

Cheshire East Council

Portfolio Holder for Housing and Planning

Date of Meeting:	>	20 February 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Cheshire East Local Plan: Compliance with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

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

2. Recommendation

- 2.1. That the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan AMRs for 2013/14 and 2014/15.

3. Other Options Considered

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

4. Reasons for Recommendation

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

effectiveness of existing policies and targets in order to determine whether changes are necessary. Such monitoring information will be used to refine and develop Local Plan Policy.

5. Background and Summary

- 5.1. The Cheshire East Local Plan AMRs cover the periods 1st April 2013 to 31st March 2014 and 1st April 2014 to 31st March 2015. The production of the AMRs has been delayed, due to the focus of the work of the Spatial Planning Team on the production of the Local Plan Strategy. Following the Local Plan Examination Hearings that took place during September and October 2016, the opportunity has been taken to complete these reports. Work is also underway on the production of the AMR for 1st April 2015 to 31st March 2016 which will be completed later this year.
- 5.2. The AMRs were the subject of a report to Strategic Planning Board on 25 January 2017. Following this meeting, a number of corrections have been made to the 2014/15 AMR; they are as follows:
 - Figure 4.3 - title amended from 'Completions by Location from 2009' to 'Completions by Location from 2010';
 - Paragraph 4.17 – the number of empty homes in Cheshire East has been amended from 3,062 to 4,163. The figure of 1.04% has been amended to 1,736;
 - Table 4.5 – Planning reference 13/3688N – the proposal has been amended from 'Outline application for development of up to 170 no dwellings' to 'Outline application for development of up to 146 no dwellings';
 - Appendix B, Indicator H16 - the number of empty homes in Cheshire East has been amended from 3,062 to 4,163.
- 5.3. The AMRs contain factual information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the AMRs, as long as they align with relevant UK and EU legislation.
- 5.4. The AMRs provide a crucial method of feedback within the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made to Policy as necessary.
- 5.5. A number of particular indicators are monitored. The Core Indicators are identified in Appendix A of the AMRs; other indicators, identified in the Sustainability Appraisal, are included in Appendix B of the AMRs, where relevant.

5.6. The AMRs monitor the performance of the Cheshire East Local Plan, which is in the course of preparation. In the 2013/14 and 2014/15 monitoring periods however the Development Plan consisted of the following documents and therefore relevant Policies from these Development Plan documents were also monitored:

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

6. Wards Affected and Local Ward Members

6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

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

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

7.2. Legal Implications

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

7.3. Financial Implications

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

7.4. Equality Implications

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

7.5. Rural Community Implications

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

7.6. Human Resources Implications

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

7.7. Public Health Implications

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

7.8. Implications for Children and Young People

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

8. Risk Management

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

9. Access to Information/Bibliography

9.1. The following documents are attached as Appendices:

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

10. Contact Information

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