitats Regulations Assessment [ED 04]
- Sustainability Appraisal [ED 03]

Copies of these documents are available from the Revised Publication Draft SADPD Evidence Base: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/revpubevidence>

EQUALITY IMPACT ASSESSMENT

FINAL DRAFT HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT

VERSION CONTROL

Date	Version	Author	Description of Changes
06.07.2020	1	Claire Coombs/Jeremy Owens	Draft
16.7.2020	1.1	Claire Coombs/Jeremy Owens	Changes made to reflect comments from the Council's Equality, Diversity and Inclusion Officer.
16.2.2021	1.2	Claire Coombs/Jeremy Owens	Final version to support adoption of SPD
03.03.21	1.2	Sarah Walker	EDI officer sign off

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description:

Department	Strategic Planning	Lead officer responsible for assessment	Jeremy Owens Development Plans Manager			
Service	Environmental and Neighbourhood Services	Other members of team undertaking assessment	Claire Coombs, Principal Planning Officer			
Date	16 February 2021	Version 1.2				
Type of document (mark as appropriate)	Strategy YES	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New YES	Existing	Revision			
Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate, and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy / procedure/ service	<p><u>Houses in Multiple Occupation Supplementary Planning Document ("SPD")</u> <u>Background</u></p> <p>Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs 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.</p> <p>The Draft Houses in Multiple Occupation SPD ("HMO SPD") was subject to public consultation between the 26 October 2020 and 23 December 2020 in line with the requirements of the Council's Statement of Community Involvement. This included notification of the consultation taking place with stakeholders registered on the Council's Local Plan consultation database and media releases. A consultation report (available separately) has been prepared and details the steps taken during the consultation on the draft SPD and the responses received.</p> <p>The HMO SPD provides guidance on the assessment of planning applications for Houses in Multiple Occupation (HMOs) and the issues that will be taken into account by the council when assessing those applications. The overarching aim of the HMO SPD is to manage any over-concentration of HMOs in a particular area (defined by the SPD as being no more than 10% of dwellings within a 50 metre radius) and to ensure that HMOs are of a</p>					

	<p>suitable standard to ensure that living conditions for future residents and impact upon the amenity of an area is acceptable.</p> <p>The SPD does not set new policies but provides additional guidance on how to successfully deliver the policies contained within the Cheshire East Local Plan Strategy and the emerging Site Allocations and Development Policies Document.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy and the emerging Site Allocations and Development Policies Document. The assessment found that the LPS and SADPD are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p>
<p>Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)</p>	<p>Public consultation took place on the draft HMO SPD between the 26 October 2020 and the 23 December 2020 in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012) amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020 and also in accordance with the council's adopted Statement of Community Involvement.</p> <p>This included the general public, town and parish councils, statutory consultees, elected members, general consultees on the strategic planning database. Alongside this, groups that were consulted in relation to the making of three non-immediate Article 4 Directions in areas of Crewe were also notified. The consultation included a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Further information about the consultation and the responses received can be found in the separate consultation report (available separately).</p> <p>The final SPD will be subject to a further 6 weeks representations period before it can be taken forward for adoption. The Council will notify all parties previous informed plus those that made comments on the draft SPD.</p>
<p>What consultation method(s) did you use?</p>	<p>The Council prepares a Statement of Community Involvement which provides details on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be</p>



	<p>notified etc. The Council's Local Plan consultation database, which was notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough. A consultation report (available separately) has been prepared that details the steps taken during the consultation on the SPD and details the responses received.</p>
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Stage 2 Initial Screening

<p>Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)</p>	<p>Ward councillors. Those living and working in the borough, property owners, landowners and developers.</p>
<p>Who is intended to benefit and how?</p>	<p>Local communities. The SPD will provide additional planning policy guidance to the assessment of planning applications for HMOs.</p>
<p>Could there be a different impact or outcome for some groups?</p>	<p>No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications for HMOs.</p>
<p>Does it include making decisions based on individual characteristics, needs or circumstances?</p>	<p>No, the introduction of the SPD not based on individual characteristics, needs or circumstances.</p>
<p>Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)</p>	<p>No, the SPD is not intended to affect different groups or communities in this way.</p>
<p>Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?</p>	<p>No, the SPD is not intended to target any group and will be consulted upon in line with the Council's Statement of Community Involvement.</p>

EQUALITY IMPACT ASSESSMENT 031

Is there an actual or potential negative impact on these specific characteristics? (Please tick)								
Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N
Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts							Consultation/ involvement carried out	
							Yes	No
Age	The SPD may have an impact those living and working in the borough. The guidance in the SPD will be beneficial as it will assist in improving standards of accommodation. No particular negative impacts are identified at this stage in relation to any of the specific characteristics.							X (to be carried out)
Disability								
Gender reassignment								
Pregnancy & maternity								
Race								
Religion & belief								
Sex								
Sexual orientation								
Proceed to full impact assessment? (Please tick)	Yes		No		Date 03.03.2021			

Lead officer sign off		Date	10 March 2021
Head of service sign off		Date	10 March 2021

If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

EQUALITY IMPACT ASSESSMENT 031

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what negative impacts were recorded in Stage 1 (Initial Assessment).</i>	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations <i>List what positive impacts were recorded in Stage 1 (Initial Assessment).</i>	Please rate the impact taking into account any measures already in place to reduce the impacts identified <i>High:</i> Significant potential impact; history of complaints; no mitigating measures in place; need for consultation <i>Medium:</i> Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures <i>Low:</i> Little/no identified impacts; heavily legislation-led; limited public facing aspect	Further action (only an outline needs to be included here. A full action plan can be included at Section 4) <i>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</i>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				

Pregnancy and maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)				

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off		Date	
Head of service sign off		Date	

Please publish this completed EIA form on the relevant section of the Cheshire East website

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