Appendix 2

Cheshire East Local Plan Authority Monitoring Report 2014/15

Cheshire East Council

Chapters

Appendices

Contents

List of Tables

List of Figures

Chapter 1: Executive Summary

1.1 This is the seventh Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council and covers the period 1st April 2014 to 31st March 2015. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has prepared for the Examination of the Local Plan Strategy, which commenced in September 2014, and, following consideration of the Inspectors Interim Views, was formally suspended by the Inspector in December 2014.

1.3 Further evidence base documents were produced and published; further detail can be found in paragraph 3.3 of this Report.

1.4 The Local Development Scheme was revised and came into effect in April 2014. Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS). The delay in progress has been due to the suspension of the Local Plan Strategy Examination in December 2014.

Housing

1.5 Housing market conditions for 2014/15 are more optimistic than in recent years, with completions rising in Cheshire East for the third year running (1,383 dwellings gross), however, for the first time, completions now include housing provided for older people, including residential institutions in Use Class C2. A third of completions were in Crewe and Macclesfield, an increase from the previous year, while almost 50% were in Key Service Centres. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread equitably across the Borough. A significant proportion of completions were houses, and there has been a small increase in the proportion of smaller homes (one and two bed units). Affordable housing provision increased significantly from 131 units in 2013/14 to 638 units. This represents an increase of 387% over the monitoring period however this reflects, in part, the funding process for many of these affordable units. The number of empty homes has fallen again this year following action taken by the Council.

1.6 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Population

1.7 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 5% in the ten year period from 2004 (357,400) to 2014 (374,200). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.[(1)]

Economy

1.8 Major companies have located and invested in Cheshire East over the monitoring period. Gross employment floorspace completions (18,900sqm) are lower than the previous year, representing a 29% decrease. The loss of land in existing employment use to other uses (2.51ha) has decreased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.9 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 12.0% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail developments in town centres.

Tourism

1.10 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £807 million (in 2014 prices), and attracting over 14.6 million visitors in 2014.[(2)] Through the implementation of the Visitor Economy Strategy, and several grant and accreditation schemes, Cheshire East is working in partnership to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.11 There has been a dramatic increase (from 0.41 mt in 2013 to 1.67mt) in 2014 in land-won sand and gravel sales in the Cheshire sub-region.[(3)] Based on the annual apportionment figure, Cheshire East's sand and gravel landbank across sites in Cheshire

1 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2004 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0. [B] 2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.

2 Indicator TC6. Source: Cheshire East STEAM Trend Report for 2009-14, June 2015.

3 Comprises the authority areas of Cheshire East and Cheshire West and Chester

East stood at 20.15 years, which is considerably above the national indicator of 7 years. The crushed rock land bank stood at 122.5 years and remains significantly higher than the national indicator of at least 10 years.

1.12 An application to extend the life of Mere Farm Quarry was submitted in April 2014. Planning Committee resolved to approve the application, which will extend sand and gravel mineral operations (including restoration) until September 2016.

Waste

1.13 Household waste arisings in Cheshire East showed a 1% increase from the previous year. Recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Two new facilities with waste management capacity have been granted planning permission in this monitoring year.

Environment and Climate Change

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

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

1.16 In terms of renewable energy, no major schemes have been approved or installed in this monitoring year.

Chapter 2: Introduction

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

2.2 This Report covers the period 1st April 2014 to 31st March 2015. It contains information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

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

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

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2014/15 monitoring period the Development Plan consisted of:

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

2.6 The Government has made a number of reforms to planning legislation and guidance in recent years. Additional changes made over the monitoring period include the publication of the following documents and Regulations:

- The Community Infrastructure Levy (Amendment) Regulations 2015
- The Neighbourhood Planning (Referendums) (Amendment) Regulations 2014 (draft)
- The Neighbourhood Planning (General) (Amendment) Regulations 2015
- Infrastructure Act 2015

Chapter 3: Local Development Scheme

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

Table 3.1 Summary of LDS Milestones

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

Milestone	LDS date	Stage Reached	Comments
Waste DPD			
Local Plan Preparation (Regulation 18)	July 2014 to March 2015	Underway	Evidence gathering
Publication	May to June 215	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-

3.2 Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the Local Development Scheme 2014 to 2016 due to the reason set out in Table 3.1.

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

- Local Plan Strategy Submission Statement of Consultation (Regulation 22) (May 2014)
- Duty to Cooperate Statement of Compliance (May 2014)
- Highways Study Overview Document (May 2014)
- Crewe Highways Study (May 2014)
- Leighton West Highways Study (May 2014)
- Congleton Highways Study (May 2014)
- Macclesfield Highways Study (May 2014)
- Report of Consultation: Local Plan Strategy Submission Version Representation Period (May 2014)
- Staffordshire CC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- High Peak BC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- Waste Management Needs Assessment (November 2014)

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

3.5 The Inspector published his Interim Views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan Strategy in November. Following the Council's consideration of these Views, the Council, in December 2014, formally requested the Inspector suspend the Examination; the Inspector agreed to this.

Duty to Cooperate

3.6 The National Planning Policy Framework (NPPF) includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is comprehensive and logical. A Duty to Cooperate Statement of Compliance was produced in May 2014.

Chapter 4: Housing

4.1 In England 125,110 houses were completed in the 12 months to March 2015. This is 11 per cent higher than the previous year. The current level of completions is 29 per cent below the peak level of 2007. Private enterprise housing completions were 8 per cent higher than in the year before whilst completions by housing associations rose by 24 per cent over the same period.[4] DCLG no longer collate and report on data by region, however they report on district and Local Enterprise Partnerships. In England, 208 out of 326 authorities reported an increase in completions over the 12 months to March 2014. The geographic spread of increases and decreases is very mixed. The average age of first-time buyers during 2014-15 was 33, however the first time buyers aged over 35-44 and those aged over 45 has increased, with the corresponding decrease in those aged 16-24 years. [5]

4.2 From March 2014, Planning Practice Guidance permitted local planning authorities to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement [6] C2 uses have therefore now been included in the Net Housing Completions. This change in methodology has been applied from 2010/11 to accord with the population base date and projections calculated for the purposes of the work carried out for the Local Plan Strategy Development Plan. The addition of C2 uses therefore gives the artificial impression of a rise in housing completions in the table below from 2010/11 onwards when compared with previous years and previous Authority Monitoring Reports.

4.3 The number of completions in Cheshire East has risen again with 1,383 dwellings (gross) completed in 2014/15. Dwellings lost through demolition, change of use or conversion amount to 148 homes, resulting in a net figure of 1,236 additional dwellings across the Borough.[7]

4.4 Since 2002/03 13,367 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2014/15 is 1,028, however noting that C2 uses have only been included since 2010/11 and this is reflected in Figure 4.1. As illustrated by Figure 4.1, in excess of 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2014/15 demonstrates a significant increase of 73 per cent in completions on the previous year. This increase is due to the combined rise in both private housebuilding and completions by housing associations both reflecting and exceeding the trend seen nationally; a clear signal that the housing market has improved.

---

4 Housebuilding: March quarter 2014, England (Department for Communities and Local Government) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/428601/House_Building_Release_-_Mar_Qtr_2015.pdf

5 English Housing Survey: First Time Buyers and Potential Home Owners Report, 2014-15 (Department for Communities and Local Government) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/539256/First_Time_Buyers_and_Potential_Home_Owners_Report.pdf

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

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

Figure 4.1 Net Housing Completions

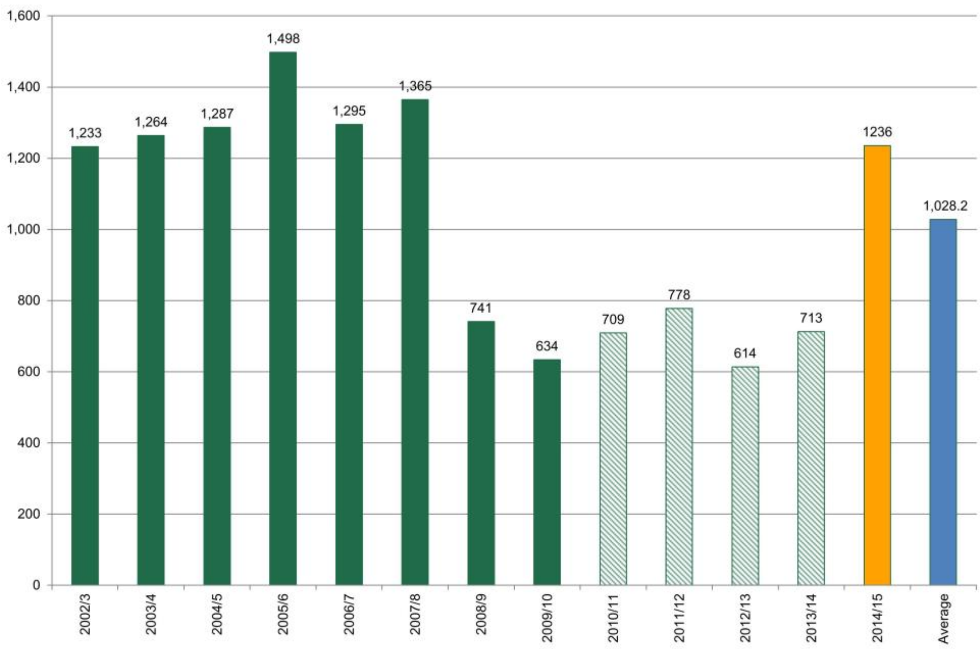
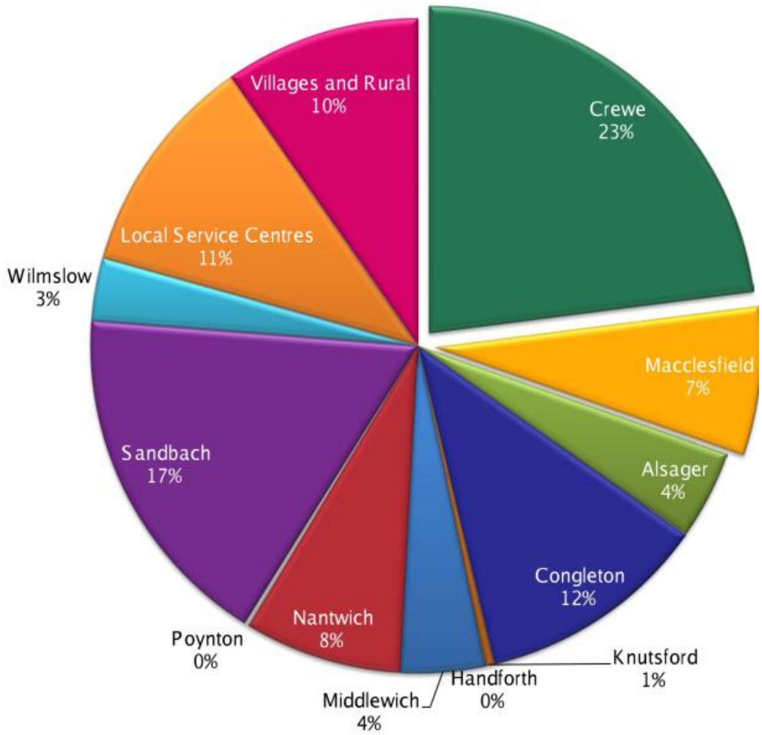
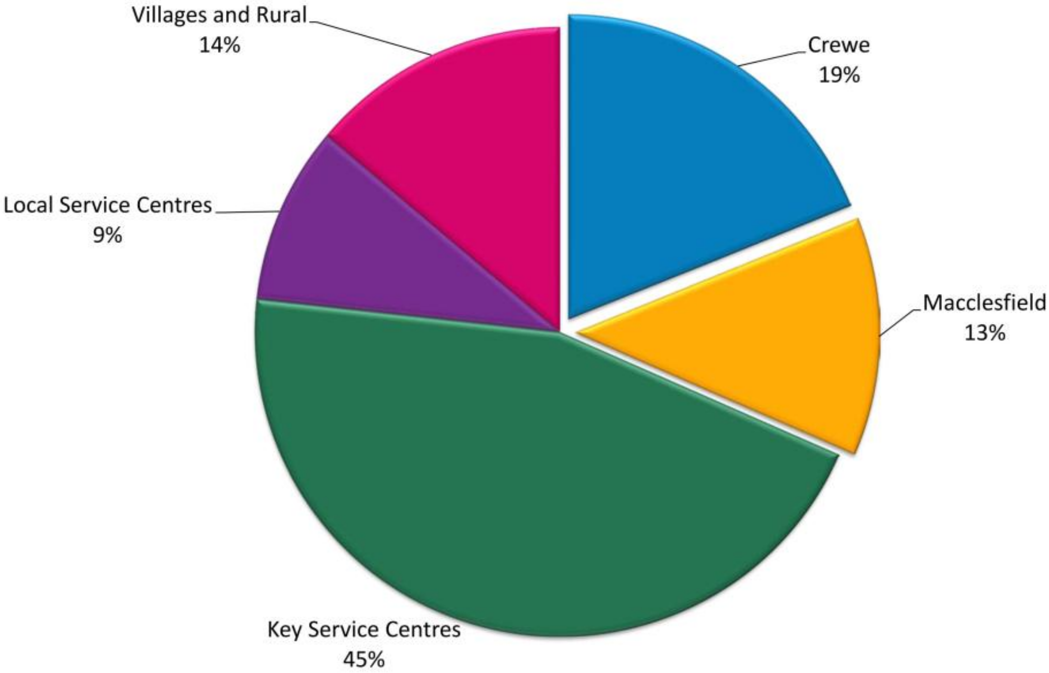


Figure 4.2 Location of Completed Dwellings (2014/15)



Housing

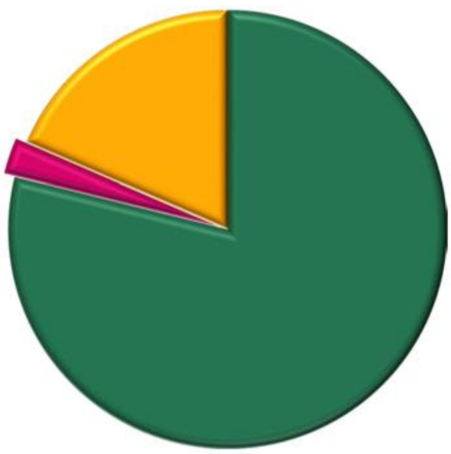
Figure 4.3 Completions by Location from 2010



4.5 In 2014/2015 30% of completions were located in the Principal Towns of Crewe and Macclesfield. Key Service Centres received a 49% share, with 17% of that focused in Sandbach, 11% in Congleton and 8% in Nantwich. Local Service Centres produced 11% of the completions, and villages/rural areas saw 10%. Between 2010/11 and 2014/15 the Principal Towns have seen 32% of the Borough's housing completions, with the Key Service Centres witnessing 45%. 14% of the Borough's housing completions have been in the villages and rural areas, with 9% being in the Local Service Centres.

4.6 A significant proportion of the dwellings completed in 2014/15 were houses, accounting for 79% of all completions. This is the same proportion as last year. Bungalows contributed to only 3% of completions, whilst the percentage of flats has decreased to 18%, from 19% the previous year.

Figure 4.4 Type of Dwelling Completed (2014/15)



	House	1096	79%
	Bungalow	37	3%
	Flat	257	18%

4.7 Of the 1,113 houses or bungalows completed in 2014/15, 61% were detached or semi-detached properties, with the remaining 40% being terraced properties. The percentage of terraced properties has increased from the previous year.

4.8 Properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has increased by 3% in comparison to the previous year. The provision of 2-bedroomed units has also increased; from 28% to 34%, with the provision of both 3 and 4-bedroomed homes decreasing from the previous year by 2% and 6% respectively.

Figure 4.5 Size of dwelling completed (2014/15)

	1 Bed	149	11%
	2 Bed	466	34%
	3 Bed	415	30%
	4+ Bed	360	26%

4.9 The National Planning Policy Framework Core Principles encourage the re-use of previously developed land. Between 1st April 2014 and 31st March 2015, 70% of completions were on brownfield sites, compared to 67% of completions the previous year.

4.10 The percentage of new housing developments at a density of 30 dwellings per hectare or more has risen to 55%, compared with 46% in 2013/14. There has been a corresponding 9% decrease in developments of less than 30 dwellings per hectare.

Table 4.1 Density of New Housing Developments by Year

		2013/14		2014/15	
		No. of Dwellings	Percentage	No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	434	54%	625	45%
	Between 30 and 50 dwellings per hectare	173	22%	346	25%
	Above 50 dwellings per hectare	191	24%	419	30%

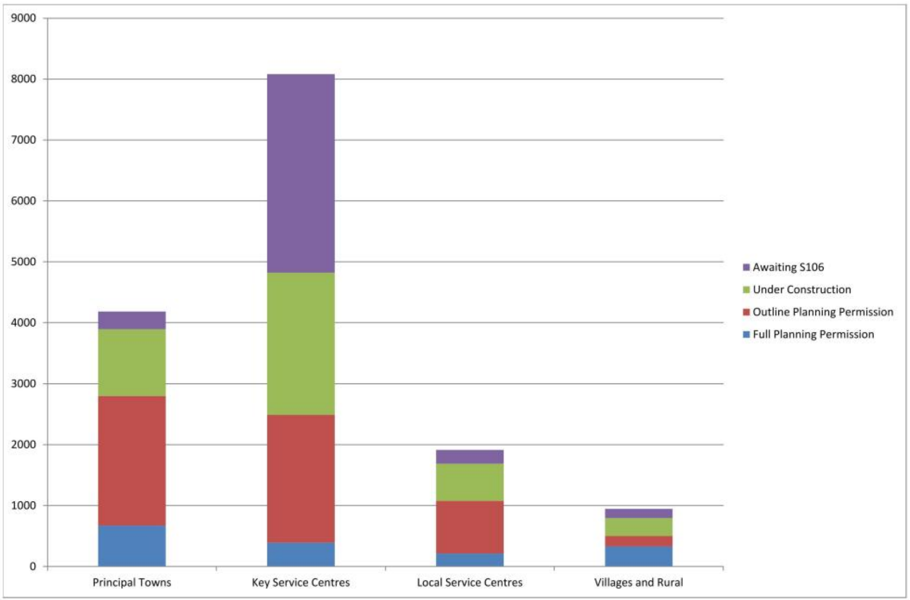
4.11 During the period 2014/15, 109 sites have been started, which is a decrease of seven from the previous monitoring period. The majority of starts are small sites (that is sites of less than 10 dwellings), however a number of larger sites have also been started, including seven new sites in Crewe, of which two are sites of over 100 units and one is over 350 units, two sites over 100 units in Macclesfield, two sites of over 100 units in Middlewich, a site of 268 units in Nantwich, two sites in Sandbach comprising of 94 and 371 units respectively, and a site of 204 units in Wilmslow. Some of the more significant sites of ten or more dwellings are listed in Table 4.2.

Table 4.2 Significant Sites Started (2014/15)

Site	Number of Dwellings Proposed (Gross)
2-4 Holly Road, Wilmslow	10
Land at Norburys Yard, Church Walk, Knutsford	11
Lower Farm, Whitchurch Road, Burleydam	11
Land south of Tudor Way, Congleton	12
Land to the rear of Remer Street, Crewe	18
Land off Nantwich Road (Tewkesbury Close), Middlewich	24
Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	25
Land on Hassall Road, Alsager	30
Land at Crewe Road, Shavington Cum Gresty, Crewe	40
Land off Vicarage Road, Haslington	44
Land at Gresty Green, Gresty Green Road, Shavington Cum Gresty	51
Land on Rope Lane, Shavington	80
The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91
Elworth Hall Farm, Dean Close, Sandbach	94
Sir William Stanier Community School, Ludford Street, Crewe	107
Land off Manchester Road, Tytherington, Macclesfield	134
Land off Warmingham Lane, Middlewich	149
Land to the North and South of Maw Green Road, Coppenhall, Crewe	165
Land off Springwood Way and Larkwood Way, Tytherington, Macclesfield	173
Land off Warmingham Lane, Middlewich	194
Land at Adlington Road, Wilmslow	204
Land off Queens Drive, Nantwich	268
Land north of Parkers Road, Leighton	354
Albion Inorganic Chemicals, Booth Lane, Moston, Sandbach	371

4.12 There has been a slight increase in the number of sites granted planning permission this year: 349 permissions were granted in the year 2014/15, which equates to permission for 4,077 dwellings (gross). 13% of the dwellings given planning permission were in the Principal Towns of Crewe and Macclesfield, with 58% also in the Key Service Centres. The remaining 29% of dwellings were permitted in Local Service Centres, villages and rural areas.

Figure 4.6 Location of Commitments by Type



4.13 At 31st March 2015 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 15,122 dwellings. 28% of the dwellings are in the Principal Towns of Crewe and Macclesfield, whilst a further 53% are in the Key Service Centres of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. The remaining 19% of dwellings are in Local Service Centres and villages. The locational split of these pipeline developments has changed from 2013/14, with an increase in each location, but with the greatest change in the number of commitments in Key Service Centres. Figure 4.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

4.14 According to Land Registry data[8] the average house price in Cheshire East in March 2015 was £156,800. This is up 3.3% on the same month of 2014. In the North West, house prices grew more slowly (up 1.9% over the same twelve-month period, to reach £110,300), but in England and Wales, house price inflation was higher (5.5% for the year to March 2015, bringing the average to £178,100).

4.15 Average house prices by house type in Cheshire East were as follows in March 2015: detached house £267,400; semi-detached £138,800; terraced £108,700 and flat £130,500.[9]

8 Indicator H12: Land Registry House Price Index. Figures are smoothed, seasonally adjusted, standardised average prices

9 Land Registry House Price Index search tool https://www.gov.uk/government/collections/uk-house-price-index

4.16 Table 4.3 shows the number of affordable units completed over the last five years. In 2014/15, 46% of the dwellings built were affordable. This is a increase of 507 dwellings on the number of affordable dwellings built in 2013/14 and is partly due to the funding process for many of these affordable units, which required the units to be completed by 31 March 2015 to qualify.

Table 4.3 H11: Provision of Affordable Homes

2010/11	2011/12	2012/13	2013/14	2014/15
170	214	184	131	638

Empty Homes

4.17 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of empty homes for the fifth year running. Information taken from the Department of Communities and Local Government Council Tax Base data [10] suggests that at October 2014, there were 4,163 empty homes in Cheshire East. This represents a significant drop over the last four years; in 2010, the Borough had 6,189 empty homes. 1,736 of these have been vacant for more than 6 months.

4.18 The number of empty homes in Cheshire East represents 2.4% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.4%) and the national rate (2.6%).

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

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

10 Indicator H16: Empty Homes Agency

Housing Supply

Barn Conversion

4.20 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to 'boost significantly the supply of housing', and to 'illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. It is also worth noting that the Council's calculation of 5 year housing land supply was not supported at a number of planning appeals.

4.21 The North West of England Regional Spatial Strategy (2008) and the saved policies from the Cheshire Structure Plan were revoked by the Government on 20th May 2013. These are no longer part of the Statutory Development Plan. However the North West Regional Spatial Strategy proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. The National Planning Policy Framework Work the plan requires that Local Plans should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

4.22 The Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 stating sufficient land will be provided to accommodate 27,000 homes, however this plan is subject to formal Examination and therefore does not constitute an adopted Local Plan. The Examination commenced in September 2014 however the hearing sessions were adjourned in October 2014. The subsequent Inspector's Interim Views expressed concern about the Objectively Assessed Need and required additional work to be undertaken. Hearings recommenced in October 2015 with a full objectively assessed need for 36,000 dwellings. In December 2015, the Inspector gave further interim views indicating,without prejudice to his final conclusions, that this represents a more objective and comprehensive assessment for progressing the amendments to the Local Plan Strategy. Therefore during this monitoring period this plan is still subject to formal Examination and therefore does not constitute an adopted Local Plan.

4.23 As a consequence of the suspended Examination Hearings, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply, as shown in Table 4.4.

Table 4.4 Housing Land Supply to 1st September 2014

Base Date 1st September 2014	
Element	**Dwellings**
Five year housing land supply need (1,180 dpa x5)	5,900
Backlog	2,370
Total housing need (Sedgefield)	8,270
With 5% buffer applied	8,684 (1,737 dpa)
With 20% buffer applied	9,924 (1,985 dpa)
Total supply as at 31st March 2014	10,562
With 5% buffer applied	6.08 years
With 20% buffer applied	5.32

4.24 The full details of this supply are included in a separate paper, published 14 October 2014 and available on the Council's website, however it must be remembered that the annual housing requirement is still being considered through the Local Plan process.[11] Further information will be published when the Council submits its proposed changes to the Local Plan Strategy, which will be subject to public consultation prior to the continuation of the Examination Hearings into the Local Plan Strategy.

Appeals

4.25 There have been 27 planning appeal decisions for housing on sites of over 10 dwellings in the monitoring period of 2014/15; 16 of these were allowed, granting permission for over 1,750 dwellings. 11 cases were dismissed, refusing permission for over 1,800 dwellings. The key findings of housing-related appeals during the monitoring period show that, generally, the material considerations of the proposals, namely the contribution to the supply of housing, outweigh departures from/conflicts with the Development Plan. Summarised below are a small selection of some of the appeal decisions.

4.26 An outline application in Nantwich (12/3747N) for a residential development of up to a maximum of 189 dwellings, local centre, employment development, primary school, public open space, green infrastructure, access and associated works was dismissed by the Secretary of State, in March 2015. The Secretary of State's decision is the subject of an appeal to the High Court and is awaiting a decision.

4.27 An outline application for up to 250 dwellings in Haslington (13/4301N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The main issues are i) whether there is a 5 year supply of deliverable housing sites in the District; ii) whether the proposal would be sustainable development; and iii) whether any conflict with the Development Plan and any other harm is outweighed by the benefits of the

11 Cheshire East Council Five Year Housing Land Supply Position Statement, September 2014

proposal. The Inspector concluded that the Council could not demonstrate a 5 years supply therefore the relevant policies for the supply of housing should not be considered up to date; the appeal site should be regarded as sustainable; and the benefits of the proposal outweigh any conflict with the Development Plan; therefore the appeal was allowed.

4.28 An outline application for up to 275 dwellings in Shavington (13/2069N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal; while the proposal would result in some harm from the loss of agricultural land, significant benefits would be also be generated (mainly with respect to the development's contribution to the five year supply of market and affordable housing), therefore on balance the identified harm is significantly outweighed by the wider benefits of the scheme.

4.29 An outline application for up to 880 units in Crewe (13/2874N) was dismissed by the Secretary of State. The application went to appeal due to the Council's failure to issue a decision in the prescribed period and was then recovered by the Secretary of State because it involved a proposal for residential development of over 150 units. The Inspector recommended the appeal be dismissed and the Secretary of State agreed with the Inspector's recommendation. The overall conclusion was that whilst the proposed scheme can be seen as sustainable development providing much needed housing, the adverse impacts of approving the development resulting in the loss of part of the Green Gap outweighs the presumption in favour of sustainable development.

4.30 An outline application for up to 170 dwellings and associated infrastructure and open space provision in Willaston/Crewe (13/3688N) went to appeal due to the Council’s failure to issue a decision in the prescribed period. The Inspector allowed the appeal and granted permission for up to 146 dwellings and associated infrastructure and open space provision on the grounds that there is no demonstrable 5 year deliverable housing sites supply. The Inspector acknowledged the loss of BMV agricultural land, as well as a limited physical erosion of the Green gap between Willaston and Rope. However the Inspector deemed the provision of public space within the Planning obligation and the benefits of affordable housing provision to be outweighing benefits of the scheme. The Council challenged the decision resulting in the Inspector's decision being quashed by the High Court. However Richborough Homes have taken this application to Court of Appeal therefore the outcome of this application will be reported in the next monitoring report.

4.31 Another outline application in Crewe has also been the subject of challenges through the appeal process. An application for up to 300 dwellings and associated highway works and public open space in Wisaston/Crewe went to appeal due to refusal by the Council on the grounds of the harm caused by significant erosion of the Green Gap between Crewe and Nantwich outweighing the benefits of the development. The Inspector allowed the appeal on the basis of the Council’s lack of deliverable 5 year housing supply and the benefits of market and affordable housing the development would provide. The Secretary of State disagreed with the decision of the Inspector however and refused planning permission owing to the harm of the encroachment on Green Gap and BMV land outweighing the benefits of the development. (This site has been the subject of a later application and appeal which falls within the next monitoring report.)

4.32 Table 4.5 below lists the main appeal sites of over 10 or more dwellings that have been decided by the Planning Inspectorate between 1 April 2014 and 31 March 2015.

Table 4.5 List of Appeal Decisions, on sites of 10+ dwellings, 2014-2015

Planning Reference	Proposal	Site Location/Address	Decision
12/2426C	The Erection Of 96 Dwellings Together With Associated Works	Elworth Hall Farm, Dean Close, Sandbach	Allowed
13/0003N	Erection Of 17 Affordable Dwellings	Land Off Main Road, Shavington	Allowed
12/4146C	Outline Application For The Erection Of Up To 95 Dwellings	Land Off Dunnocksfold Road, Alsager	Allowed
13/0210N	Outline Application For The Development Of Fourteen Affordable Homes	Land South Of Newcastle Road, Hough	Dismissed
12/3016C	New Residential Development And Access Roads For Up To 31 Residential Units	Rectory Farm, Old Knutsford Road, Church Lawton	Dismissed
13/1223N	Outline Application For Up To 40 Dwellings	Land To Rear Of 144, Audlem Road, Nantwich,	Allowed
13/2069N	Outline Planning application for the construction of up to 275 dwellings	Land To The East Of Crewe Road, Shavington Cum Gresty	Allowed
13/1305N	Outline planning application for a mixed residential scheme	Land To The West Of Close Lane And North Of Crewe Road, Alsager	Allowed
12/4494N	Outline Planning Approval for 44 Dwellings	Hunters Lodge Hotel, Sydney Road, Crewe	Dismissed
13/3887C	Outline Application for the Erection of Up To 100 Dwellings	Land To The South Of Hind Heath Road, Sandbach	Allowed
13/3688N	Outline application for development of up to 146 no dwellings	Land To North Of Moorfields, Willaston	Allowed
13/4301N	Outline Planning Application For Demolition of existing structures and the erection of up to 250 dwellings	Land Off, Crewe Road, Haslington	Allowed
13/2389C	Outline Application for up to 200 Residential Dwellings	Land South Of, Old Mill Road, Sandbach	Allowed
13/3764C	The erection of 104 residential dwellings	Land Off Waggs Road, Congleton	Dismissed
13/2224N	Proposed Residential Development of up to 120 Dwellings	Land West Of Audlem Road, Audlem	Allowed

Planning Reference	Proposal	Site Location/Address	Decision
13/4631N	Outline planning application for housing development off Back Lane	The Gables, Peckforton Hall Lane, Peckforton	Dismissed
14/1480M	Demolition of two buildings and Erection of 14 no Residential Dwellings	Heath Lodge, Parkgate Lane, Knutsford	Dismissed
12/3300N	Erection of 57 dwellings	Land North Of Weston Lane, Shavington	Dismissed
13/4632N	Outline planning permission for the construction of up to 45no. dwellings	Land North Of Pool Lane, Winterley	Allowed
14/0659C	Outline planning application for the redevelopment of Forge Mill for residential	Forge Mill, Forge Lane, Congleton	Allowed
13/2874N	Outline planning application for residential development (up to 880 units)	Land Bounded By Gresty Lane, Rope Lane, Crewe Road And A500,Gresty	Dismissed
13/4904N	Full planning permission for 11 dwellings including access	Land Off Wrens Close, Nantwich	Allowed
14/0132C	Development of residential scheme comprising up to 100 dwellings	Saltersford Farm, Macclesfield Road, Holmes Chapel	Allowed
12/4872C	Proposed residential development for up to 155 residential units	Land Off Sandbach Road North, Alsager	Dismissed
13/2649N	Outline Planning Application for Proposed Residential Development of up to 300 Dwellings	Land North West Of Church Lane, Wistaston	Dismissed
14/0134C	Development of land for up to 70 dwellings and associated works	Land South Of Holmes Chapel Road, Congleton	Allowed
12/3747N	Residential development up to a maximum of 189 dwellings	Land Between Audlem Road/ Broad Lane & Peter Destapleigh Way, Stapeley	Dismissed

Index of Multiple Deprivation

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

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

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

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

4.37 Table 4.6 below lists the 23 most deprived LSOAs in 2015.

Table 4.6 England's most deprived 25% LSOAs located in Cheshire East

LSOA	Settlement(1)	Percentile(2)
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83
E01018640	Macclesfield	11.27
E01018596	Wilmslow	12.14
E01018484	Crewe	13.18
E01018498	Crewe	13.63
E01018467	Crewe	14.05
E01018388	Alsager	14.78
E01018463	Crewe	15.89

LSOA	Settlement[1]	Percentile[2]
E01018477	Crewe	18.13
E01018478	Crewe	18.14
E01018645	Macclesfield	18.56
E01018497	Crewe	20.02
E01018631	Macclesfield	20.03
E01018487	Crewe	20.35
E01018594	Handforth	22.87
E01018423	Middlewich	23.65

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010 (Local Plan Examination Library document BE 046).
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018459 in Crewe has a percentile value of 7.64, which means it is outside England's most deprived 7%, but inside England's most deprived 8%.

4.38 The following initiatives continue to partner the Council with the Local Area Partnerships (LAPs) in order to support Cheshire East's areas of deprivation:

- Neighbourhood level community budgeting on the Moss Estate (Macclesfield);
- NEETs Project in St Barnabas (Crewe) working to reduce the number of NEETS (young people Not in Education, Employment or Training) in-bedded into Barnies Social Centre activities;
- Health improvement and other community-led work in Cledford (Middlewich) and Buglawton (Congleton) following asset-mapping exercises undertaken in 2012;
- Community First panels and neighbourhood grants in Crewe North and Crewe South;
- Development of Community Hubs and Community Networks;
- Development of Community Groups - Gresty, Friends of St Barnabas, North and South Panels;
- Twister Sister/Mister ASB and Mentoring support programme developed from Big Sister pilot - two programmes delivered: one at Eaton Bank High School in Congleton, 22 girls and boys; and one at Sir William Stanier, 10 girls;
- Community Garden Project - development of Hubs has links to garden schemes/allotments with an increase in growing food to serve at lunch clubs – Georges Community Centre, Jubilee House, St Barnabas;
- Foodbank in Crewe and Nantwich - ongoing support regarding the promotion of collection of food items and referrals to banks by the way of community hubs;
- Debt Management Support - Christian's Against Poverty continue to give local support;
- Winter Resilience - supporting elders/vulnerable people with winter warmth, fuel reduction - CEC Winter Resilience Plan introduced in 2014/15;
- Crewe Youth Voice;
- Annual Health and Wellbeing Fayre - Crewe Heath Fayre targeted over 200 residents and the first one in Nantwich targeted over 300 residents, over 70 agencies took part;

- Streetsafe;
- Homework Clubs on Longridge, Wistaston Green (Crewe), Claughton Avenue and Brook House Estate - BASE run by YMCA afterschool activity, homework and tea club at the YMCA, Georges Community Centre, Bethaney Hall, with the addition of Holiday Brunch Cluns in 2014/15;
- Over 50's clubs and luncheons;
- Employment Groups have been set up in Congleton, Alsager, Sandbach, Middlewich and Holmes Chapel to develop work clubs, with the potential to roll this out in other LAP areas - Light House Centre opened its doors to Homeless services including workclub; and
- Working with a Buglawton community group to develop a neglected church hall into a community facility local people will value and use.

Fuel Poverty

4.39 A household is said to be in fuel poverty if: they have required fuel costs that are above average (the national median level); and, were they to spend that amount, they would be left with a residual income below the official poverty line. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home; household income; and the cost of fuel. The latest (2014) figures show that, in Cheshire East, 16,343 households (10.1% of all the Borough's households) are in fuel poverty. This compares to 11.2% of households in the North West region and 10.6% of those in England.(12)

Local Housing Strategy

4.40 The AMR 2010/11 recorded the decision to produce a local housing strategy to complement the Sub-Regional Housing Strategy. The Strategy, which prioritised resident and stakeholder engagement in its creation, has been adopted and focuses on the unique opportunities and challenges in Cheshire East at this time of significant change in the housing sector. The Cheshire East Housing Strategy, 'Moving Forward', will act as a five year plan for housing for 2011 to 2016.

4.41 The Strategy outlines the housing vision and includes specific projects and proposals and is structured around the following objectives:

- Delivering market and affordable housing;
- Making the best use of our existing stock;
- Meeting the needs of our most vulnerable residents;
- Meeting the needs of an ageing population; and
- Investing in our neighbourhoods.

4.42 The latest information on the Housing Strategy can be found on the Council's website: http://www.cheshireeast.gov.uk/housing/strategic_housing/housing_strategy.aspx.

12 Indicator H18: Sub-regional Fuel Poverty – England 2014 – Low Income High Costs definition , DECC, June 2016: https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics

Conclusion

4.43 The net number of houses built yearly in Cheshire East has increased for the third year running, reflecting a national increase in house completions during this monitoring period of 2014/15, and also an increase in the number of affordable units completed in Cheshire East. The Principal Towns as a whole saw an increase in the share of completions, with a corresponding decrease in Villages and Rural Areas. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread across the Borough. The completions encompass a mix of house types and sizes. However, a significant proportion of completions were houses, but there has been a small increase in the proportion of smaller homes (one and two bed units). There has been an increase in the percentage of new development at a density of 30 per hectare or more in comparison to the previous year.

4.44 The increase in housing completions is accompanied by, and will be partly as a consequence of, an increase in the number of affordable homes completed this year. In addition, the number of empty homes has fallen again this year, following action taken by the Council including the implementation of the Council's Local Housing Strategy, 'Moving Forward'.

4.45 There has been a very slight decrease in the number of sites started this year, with the majority being small sites. However a number of larger sites have also been started; there are starts on ten sites comprising of between 100 and 370 units. The overall number of commitments has increased from 11,803 at March 2014 to 15,122 at 31 March 2015, reflecting the progress on a number of proposed Strategic Allocations and also that the number of applications allowed on appeal. This represents a 28% increase in the number of residential commitments at the end of the financial year.

4.46 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Actions Needed

4.47 Key actions needed in relation to planning for housing in Cheshire East are:

- Make sure that Cheshire East has a robust 5 year supply of housing land by progressing the Cheshire East Local Plan Strategy.
- Progress affordable housing policies through the Cheshire East Local Plan process.
- Make sure that affordable houses are being provided on appropriate sites.
- Explore how the Council can use its assets to deliver more affordable housing.

Chapter 5: Economy

5.1 Cheshire East's local economy constitutes around 7% of the North West's total economic output (Gross Value Added).[13] The Borough is home to more businesses than any other unitary or district authority in the region, except for Manchester. Its 18,700 companies[14] include international manufacturing businesses such as AstraZeneca, BAE Systems, Bentley Motors, Siemens and Sanofi. Other major employers include Waters (mass spectrometry), insurance company Royal London and Barclays Bank.

5.2 Over the 2014/15 period (2014 Q2 to 2015 Q1 inclusive), UK Gross Domestic Product (GDP) has continued to grow steadily in real (inflation-adjusted) terms, although the quarterly growth rate slowed, from 0.8% (2014 Q2) to 0.7% (next two quarters) and then 0.5% (2015 Q1). By the first quarter of 2015, GDP was 2.1% higher than in the same quarter of 2014.[15]

5.3 In Great Britain, the broad measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 1.89m (2014/15 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 7,600 by 2014/15. The latter (2014/15) figure equates to an overall unemployment rate of 4.0% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (6.4% and 6.0% respectively).[16][17]

5.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).[18]

5.5 Several companies have invested in Cheshire East over the monitoring period, and others have indicated their intention to do so:

---

13 Source: Regional Gross Value Added (Income Approach) 1997-2014 data, Office for National Statistics, December 2015. Statistic based on data for 2014

14 Indicator E4. Source: Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, November 2015. Commentary based on data for 2014

15 Quarterly National Accounts: Quarter 4 (Oct to Dec) 2015, Office for National Statistics statistical release, 31st March 2016.

16 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2014 – March 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey, April 2004 – March 2005 to April 2014 – March 2015, ONS, NOMIS. ONS Crown Copyright.

17 The unemployment rates measure the unemployment count as a percentage of the economically active population aged 16 and above.

18 Source: Cheshire East report, Cheshire & Warrington Business Needs Survey 2011. Survey undertaken by BMG Research on behalf of the Cheshire and Warrington Local Authorities and the Cheshire & Warrington Enterprise Commission. Note: Interviews took place in Jan to Feb 2011, so the responses relate to businesses' views at that time (for example in the question about turnover, the 'previous twelve months' means early 2010 to early 2011).

- The US-owned Waters Corporation have opened their new headquarters outside Wilmslow.
- Bentley announced that it will invest £40 million to expand its headquarters in Crewe, creating 300 new jobs.

Local Enterprise Partnership

5.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority and academia representatives. The LEP has set an ambitious goal to double the sub regional economy to £50 billion annually by 2040, creating 112,000 new jobs and 139,000 new homes and consolidating Cheshire and Warrington's position on as one of the country's most prosperous economies.

5.7 The LEP is refreshing its Strategic Economic Plan, which sets out the vision for the sub region, delivered through strategic initiatives such as the Northern Gateway Development Zone, Cheshire Science Corridor and Mersey Dee Economic Axis. The LEP, in partnership with the local authorities, is engaging in a Devolution conversation with Government to negotiate a 'Deal' to accelerate economic growth and prosperity.

5.8 The LEP continues to deliver its 2015-2017 Local Growth Fund programme of capital expenditure across strategic infrastructure, business support and skills projects and the European Structural and Investment Fund programme supporting businesses, innovation and skills.

Economic Development and Employment Land

Table 5.1 E12 and E13: Floorspace Completions in Cheshire East (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	1,124	2,458	0	755	5,364	502	0	8,697	**18,900**
Net sqm	-2,541	2,458	-890	211	3,324	-4,530	0	8,551	**6,583**
PDL[1]sqm	27	2,458	0	755	5,364	462	0	8,092	**17,158**
% on PDL	2	100	0	100	100	92	0	93	**91**

1. Previously developed land

5.9 Table 5.1 reveals that gross employment floorspace completions are lower than the previous year, representing a 29% decrease.[19]

Economy

19 Floorspace completions include extensions and infill development at existing employment facilities

5.10 Most of the floorspace completions in 2014/15 are accounted for by changes of use from non-employment uses to employment use. This is reflected in the high proportion of developments completed on previously developed land during the monitoring period.

Epsom Avenue, Handforth

5.11 The majority of the gross floorspace completed was located in the urban areas in Cheshire East.

5.12 From 30th May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council has had 13 notifications for changes of use from B1a office to C3 residential. There is, however, no requirement to notify the area of loss.

Employment Land Take-Up

5.13 Employment land take-up rates for 2014/15 are shown in Table 5.2. It is important to note that, as with the employment land supply data, 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).

5.14 The table 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.

5.15 The proportion of gross land taken up in the Principal Towns and Key Service Centres in Cheshire East was 72% of the overall total takeup.

Table 5.2 E14: Employment Land Take-Up (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	0.51	0.00	0.00	0.10	0.86	0.16	0.00	2.02	**3.65**
Redevelopments and Changes of Use ha	0.00	0.00	0.00	0.00	0.86	0.13	0.00	1.00	**1.99**
Net Land Take-up ha	0.51	0.00	0.00	0.10	0.00	0.03	0.00	1.02	**1.66**

Employment Land Supply

5.16 Table 5.3 below shows the employment land supply across Cheshire East as at the end of March 2015.[20] It is important to note that, as with the employment land take-up data, the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

5.17 The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Table 5.3 E15: Employment Land Supply as at 31st March 2015

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	6.98	0.00	0.85	10.22	0.29	0.09	0.00	287.16	**305.59**

5.18 About 36% of the gross supply is land that is allocated in the former District's Local Plans; 51% has planning permission and 13% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: this is an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: This site is allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Basford West, Crewe: This planning permission has an area of nearly 42 ha, and provides for office, warehouse and industrial accommodation and associated infrastructure.
- Midpoint 18 (remaining plots from early phases), Middlewich: an outline planning permission covers an area of around 41 ha. Parts of this site have commenced under reserved matters planning permissions, leaving around 34 ha to be developed.
- Midpoint 18 Phase 3, Middlewich: This outline application covers an area of 53 ha and proposes a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

5.19 In addition to the allocated and committed supply of employment sites, a planning application for employment use has been approved by the Council and is awaiting completion of a Section106 legal Agreement. This is shown in Table 5.4.

20 Core Indicator BD3

Table 5.4 Planning Applications awaiting Section 106 Agreements as at 31st March 2015

Application Reference	Location	Proposal	Site Area (ha)	Proposed Use(s)
13/3293M	Booths Park, Chelford Road, Knutsford	Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford	6.3	B1a

Employment Land Losses

5.20 Table 5.5 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has decreased compared to last years figure of 15ha. The majority of the present year's losses were from B2 uses. 27.13ha of land are committed as potential employment losses.

Table 5.5 E16: Employment Land Losses (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2015 (ha)	3.49	0.00	0.28	0.00	22.02	0.62	0.00	0.72	**27.13**
Actual Loss during 2014/15 (ha)	0.35	0.00	0.29	0.22	1.48	0.17	0.00	0.00	**2.51**

Appeals

5.21 There were no appeals in relation to employment schemes during the monitoring period.

Town Centres and Major Regeneration Schemes

5.22 In 2011, a joint Retail Study for Cheshire was produced for Cheshire East and Cheshire West & Chester Councils. It identifies a network of centres and provides retail capacity and health check information for several towns. It indicates more sustainable shopping patterns, however:

- there is capacity for additional convenience goods floorspace in Macclesfield (after taking into account existing commitments);

Middlewich

Economy

- in the longer term there will be capacity for additional comparison goods floorspace, which should be mainly focused in Crewe and Macclesfield; and
- the study showed that there is a need for a major new leisure destination in one of the Borough's larger centres due to a qualitative need for new cinema provision and an identified capacity for ten-pin bowling and bingo facilities.

5.23 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in the last year: between the first quarter of 2014 (January to March) and the same quarter of 2015, the volume of retail sales increased by 5.4% (though it was up only 0.5% on the previous quarter) and was up 0.7% on the previous (October to December 2013) quarter.(21) Retail growth was probably assisted in part by high real earnings growth: in nominal terms (i.e. before adjusting for inflation), average gross weekly earnings for the first quarter of 2015 were 2.3% higher than in the same quarter of 2014, whilst inflation (as measured by the Consumer Prices Index) was zero (0.0%) in the year to March 2015.(22)

5.24 The proportion of retail units lying vacant across the UK has fallen slightly to 13.3% during the monitoring period. The North West was not identified as the worst performing region, which is an improvement on the previous year.(23)

5.25 With an overall vacancy level of 12.0%, Cheshire East falls below the average national vacancy rate of 13.3%. Table 5.6 shows that the picture varies across the Borough. Whilst three centres have successfully increased the number of occupied units, five centres have regressed, which are Alsager, Crewe town centre, Handforth, Macclesfield, Nantwich, and Sandbach. There are five town centres that exceed the national average vacancy rate. (See also Table C1, Appendix C).(24)

Table 5.6 R1: Vacancy Levels (2014/15)

Centre	No. Units			%
	2012/13	2013/14	2014/15	
Alderley Edge	6	4	4	4.2
Alsager	10	8	9	7.6
Congleton	53	50	47	15.3
Crewe Town Centre	47	52	58	25.1
Crewe, Nantwich Road	24	24	21	13.2
Handforth	10	10	12	15.4

21 Source: ‘Retail Sales, July 2015’ ONS statistical release, 20 August 2015: http://www.ons.gov.uk/ons/rel/rsi/retail-sales/july-2015/index.html. The figures quoted above are seasonally adjusted.
22 Sources: [1] ‘Retail Sales, February 2016’ Office for National Statistics statistical release, 24 March 2016. The figures quoted above are seasonally adjusted. [2] EARN01 (seasonally adjusted average weekly earnings) data tables, ‘UK Labour Market: March 2016’, ONS statistical release, 16 March 2016. [3] ‘Consumer Price Inflation: February 2016’ Office for National Statistics statistical release, 22 March 2016.
23 http://www.bbc.co.uk/news/business-31124506
24 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2015).

Centre	No. Units			%
	2012/13	2013/14	2014/15	
Knutsford	19	16	16	6.7
Macclesfield	68	68	87	15.1
Middlewich	19	17	15	16.9
Nantwich	7	8	13	5.2
Poynton	6	5	5	4.1
Sandbach	21	22	23	9.6
Wilmslow	21	26	26	12.7
Total	**311**	**310**	**336**	**12.0**

Poynton Town Centre

5.26 There has been a general decrease in the number of A1 uses, with the exception of Crewe Nantwich Road, which has not gained or lost, or Alderley Edge, Middlewich and Sandbach, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Middlewich, and Poynton, neither of which have gained or lost, and Alderley Edge, Handforth, and Wilmslow, which witnessed an increased proportion of A2 uses. The number of food and drink type uses, and 'other' uses have grown in seven centres.

5.27 There was one planning appeal over the monitoring period in relation to retail uses. An application was submitted for the change of use of an A1 retail unit to A5 (takeaway). The Inspector found that the proposal ran counter to policies designed to retain shops serving local needs, namely the Borough of Macclesfield Borough Local Plan Policy S5 and Paragraph 28 of the National Planning Policy Framework. He also found that that the development would cause significant harm to the living conditions of neighbouring residents. The appeal was dismissed.

5.28 Cheshire East has continued to see new shopping and office development. Table 5.7 shows that the majority of office, leisure and retail development has taken place outside town centres.

Table 5.7 R6: Retail, Office and Leisure Floorspace Completions (2014/2015)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m^2)	Net (m^2)	Gross (m^2)	Net (m^2)	Gross (m^2)	Net (m^2)
A1	0.00	-674.96	1,382.94	349.54	1,382.94	-325.42
A2	302.23	-27.77	200.50	-276.82	502.73	-304.59
B1a	0.00	-2,449.00	1,124.00	-1,216.00	1,124.00	-3,665.00
D2	0.00	-576.54	2,677.46	2,472.54	2,677.46	1,896.00
Total	**302.23**	**-3,728.27**	**5,384.9**	**1,329.26**	**5,687.13**	**-2399.01**

Working Together

5.29 The Council has continued to actively promote our towns through various initiatives. More details on these can be found in the Economic Development Strategy.[25] Progress during the monitoring period is as follows:

- Macclesfield town centre - In March 2014 Cheshire East Council's Cabinet resolved to promote a Compulsory Purchase Order to facilitate land assembly for the scheme. The recent withdrawal of Debenhams as an anchor tenant has presented challenges and the Council is currently proactively considering alternatives, to ensure a regenerative town centre proposal is still delivered.
- All Change for Crewe - Delivery of the strategy has continued over the monitoring period with the granting of planning permission (14/0640N) in May 2014 for a Lifestyle Centre, incorporating a library, day centre, associated offices, and a Leisure Centre.

5.30 Significant applications that have been granted consent during this monitoring period are listed in Table 5.8.

Table 5.8 Planning Consents for Developments of over 500sqm (gross) Floorspace (2014/15)

Application Number	Address	Proposal
13/3294C	Former Fisons Site, London Road, Holmes Chapel	Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping.
14/1904M	Brookfield Hydro Motors Ltd, London Road South, Poynton	A1 foodstore of 1,579 sq.m gross internal floorspace, additional retail floorspace (use class A1 to A5 inclusive) of 743 sq.m gross internal floorspace etc.
14/2295M	Former Everett Charles Technologies, Goodall Street, Macclesfield	Change of use to community activity and climbing centre. Glazed frontage behind roller shutter.

25 Economic Development Strategy for Cheshire East, June 2011 www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx

Application Number	Address	Proposal
14/3477N	Aldi, 11 Grand Junction Way, Crewe	Application to extend the existing Aldi supermarket by 594 sq. m (GIA) and associated works.
12/4652M	Land off Earle Road, Handforth	Erection of Class A1 retail store with conservatory, garden centre, ancillary coffee shop and associated car parking.
14/4088M	Unit A, Silk Retail Park, Hulley Road, Macclesfield	Subdivision of existing retail unit (Use Class A1) to form two retail units (Use Class A1), installation of mezzanine floor in one unit (Unit A1) and external alterations to building.
14/4644N	Site of Bristol Street Motors, Macon Way, Crewe	The erection of a single unit Class A1 retail development with associated car parking, landscaping and infrastructure. OUT - 12/0316N.
14/5565M	Oak Furniture Land, Unit B, Silk Retail Park	Insertion of mezzanine floor.
14/0646M	The Old Stables, Brook Street, Macclesfield	Change of use to childrens' party venue and community activity venue (D2).
14/0640N	Moss Square, Crewe	Redevelopment of existing car parks for the erection of a Lifestyle Centre (7,682 sqm) incorporating a Library (D1), day centre (D1) with associated offices (B1), Leisure Centre (D2).
14/2312C	FX Leisure, Alexandria Way, Congleton	Proposed side extension to existing gym and leisure facility to form new weights area.
14/2237C	Radnor Park Industrial Estate, Back Lane, Congleton	Change of use from offices/manufacturing (B2) to fitness centre.
14/2398N	Mickley Hall Lane, Broomhall	Change of Use from agricultural building to Use Class D2.
14/3242M	Quarry Bank Mill, Quarry Bank Road, Styal	Change of use of Quarry Bank House from C3 to D2. COU of 13 Oak Cottages from C3 to D2. Provision of a new single storey visitor welcome building. Other works to garden and woods.

Tourism

5.31 Data on tourism sector activity is available from the Scarborough Tourism Economic Activity Monitor (STEAM). STEAM is a nationally-recognised model that uses a range of sources (for example visitor surveys, hotel occupancy rates and footfall figures) to inform its estimates.

5.32 As the latest STEAM data show, the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £807m in 2014. The STEAM data puts the number of visitors at 14.6m for 2014 and the number of visitor days at 16.2m. In 2014, day visitors made up 90% of all visitors, 81% of visitor days and 73% of tourism revenue. People staying with friends and relatives made up 9% of visitor days, but accounted for a much smaller share of visitor numbers (4%) and revenue (3%). People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 6% of all visitors and 8% of visitor days, but spent much more than other visitors and hence contributed an estimated 23% of all the Borough's tourism revenue.[26]

Little Moreton Hall by Richard9th

5.33 The same estimates also indicate that the sector contributes an estimated 10,900 of Cheshire East's jobs (8,600 directly, with a further 2,300 being supported indirectly).

5.34 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2014. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were as follows:

- Excellence in Business Tourism Award Winner - Crewe Hall
- Outstanding Customer Service Award Winner - Lesley Tait, Stockley Farm Park
- Team of the Year Winner - The Golf Team, The Mere Golf Resort & Spa
- Tourism Pub of the Year Winner- The Cholmondeley Arms

5.35 Crewe Hall won gold in the Best Business Tourism Award, while Peckforton Castle was highly commended at the Visit England Awards for Excellence 2015.

5.36 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's Visitor Economy Strategy[27] has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. As part of the Visitor Economy Strategy, Cheshire East Council aims to make it easier for visitors to plan and book their trips. This is being achieved through improvements to the Visitor Information Centres in Macclesfield and Congleton; through the installation of 'Visitor Information Points' in the Borough and through the launch and promotion of a number of tourism websites.[28]

26 Source: Cheshire East STEAM Trend Report for 2009 to 2014, June 2015
27 Launched in February 2011 and available at www.cheshireeast.gov.uk/business/business_information/visitor_economy.aspx
28 www.cheshirepeakdistrict.com and www.cheshiremarkettowns.co.uk

5.37 An update on the Strategy was produced in late 2012 and includes the following targets:[29]

- Develop a Visitor Economy with a value of £689m by 2015;
- Increase jobs directly related to the Visitor Economy by around 1,271 over the same period;
- Increase visitor numbers to Tatton to one million by 2015; and
- Increase the number of businesses achieving quality accreditation.

5.38 The Council has organised and run a number of 'Next Generation Visitor Economy Welcome Courses' building on the success of earlier courses aimed at businesses that come into regular contact with visitors. The aim of these courses is to increase the knowledge and understanding of the role of businesses in the local visitor economy, through social media, IT and the management of the Destination Management System (DMS). The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

5.39 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including those at Quarry Bank Mill, Mottram Hall Hotel and Jodrell Bank Discovery Centre.

Mow Cop

5.40 Cheshire East Council is continuing to work closely with Visit Peak District to maximise national marketing opportunities of the Peak District for Cheshire Peak District tourism businesses.

Conclusion

Economy

5.41 Cheshire East has welcomed investment from several companies over the monitoring period. Gross employment floorspace completions are lower than the previous year, Cheshire East maintains a high supply of employment land, and a number of planning applications for employment uses have been approved by the Council.

5.42 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 11.6% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail and office developments in town centres.

29 Visitor Economy Strategy Update for Cheshire East, Report to Environment and Prosperity Scrutiny Committee 18th Sept 2012

Tourism

5.43 Cheshire East's tourism sector contributed over £800m to the economy in 2014 and the sector accounts for over 10,000 of the Borough's jobs. Several local companies were successful at the Marketing Cheshire Annual Awards 2014. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy, and through courses aimed at businesses that come into regular contact with visitors.

Actions Needed

5.44 The key actions needed in relation to planning for the local economy and for tourism in Cheshire East are:

Economy

- Maintain a suitable distribution and size of sites (including sites currently in employment use) for economic development across the Borough.
- Continue work to bring forward major allocated sites at Crewe, Macclesfield and Middlewich to ensure a supply of high quality deliverable sites.
- Continue to bring forward the town centre scheme in Macclesfield.
- Consider measures to improve the attractiveness of the town centres to investors/retailers, including through continued partnership working.

Tourism

- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration as part of the ongoing Local Plan process.
- Support the aims of the Cheshire East Visitor Economy Strategy through:
  - Supporting the industry in increasing the number of overnight stays;
  - Promoting good design in the built environment and public space;
  - Protecting the quality of natural and historic landscapes;
  - Improving the provision of arts and heritage; and
  - Enhancing the visitor experience through improvements to the public realm.

Chapter 6: Minerals and Waste

Minerals

6.1 Cheshire East contains a range of mineral resources of local and national economic importance. Minerals currently worked in the Borough include silica sand, sand and gravel, sandstone, salt and peat.

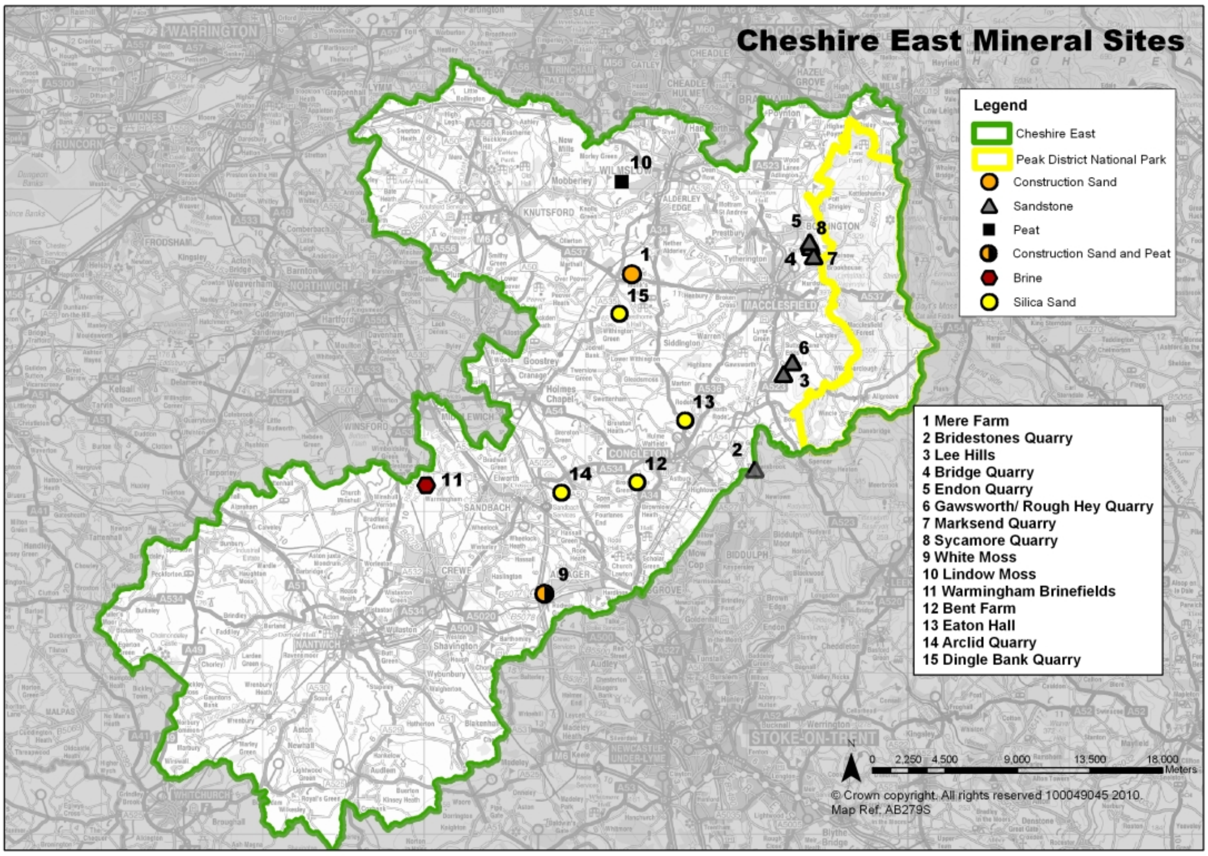
6.2 High quality silica sands are extracted at four sites. The principal use of silica (or industrial) sand is as a raw material in a range of industrial processes, notably glass manufacture and foundry casting.

6.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 6.1).

6.4 The Cheshire sub-region contains some of the most significant salt resources in the country. Salt is produced in the form of brine at a site close to Warmingham and distributed nationwide for use in chemical manufacturing and food production. In recent years, the underground cavities created in brine extraction have been converted and utilised for the storage of natural gas.

6.5 Peat deposits can be found in areas across Cheshire East. It is used primarily in the horticulture industry. Although demand for peat has decreased over the years due to environmental concerns, there is one longstanding site in the Borough currently extracting peat, although their operations are relatively small in scale.

Map 6.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 6.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2004 to 2014) (million tonnes) (1)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cheshire East Sand and Gravel	-	-	-	-	-	-	0.42	0.26	0.40	0.41	1.67
Cheshire East Crushed Rock	-	-	-	-	-	-	0.001	0.001	0.001	0.001	0.001
Cheshire sub-region (30) Sand and Gravel	1.1	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	2.09
Cheshire sub-region Crushed Rock(31)	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001

1. Source: North West AWP Annual Monitoring Report 2015

30 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs
31 Note: Cheshire West and Chester does not contain permitted crushed rock resources

6.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40 mt and 0.41 mt during 2012/2013. There has been a dramatic increase in land-won sand and gravel sales from 0.41 mt in 2013 to 1.67 mt. Due to the relatively new monitoring regime for the former Cheshire sub region it is not possible to monitor any long term sales pattern for Cheshire East.[32]

Production of Secondary and Recycled Aggregates

6.7 No further data has been made available on the production of secondary or recycled aggregates since the previous reporting year. Until provision of consistent data in this field is made mandatory, evidence gaps will remain and data will continue to be considered unreliable at best.

New Permitted Minerals Supply

6.8 There were no applications determined for the release of additional mineral resources in this monitoring year. [33]

6.9 An application to extend the life of Mere Farm Quarry was submitted in April 2014 (planning refs. 14/1944W and 14/1788W). Planning committee has resolved to approve the application which will extend sand and gravel mineral operations (including restoration) until September 2016.[34]

Mineral Landbanks

6.10 At the end of 2014, aggregate landbanks for the Cheshire sub-region stood at 122.5 years for crushed rock and 26.03 years for land-won sand and gravel.[35] The landbanks have now been divided between the two sub-regions, with each having its own annual apportionment figure, although Cheshire East is the only area in the Cheshire sub region that produces crushed rock.

6.11 Based on the new annual apportionment figures, the sand and gravel landbank across sites in Cheshire East stood at 20.15 years at the end of 2014,[36] which is considerably above the minimum 7 year national policy indicator. However, it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known and therefore provision fluctuates in response to demand year on year. [37]

32 Source: North West AWP Annual Monitoring Report 2015
33 Cheshire East Development Management
34 Cheshire East Development Management
35 Source: North West AWP Annual Monitoring Report 2015
36 Source: North West AWP Annual Monitoring Report 2015
37 National Planning Policy Framework (2012)

6.12 The crushed rock landbank across sites in Cheshire East stood at 122.5 years at the end of 2014.[38] This remains significantly higher than the national policy indicator of at least 10 years.[39] Overall sales of crushed rock from sites in Cheshire East are low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

6.13 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East is understood to hold a landbank of 10 years or more in line with the national policy indicator.[40]

Table 6.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2014)

	Landbank at 31/12/2013	Permitted Reserves at 31/12/2014	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2014
Aggregate Land-Won Sand and Gravel				
Cheshire East	7.28 years	14.31mt	0.71mt	20.15 years
Cheshire Sub Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	107.25 years	4.9mt	0.04mt	122.5 years
(1)	107.25 years	4.9mt	0.04mt	122.5 years

1. Note Cheshire West and Chester does not contain permitted crushed rock resources

Waste

National Planning Policy Framework and National Planning Policy for Waste (October 2014)

6.14 The National Planning Policy Framework (NPPF), published in March 2012, does not include specific waste policies. The National Planning Policy for Waste was published in October 2014 and sets out detailed waste policies for Local Planning Authorities to have regard to in preparing their Local Plans.

38 Source: North West AWP Annual Monitoring Report 2015
39 National Planning Policy Framework (2012)
40 National Planning Policy Framework (2012)

Capacity of New Waste Management Facilities

6.15 In 2014/15, an application to develop and operate a temporary waste transfer station for a two year period until December 2016 at Danes Moss Landfill was approved subject to planning conditions on 20/05/2014 (Ref: 14/0683W). This has an annual capacity of 40,000 tonnes per annum and handles residual household waste.[41]

6.16 An application to extend the operational life of Maw Green landfill to 31 December 2017 with restoration by 31 December 2018 was approved in November 2014 (Ref: 10/0692W). Additionally an application was submitted in November 2014 for an extension of life to Maw Green Landfill until December 2027, with restoration by December 2028. This identifies that there remains 527,391m of consented landfill void space and the landfill has a throughput of approximately 35,250 tonnes per annum of municipal solid waste (MSW), commercial and industrial (C&I) and construction and demolition (C&D) principally from within Cheshire East.

6.17 An application was also approved in September 2014 (Ref: 13/2744W) at Maw Green Landfill Site for a temporary materials recycling facility for a period up until December 2027 with final site restoration by December 2028. This has capacity to accept 75,000 tonnes of waste per annum (tpa), comprising approximately 60,000 tpa of Municipal Solid Waste (MSW) and 15,000 tonnes of Commercial & Industrial waste (C&I). It is anticipated that 85% of the waste received in the Materials Recycling Facility (MRF) (63,750 tpa) would be waste diverted from Maw Green Landfill.

Table 6.3 Waste Management Capacity Change [1]

	Monitoring Year	
	2014/15	2014/15
No. of planning applications proposing new capacity granted permission	0	2
Total new capacity (tones per annum)	60,000	115,000

1. Source: Cheshire East Council Development Management

41 Cheshire East Development Management

Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 6.4 Cheshire East Waste Statistics (2014/15) [1]

	Total Local Authority Collected Waste	Total House-hold Waste	Non House-hold Total Waste	Local Authority Collected Waste - sent for Recycling/ Composting /Reuse	Local Authority Collected Waste - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	194,549	181,268	13,282	114,657	48,248	31,338	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2014/15

6.18 In 2014/15, 194,549 tonnes of waste material was collected by Cheshire East, of which 181,268 tonnes was collected from households across the Borough. This marks a 1% increase from the previous year. Of the total amount, 59% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

6.19 Cheshire East Council continues to effectively deliver its simple to use three bin alternate weekly collection service with a recycling rate of 56.8% in 2014/15 (latest official figures), this ranks in the top 8% of all 352 local authorities (28th). When comparing unitary authorities Cheshire East is in the top 7% and ranked 6th. [42]

Household Waste Collected per Head (kg) per Annum

6.20 The average amount of household waste collected per head of population in Cheshire East in 2014/15 was 467kg. This marks a small decrease on the previous year's amount (478.5kg).[43]

Amount of Commercial & Industrial (C&I) Waste Arisings and Percentage Recycled/Composted

6.21 No further data has become available on commercial and industrial waste arisings and its management in Cheshire East since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

42 Information available at http://www.cheshireeast.gov.uk/waste_and_recycling/waste_strategy_and_performance.aspx
43 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2012/13

Amount of Construction, Demolition & Excavation Waste (CD&E) Arisings Generated and Percentage Recycled/Composted

6.22 No further data has become available on construction, demolition and excavation waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

6.23 A target to recover at least 70% (by weight) of construction and demolition waste by 2020 has been set in the revised EU Waste Framework Directive (2008). This target came into effect with the implementation of The Waste (England and Wales) Regulations in 2011.

Conclusion

Minerals

6.24 Sales of land won aggregates remain relatively depressed although sales in 2014 rose dramatically to 1.67mt from 0.41mt from 2013. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

6.25 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is well above the 7 year landbank national indicator at 20.2 years, however the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known. There is only one sand and gravel site in Cheshire East and this has limited reserves; the majority of sand and gravel is supplied from the silica sand sites. Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 107.25 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

Waste management facility

6.26 Overall Local Authority Collected Waste arisings from Cheshire East continue to decrease since the previous year with recycling/composting rates increasing further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.

6.27 Two new facilites with waste management capacity have been granted planning permission in this monitoring year providing 115,000 tonnes of capacity for recycling.

Actions Needed

6.28 Further actions identified in relation to minerals and waste planning in Cheshire East include the following:

- Prepare a Local Aggregate Assessment as required by the National Planning Policy Framework to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;
- Consider how policy in the Local Plan should address sufficient provision of appropriate waste management facilities in Cheshire East based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.

Chapter 7: Transport and Infrastructure

7.1 With regards to enhancements to infrastructure:

- Highways England are currently building a new A556 link road between the M6 and M56 to better connect the M6 corridor to Manchester International Airport and Manchester.
- Work has commenced on the M6 junction improvements at Junctions 16 and 17 to ease access to and from the motorway.
- Work has commenced on the Crewe Green Link Road and Basford West Spine Roads, which will provide access to unlock the Basford East and West development areas.
- The Council has established the preferred routes for the Poynton Relief Road and Congleton Link Road.

Infrastructure Delivery Plan

7.2 The Council has produced an Infrastructure Delivery Plan (IDP) to support the Local Plan Strategy. The IDP specifies the infrastructure needed to support the scale, distribution and phasing of new development anticipated to take place in Cheshire East, including infrastructure needs and costs; phasing of development; funding sources; and responsibilities for delivery. Progress on projects contained in the IDP will be reported on in future AMRs.

Indoor Sports Facilities Strategy

7.3 Cheshire East Council is currently developing an Indoor Sports Facility Strategy using the new Sport England guidance 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities' - Consultation Draft December 2013, which is replacing Planning Policy Guidance 17. The Council had previously produced an Indoor Leisure Facilities Development Statement as part of its evidence for the Local Plan and the Infrastructure Delivery Plan. Consultation with Sport England over policy wording and the evidence base has been on-going since their representations on the Development Strategy and Policy Principles Documents in February 2013.

7.4 At the last meeting with Sport England (9th May 2014) it was agreed that the Indoor Leisure Facilities Development Statement (Sept 2013) provided enough information for the '1st stage' of the Needs and Opportunities work but that further work is needed in the form of an Action Plan and drawing out the identified shortages and opportunities regarding indoor sports requirements in relation to the development proposed in the Local Plan Strategy. It was agreed that this piece of work would be completed to produce an Indoor Sports Facility Strategy.

7.5 The Strategy will be used to support Local Plan Policies SC1 and SC2 and is structured to do so, and the detail will feed into the Site Allocations process.

- Stage 1 – Facility supply assessment is now complete.

- Stage 2 – Questionnaires to appropriate sports clubs and national governing bodies (netball, swimming, basketball, badminton, squash and cricket) are currently being received back in to address current and future demand.
- Stage 3 – Initial Draft of Strategy to be written and consultation to be carried out.

Superfast Broadband

7.6 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £31m programme to bring fibre broadband to 96% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre to over 80,000 additional premises mainly in our outlying and rural areas by summer 2015.

7.7 Funding for the programme has been provided by the Local Authorities in the Partnership, Broadband Delivery UK, BT and the European Regional Development Fund.

7.8 As a result of the programme 67,000 premises have been reached to date, and there has been strong take-up of fibre in the areas reached with almost 18% of premises taking up a service. A Phase 2 roll-out to reach an additional 10,000 premises across Cheshire will start in late 2015 and run until summer 2017, in line with the Council's ambition to reach 99% of premises with fibre broadband by 2017.

7.9 Recognising the value of high speed broadband and how the technology is used the Connecting Cheshire Partnership is leading a £1.5m Superfast Business Support Programme for 900 Small and Medium enterprises, which is set to create 137 new jobs, safeguard 24 jobs and deliver £19.5m growth to the economy by summer 2015. To date 668 businesses have been supported.

Chapter 8: Environment

8.1 Conserving the natural environment and our built heritage is of great importance to the Government and to the Council, however, in times of austerity the challenge of financing schemes is heightened.

The Built Environment

Heritage At Risk

8.2 The number of Conservation Areas at risk has decreased since the last monitoring period. The Council wishes to make sure that Conservation Areas are well-maintained and that development impacts positively on them. The condition of Conservation Areas will continue to be monitored over the coming year. Of the 76 Conservation Areas in Cheshire East, 33 (43%) have been assessed and reports produced. Work is ongoing to update existing assessments.[44]

Table 8.1 ECC4: Historic Assets at Risk

Asset	2012/13	2013/14	2014/15
Conservation Areas identified as at risk	7	8	7
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	3	6
Grade II* Listed Buildings identified as at risk	4	3	7
Grade II Listed Buildings identified as at risk[1]	-	-	-
Listed Buildings lost	0	0	0
Scheduled Monuments identified as at risk	14	14	8
Scheduled Monuments lost	1[2]	0	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	1	0

1. Not covered by Heritage at Risk
2. Loss of Scheduled status due to a review by English Heritage

8.3 In order to tackle the increasing damage being done to heritage assets, a Heritage Crime Initiative (HCI) for Cheshire East has been devised. The Initiative was supported by Committee in April 2012 and the Council is backing the Cheshire Constabulary Heritage Watch community initiative. Cheshire East Council has become a member of the Alliance to Reduce Crime against Heritage (ARCH) and a signatory to the Memorandum of Understanding (MoU) with Historic England, Cheshire Police, the Crown Prosecution Service and other associated organisations. The progress made in Cheshire East will be reported in future AMRs.

44 Indicator ECC2: CEBC Heritage and Conservation, 2014

8.4 Heritage crime is not being monitored for the time being.

The Natural Environment

8.5 The Council continues to seek to protect its natural heritage, however over the monitoring period a planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.[(45)] Biodiversity habitats have not been impacted by planning decisions.[(46)]

8.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 72.3% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is a decrease on the previous year, compared to an England-wide rate of 95.75%. Of Cheshire East's SSSIs, 7.4% are in an unfavourable declining state, which is a decrease on the previous monitoring period.[(47)]

8.7 In terms of water quality and flood risk no permissions were granted contrary to Environment Agency advice on flood risk.[(48)] The Environment Agency did not object to any applications on water quality grounds during 2014/15.

Open Space Assessment

8.8 An Open Space Assessment has been carried out for Cheshire East and was published in March 2012. The study looks at the types and quality of available open spaces. It identifies where existing spaces should be improved and new open spaces created, including allotments.[(49)]

8.9 The Assessment combines existing data sources from previous surveys and includes a new comprehensive survey of all sites in the area. It is comprised of 11 open space summary reports that cover the 11 Principal Towns and Key Service Centres (Alsager, Congleton, Crewe, Handforth, Knutsford, Macclesfield, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow) along with a report covering the 13 Local Service Centres. These are 'living reports' that inform the Cheshire East Local Plan and monitoring is ongoing.

Playing Pitch Strategy

8.10 Cheshire East Council is developing a Playing Pitch Strategy using the new Sport England guidance 'Develop and Implement a Playing Pitch Strategy – A Step by Step Approach', which is replacing the previous 2003 guidance. This is a partnership approach involving Sport England and the National Governing Bodies for Football, Cricket, Rugby, Hockey and Lacrosse plus other partners involved in sport and playing pitch provision. The new guidance moves away from quantity standards for outdoor sports provision – instead relying on site specific requirements outlined in an action plan.

45 Core Indicator E2, Appendix A and ECC7, Appendix B
46 ECC8, Appendix B
47 ECC10, Appendix B
48 ECC15, Appendix B
49 www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx

8.11 Progress so far has involved the production of a project brief and action plan; the establishment of a steering group and project group; three steering group meetings; initial checking and challenging of data; and questionnaire design. Stage A of the guidance has been completed and signed off by the Steering Group. The project group are progressing Stages B and C, which involves gathering information on both the demand for and supply of playing fields. Questionnaires have been sent out to education establishments, pitch providers and local sports clubs and non-technical assessments of playing pitches across Cheshire East have been carried out. A variety of sports clubs and sport providers and partners have assisted with the demand and supply information.

8.12 The Strategy and Assessment Report will be used to support Local plan Policies SC1 and SC2, and is structured to do so and the detail will feed into the Site Allocations process.

- All the supply and demand work is completed.
- Assessment calculations are being checked and National Governing Bodies are fully engaged with process.
- Assessment Report is nearly complete and will then be consulted on.
- Next Stage - Draft strategy to be developed for consultation.

Climate Change

Air Quality

8.13 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.[50]

8.14 Overall the results indicate that there has generally been an improvement in air quality ratings since the previous monitoring period.

8.15 New development planned in the Borough has the potential to significantly increase transport emissions and as such make Air Quality worse. Therefore the Council is developing a Low Emission Strategy aimed at incentivising low emission technologies through the development control system. A basket of measures would be available for developers to offset some of the increases such as Ultra Low Emission Vehicle technology, public transport enhancements, road network improvements and zero carbon transport options.

Renewable Energy

8.16 The Government is very keen to encourage the use of renewable resources. Cheshire East continues to address this and has published the following during the monitoring period:

50 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2015)

- Cheshire East Council published an Energy Framework and Energy Vision report in January 2015.

Table 8.2 ECC19: Comparison of Past Renewable Energy Approvals

	2012/13	2013/14	2014/15
Total Approved Applications	23	6	7
Total Capacity (KW)	5,159.78	49,829.5	14,596

Solar Photovoltaic Cells

8.17 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.(51) Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

8.18 Cheshire East remains committed to the management and protection of the built environment. There are still historic assets at risk in the Borough. The Council is continuing to progress the Heritage Crime Initiative for Cheshire East (HCI) and is also supporting the Cheshire Constabulary Heritage Watch community initiative.

Natural Environment

8.19 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect as no major changes to protected areas have been recorded. Recent studies on the natural environment will inform the Local Plan.

Climate Change

8.20 There has been a good response to the actions taken to improve air quality in the Air Quality Management Areas. The improvements are a combination of actions implemented by Cheshire East Council and the general improvements in the vehicle fleet.

8.21 The number of renewable energy approvals and completions have tended to fluctuate, with a focus on smaller schemes. No major proposals have been approved or installed this year.

51 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011.

Appendices

Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

<table>
<tr><th>Indicator</th><th>Description</th><th colspan="4">Results</th></tr>
<tr><td rowspan="2">BD1</td><td rowspan="2">Total amount of additional employment floorspace</td><td colspan="2">Gross</td><td colspan="2">Net</td></tr>
<tr><td colspan="2">B1a: 1,124m^2
B1b: 2,458m^2
B1c: 0m^2
B1: 755m^2
B2: 5,364m^2
B8: 502m^2
Sui Generis: 0m^2
Mixed Use: 8,697m^2
Total: 18,900m^2</td><td colspan="2">B1a: -2,541m^2
B1b: 2,458m^2
B1c: -890m^2
B1: 211m^2
B2: 3,324m^2
B8: -4,530m^2
Sui Generis: 0m^2
Mixed Use: 8,551m^2
Total: 6,583m^2</td></tr>
<tr><td>BD2</td><td>Total amount of floorspace on PDL - by type</td><td colspan="4">B1a: 27m^2 (2%)
B1b: 2,458m^2 (100%)
B1c: 0m^2 (0%)
B1: 755m^2 (100%)
B2: 5,364m^2 (100%)
B8: 462m^2 (92%)
Sui Generis: 0m^2 (0%)
Mixed Use: 8,092m^2 (93%)
Total: 17,158m^2 (91%)</td></tr>
<tr><td>BD3</td><td>Employment land available</td><td colspan="4">B1a: 6.98ha
B1b: 0.00ha
B1c: 0.85ha
B1: 10.22ha
B2: 0.29ha
B8: 0.09ha
Sui Generis: 0.00ha
Mixed Use: 287.16ha
Total: 305.59ha</td></tr>
<tr><td rowspan="3">BD4</td><td rowspan="3">The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area</td><td colspan="2">Town Centre (2014/15)</td><td colspan="2">Local Authority Area (2014/15)</td></tr>
<tr><td>Gross (m^2)</td><td>Net (m^2)</td><td>Gross (m^2)</td><td>Net (m^2)</td></tr>
<tr><td>A1: 0.00
A2: 302.23
B1a: 0.00
D2: 0.00</td><td>A1: -674.96
A2: -27.77
B1a: -2,449.00
D2: -576.54</td><td>A1: 1,382.94
A2: 502.73
B1a: 1,124.00
D2 2,677.46</td><td>A1: -325.42
A2: -304.59
B1a: -3,665.00
D2: 1,896.00</td></tr>
</table>

Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	The Council is in the process of producing Cheshire East Local Plan Strategy, however the Examination Hearings have been suspended for further work to be carried out on establishing the housing target. RSS has been revoked; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.
H2(a)	Net additional dwellings (past present and future)	See Figure 4.1 and Paras 4.20 to 4.24
H2(b)		
H2(c)		
H2(d)	Managed delivery target	
H3	New and converted dwellings - on PDL	70% of dwellings on PDL
H4	Net additional pitches	0
H5	Gross affordable housing completions	See Table 4.3

Table A.3 Environmental Quality

Indicator	Description	Results						
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Water Quality: None						
		Flood Risk: None						
E2	Change in areas of biodiversity importance	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.						
E3	Renewable energy generation		**Wind: onshore**	**Solar photovoltaics**	**Hydro**	**Heat source**	**Biomass**	**Total**
		Approved applications	0	2	0	0	5	7
		Approved capacity (kW) (1)	0	14,000	0	0	596	14,596
		Installed applications	0	1	0	0	1	2
		Installed capacity (kW)(2)	0	14,000	0	0	199	14,199

1. Capacity not stated on all applications
2. Capacity not stated on all applications

Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 1.67mt Crushed Rock: 0.001mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	115,000 tonnes per annum (100,000 LACW/Municipal, 15,000 Commercial & Industrial)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	**Total LACW Waste: 194,549 tonnes** **Recycled/Composted/Reused:** 114,657 tonnes (59%) **Energy Recovery:** 31,338 tonnes (16.1%) **Landfill:** 48,248 tonnes (24.8%)

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
Population and Housing							
H1	-	Contextual	Population size	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	374,200 (2014)	372,700 (2013) 372,100 (2012) 370,700 (2011) 369,100 (2010) 368,000 (2009)	N/a
H3	-	Contextual	Population Forecast	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/A	Growth from 369,100 in base year (2010) to 427,100 (2030)	N/a
H5	SA6	Significant Effect	Number of crimes	Office for National Statistics			Cheshire East has seen falling crime rates in several categories and an increase in some others.
H7	SA3 and SA4	Significant Effect	Most deprived LSOAs within England	IMD (Index of Multiple Deprivation) data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	23 of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010). See main body of AMR 2014/15 for further details.		No comparable data calculated at North West level.
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database)	The RSS has been revoked; the Council is in the producing the Cheshire East Local Plan Strategy however the Examination Hearings have been suspended so work can be undertaken on the housing .		
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)	See Figure 4.1 to Figure 4.4		N/a

Type of Crime	2010/11	2011/12	2012/13
Violence without injury	1,881	1,972	2,130
Violence with injury	1,858	1,826	1,453
Drug offences	801	801	690
Sexual offences	225	258	251
Fraud (and forgery)	733	643	468
Robbery	74	98	66
Criminal damage and arson	3,875	3,726	3,180
Domestic burglary	1,167	1,019	853
Non-domestic burglary	1,480	1,297	1,158
Vehicle offences	1,768	1,515	1,635
Other theft offences	5,541	5,241	4,914
Other offences	262	243	738

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
H9d	H2d	Core Output	Managed delivery target	CEBC Local Plan (Housing Database)	See Para 4.20 to 4.24	N/a	N/a
H9e	-	Local Output	5 year supply	CEBC Local Plan (Housing Database)	See Para. 4.20 to 4.24	N/a	N/a
H10	H4	Core Output	Net additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	No additional pitches in 2014/15	No additional pitches in 2013/14	N/a
H11	H5	Core Output	Gross affordable housing completions	CEBC Local Plan (Housing Database)	See Table 4.3	See Table 4.3	N/a
H12	SA1	Significant Effect	Average house price in the Borough	Land Registry, House Price Index up to February 2016 (published in March 2016) www.landregistry.gov.uk	£156,800 (March 2015)	£151,800 (March 2014) £145,500 (March 2013) £144,900 (March 2012) £150,700 (March 2011)	North West: £110,300 (March 2015) £108,300 (March 2014) £105,500 (March 2013) £110,000 (March 2012) £111,500 (March 2011)
H15	H3	Core Output	New and converted dwellings - on PDL	CEBC Housing Database	2014/15: 70% of dwellings on PDL	2013/14: 67% of dwellings on PDL	This represents an increase of 3%.
H16	SA16	Significant Effect	Number of vacant dwellings	Empty Homes Agency www.emptyhomes.com	2014: 4,163 empty dwellings	2013: 4,515 empty dwellings	This equates to 2.4% of the Borough's housing stock, a decrease from 2.7% the previous year.
H17	SA16	Significant Effect	Amount of PDL/vacant land	NLUD (Housing Database)	2011/12: 0.5% of the Borough's developed area has been vacant or derelict for 5 or more years.	2010/11: 0.7%	N/a. This data has not been collected nationally for a number of years
H18	-	Contextual	Fuel Poverty (2010 data)	Sub-regional Fuel Poverty – England 2013 – Low Income High Costs definition, DECC: (1)	2013 All CE households: 162,800 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8%	Cheshire East % in fuel poverty: 2012: 9.5% 2011: 11.6%	North West: 10.9% England: 10.4%
Economy							
E1	-	Contextual	Working age population (16 to 64)	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	227,500 (2014)	228,700 (2013) 230,800 (2012) 233,000 (2011) 232,900 (2010) 233,200 (2009)	N/a
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age population (16 to 64) - current)	Annual Population Survey (residence-based dataset), Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	178,900 (76.9%) (Apr 2014 – Mar 2015)	76.1% (2013/14) 78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11) 77.2% (2009/10	2014/15 figures: North West 74.7%; UK 77.3%
E3	-	Contextual	Labour supply (economically active population) –future change	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/a	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
E4	SA17[13]	Significant Effect	Count of active enterprises	Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, Nov 2015.	18,700 (606 per 10,000 residents aged 16+) (2014)	18,100 (2013) 17,700 (2012) 17,500 (2011) 17,600 (2010) 17,500 (2009)	2014 rates (per 10,000 residents aged 16+): North West 431; UK 486.
E5	SA17	Significant Effect	Unemployment rates (for economically active residents aged 16+)	[1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	4.0% (7,600 people), Apr 2014 to Mar 2015	5.0% (2013/14) 5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11) 6.6% (2009/10)	2014/15 rates: North West 6.4%; Great Britain 6.0%.
E6	SA17	Significant Effect	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) 1997-2014 data, ONS, Dec 2015. [2] Data series ABML and ABMM, UK National Accounts – The Blue Book, 2015 edition, ONS, Oct 2015. Notes: [1] Figures are in 2014 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Regio' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£30,000 (2014)	£29,700 (2013) £28,600 (2012) £26,600 (2011) £26,600 (2010) £26,500 (2009)	2014 figures: North West £21,000; UK £24,600.
E7	SA17	Significant Effect	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.88 (2013)	0.85 (2012) 0.82 (2011) 0.81 (2010) 0.82 (2009)	2013 densities: North West 0.77; UK 0.79.
E8	SA17	Significant Effect	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE) - 2015 Provisional Results, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and	£536.60 (2015)	£541.50 (2014) £523.60 (2013) £500.80 (2012) £499.00 (2011) £505.40 (2010) £505.40 (2009)	2015 figures: North West £492.00; UK £527.70.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
				relate to employees only. They include overtime.			
E10	SA20	Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	Annual Population Survey (residence-based dataset), Jan-Dec 2013 and Jan-Dec 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2014: NVQ4+: 40.4% NVQ3: 14.9% Trade Apprenticeship: 2.0% NVQ2: 16.9% NVQ1: 11.6% Other: 4.0% None: 10.1%	Jan-Dec 2013: NVQ4+: 42.4% NVQ3: 13.1% Trade Apprenticeship: 3.2% NVQ2: 15.4% NVQ1: 12.2% Other: 4.8% None: 8.9%	North West, Jan-Dec 2014: NVQ4+: 30.9% NVQ3: 17.9% Trade Apprenticeship: 3.9% NVQ2: 18.7% NVQ1: 12.1% Other: 6.0% None: 10.6% UK, Jan-Dec 2014: NVQ4+: 35.8% NVQ3: 17.2% Trade Apprenticeship: 3.5% NVQ2: 16.6% NVQ1: 11.7% Other: 6.2% None: 9.0%
E11	SA17	Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2013 – Mar 2014 and Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question.	Apr 2014 – Mar 2015: Management/ Professional: 47.6%; Admin/ Skilled 22.6%; Personal Service/ Sales 15.1%; Operative/ Elementary 14.7%.	Apr 2013 – Mar 2014: Management/ Professional: 51.0%; Admin/ Skilled 18.9%; Personal Service/ Sales 17.1%; Operative/ Elementary 13.1%.	North West, Apr 2014 – Mar 2015: Management/ Professional: 40.7%; Admin/ Skilled 22.2%; Personal Service/ Sales 18.9%; Operative/ Elementary 18.2%. UK, Apr 2014 – Mar 2015: Management/ Professional: 44.1%; Admin/ Skilled 21.5%; Personal Service/ Sales 17.1%; Operative/ Elementary 17.3%.
E12	BD1	Core Output	Total amount of additional employment floorspace	CEBC Employment Monitoring Database	See chapter 5 for summary		
E13	BD2	Core Output	Total amount of floorspace on PDL - by type	CEBC Employment Monitoring Database	See chapter 5 for summary		
E14	-	Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 5 for summary		
E15	BD3	Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 5 for summary		
E16	SA2, SA17 and SA19	Significant Effect	Loss of employment land to other forms	CEBC Employment Monitoring Database	See chapter 5 for summary		

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
			(also included in net figures for completions)				
Retail							
R1	SA18	Significant Effect	Vacant retail units in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary (Table 5.6)		
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	Experian Goad/WYG (Cheshire Retail Study Update 2011)	Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)		
R3	SA18	Significant Effect	Town retail floorspace in the key town centres	Experian Goad/WYG (Cheshire Retail Study Update 2011)	(see Table B.2 below)		
R4	SA18	Significant Effect	Demand for floorspace in the key town centres	Experian Goad/WYG	Table B.3 Demand for Floorspace in the Key Town Centres (see below)		

Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)

Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
Alsager (2010)	1,781	1,722	857	412	991	590
Congleton	5,190	11,860	2,820	6,820	3,390	5,550
Crewe	14,800	33,710	2,640	13,950	4,950	4,900
Handforth	Not included in the Cheshire Retail Study Update 2011					
Knutsford	1,890	10,350	3,500	8,290	3,350	1,270
Macclesfield	6,880	43,800	8,980	16,470	11,150	8,400
Middlewich (2010)	2,795	2,926	1,322	1,770	798	884
Nantwich	7,440	16,010	3,540	9,490	5,400	1,130
Poynton (2010)	3,212	2,881	1,225	2,420	1,035	1,985
Sandbach	7,020	7,340	1,920	5,650	3,260	1,350
Wilmslow	7,510	15,200	4,270	5,990	4,240	2,990

Table B.3 Demand for Floorspace in the Key Town Centres

Town		Requirements	Min Flsp (sqm)	Max Flsp (sqm)
Alsager	Convenience	0	0	0
	Comparison	0	0	0
	Service	0	0	0
Congleton	Convenience	1	47	139
	Comparison	8	2,866	4,408
	Service	3	883	6,378
Crewe	Convenience	0	0	0
	Comparison	15	10,274	32,943
	Service	7	790	1,394
Handforth	Not included in the Cheshire Retail Study Update 2011			
Knutsford	Convenience	3	288	669
	Comparison	11	1,175	2,392
	Service	3	279	678
Macclesfield	Convenience	2	372	743
	Comparison	18	3,022	5,690
	Service	3	465	771
Middlewich	Convenience	0	0	0
	Comparison	2	144	279

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result		Trend Data	Benchmark/Comparator Data	
					Town		Requirements	Min Flsp (sqm)	Max Flsp (sqm)
						Service	0	0	0
					Nantwich	Convenience	1	186	465
						Comparison	7	2,532	4,710
						Service	1	47	139
					Poynton	Convenience	0	0	0
						Comparison	0	0	0
						Service	2	139	307
					Sandbach	Convenience	0	0	0
						Comparison	3	353	604
						Service	2	139	307
					Wilmslow	Convenience	0	0	0
						Comparison	22	6,762	22,427
						Service	7	1,696	4,366
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary and Table C1 in Appendix C.				
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database and Employment Monitoring Database	See Chapter 5, Table 5.7 and Table C2, Appendix C.				
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 5				
Environment and Climate Change									
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Civicance	2014/15: the average SAP rating received by new build dwellings across Cheshire East was 81.0		2012/13 = 82.3	100 - zero energy cost 100+ - net exporters of energy	
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in relation to sustainable development	CEBC Local Plan	Work is ongoing to develop a policy of this nature.				
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	According to the 2015 Indices, 45 (19.2%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England and 20 (8.5%) were amongst England's 10% most deprived. 71 (30.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 12 (5.1%) were amongst England's 10% least deprived.				
ECC1	SA12	Significant Effect	Number of heritage listings	Historic England	**Heritage Present 2015** Listed Buildings: 2,632 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one				

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	Historic England	**Buildings at Risk 2015** Listed Buildings: 13 Conservation Areas: seven Scheduled Monuments: eight Registered Parks and Gardens: one		**Buildings at Risk 2014** Listed Buildings: seven Conservation Areas: eight Scheduled Monuments: 14 Registered Parks and Gardens: one
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Environmental Planning	2015: 33		2012/13: 33 2013/14: 33
ECC3	-	Local Output	Locally Important Buildings	CEBC Environmental Planning	**2014/15** No Losses.		**2013/14** No Losses.
ECC5	SA12[14]	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/environment_and_planning/heritage_natural_environment/landscape/landscape_policy.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/CEBC Spatial Planning/CEBC Environmental Planning	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three Sites of Special Scientific Interest: 33 National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 148 (36%) Local Wildlife Sites - Grade B: 132 (32%) Local Wildlife Sites - Grade C: 90 (22%) Local Wildlife Sites - Not graded: 44 (11%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	CEBC Environmental Planning	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	**2014/15** Favourable: 776.63ha (36.5%) Unfavourable Recovering: 749.13ha (35.2%) Unfavourable, no change: 446.75ha (21.0%) Unfavourable, declining: 156.77ha (7.4%)		**2013/14** Favourable: 775.24ha (37.4%) Unfavourable Recovering: 799.64ha (38.6%) Unfavourable, no change: 340.04ha (16.4%) Unfavourable, declining: 157.63ha (7.6%)
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Environmental Planning	**2014/15** A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC8	SA5 and SA11	Significant Effect	LGS, LNRs, SSSIs and SBIs positively/ negatively impacted by planning decisions	CEBC Environmental Planning/Cheshire Wildlife Trust	**2014/15** Designation Positive Negative LWS: 0 0 LGS: 0 0 LNR: 0 0 SSSI: 0 0		**2013/14** Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0

Table of Indicators

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	During the 2014/15 monitoring period the Environment Agency objected to no planning applications on water quality grounds. 20014/15: No permissions were granted contrary to Environment Agency advice on flood risk.		
ECC13	SA9 and[†7] SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East river ecological quality in 2015: Moderate 31% Poor 46% Bad 23%	Cheshire East ecological quality in 2014: Good 85% Fail 4%	
ECC14	SA9 and SA10 [†7]	Significant Effect	Chemical river quality	Environment Agency	Cheshire East river chemical quality in 2015 Good 100%	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAs	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8[†5]	Significant Effect	Average CO_2 emissions per person	Local and Regional Carbon Dioxide Emissions Estimates for the UK. Produced by RICARDO-AEA and Aether for DECC, June 2015.	8.6 tonnes per capita (2013)	8.8 tonnes (2012) 8.4 tonnes (2011) 9.1 tonnes (2010) 8.9 tonnes (2009)	Figures for 2013: North West 6.9 tonnes; UK 7.0 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity(kWh)	Sub-national electricity sales and number of customers, 2005-2014, DECC, Feb 2016. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	4,290kWh per household (2014)	4,270kWh (2013) 4,350kWh (2012) 4,430kWh (2011) 4,500kWh (2010)	2014 figures: NW 3,810kWh; Great Britain 3,950kWh.
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Sub-national gas sales and numbers of customers by region and local authority: 2005 to 2014, DECC, Feb 2015. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	14,720kWh per domestic meter (2014)	15,320kWh (2013) 15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2014 figures: NW 12,960kWh; Great Britain 13,250kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2014/15: Approved Applications: 3 Approved Capacity (Kw):14,664 Installed Applications:2 Installed Capacity (Kw):14,199	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49829.5 Installed Applications: 2 Installed Capacity (Kw): 8	2012/13: Approved Applications: 23 Approved Capacity (Kw): 5159.78 Installed Applications: 2 Installed Capacity (Kw): ?

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC23	-	Contextual	Cheshire East Heritage Crime Incidents	Archaeology Cheshire West and Chester	Heritage crime is not being monitored for the time being.	2012/13 Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture							
TC1	-	Contextual Indicator	Visitor Attractions in Cheshire East	'2015 Full Attractions Listing' file, 2015 Annual Survey of Visits to Visitor Attractions, VisitEngland: **(1)**	See chapter 5 for summary and Table C.3 Appendix C		
TC3	SA7	Significant Effect	New assembly and leisure facilities (use class D2) developed	CEBC Retail Application Monitoring database	2014/15: 2,677.46 sqm gross, 1,896.00 sqm net	2013/14: 8,847.53 sqm gross, 4,078.72 sqm net	N/a
TC4	SA18	Significant Effect	Visitor numbers to popular attractions	'2014 Full Attractions Listing' file, 2014 Annual Survey of Visits to Visitor Attractions, VisitEngland: **(2)**	See chapter 5 for summary and Table C.3 Appendix C		
TC5	-	Local Output	Tourist Numbers	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	14.6m (2014)	13.9m (2013)	Data not readily available at North West or national level.
TC6	-	Local Output	Economic Impact (expenditure/ revenue) from tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	£807m (2014 - in 2014 prices)	£737m (2013 - in 2013 prices)	Data not readily available at North West or national level.
TC7	-	Local Output	Total employment supported by tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	10,900 (2014)	10,500 (2013)	Data not readily available at North West or national level.
TC8	-	Local Output	Tourist Days	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	16.2m (2014)	15.4m (2013)	Data not readily available at North West or national level.
TC9	-	Local Output	Bedstock (number of beds)	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	2014 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,900.	2013 figures (maximum stock over the year, rounded to nearest 100): beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	Data not readily available at North West or national level.
Infrastructure							
I1	SA2 and SA7 [†8]	Significant Effect	Average minimum travel time for residents to reach key services, by mode of transport	Department for Transport	In 2014: -Public transport/walking: 19.2 minutes -Cycle: 14.7 minutes -Car: 10.4 minutes	In 2013: -Public transport/walking: 13.8 minutes -Cycle: 9.5 minutes -Car: 5.75 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 7 and Local Infrastructure Plan		
I3	SA2 and SA7	Significant Effect	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	N/a	Public Footpath: 1,755 km Public Bridleway: 89 km RUPP: 41 km BOAT: 3.2 km It is noted in the ROWIP that the M56, M6 and A556 in particular have caused some route severance. Links around Crewe to the wider countryside are poor.	Cheshire West and Chester: Public Footpath: 1,079 km Public Bridleway: 130 km RUPP: 66 km BOAT: 12.8 km
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	N/a	N/a	-one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home -at least one accessible 20 ha site within 2km of home -one accessible 100 ha site within 5km of home -one accessible 500 ha site within 10km of home -1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. **(3)**	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Awards (2014/15)	About 972 ha across seven parks and gardens (Tatton Park is 880 Ha)	2013: About 978 ha across seven parks and gardens	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure Assessment been completed	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has produced an Infrastructure Delivery Plan.		
Minerals and Waste							

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW1	M1	Core Output	Production of primary land- won aggregates	NW AWP Annual Monitoring Report 2015	Sales of primary land-won aggregates in Cheshire East 2014 Sand and Gravel: 1.67mt Crushed Rock: 0.001mt Sales of primary land-won aggregates in Cheshire Sub-Region 2010 Sand and Gravel: 0.95mt Crushed Rock: 0.001mt	Cheshire Total 2014 Sand and Gravel: 2.09mt Crushed Rock: 0.001mt	Revised Cheshire East Sub-Regional Apportionment Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa Revised Cheshire Sub-Region Sub-Regional Apportionment Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa
MW2	M2	Core Output	Production of secondary and recycled aggregates	Smiths Gore Study (2007) CLG/Capita Symonds Study (2007)	No updated data available	Secondary Aggregate (2005): 270,000tonnes* Recycled Aggregate (2006): 596,326 tonnes* Incl. Merseyside	N/a
MW3	-	Local Output	New permitted minerals supply	CEBC Development Management	2014/15 None permitted	2013/14 None permitted	N/a
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	NWRAWP Annual Monitoring Report 2015 CEBC Development Management	Cheshire East Sand & Gravel (at 31/12/2014) Permitted reserve: 14.31mt Apportionment: 0.71mtpa Landbank: 20.15yrs Cheshire East Crushed Rock (at 31/12/2014) Permitted reserve: 4.49mt Apportionment: 0.04mtpa Landbank: 122.5 yrs Silica Sand 1 site with landbank >10 yrs Cheshire Sub-Region** Sand & Gravel (at 31/12/2014) Permitted reserve: 19.01mt Apportionment: 1.51mtpa Landbank: 12.5yrs Cheshire Sub-Region Crushed Rock (at 31/12/2012) Permitted reserve: 4.9mt Apportionment: 0.04mtpa Landbank: 122.5 yrs	Cheshire East Sand & Gravel (at 31/12/2013) Permitted reserve: 5.17mt Apportionment: 0.71mtpa Landbank: 7.28yrs Cheshire East Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs Silica Sand 1 site with landbank >10 yrs Cheshire Sub-Region** Sand & Gravel (at 31/12/2013) Permitted reserve: 14.05mt Apportionment: 1.51mtpa Landbank: 9.3yrs Cheshire Sub-Region Crushed Rock (at 31/12/2011) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs	Aggregate landbank (NPPF, 2012)Sand and gravel: 7 years Crushed rock: 10 years Silica Sand landbank (NPPF, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	115,000 tonnes per annum	60,000 tonnes per annum	-
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arisings and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 **Total LACW Waste:** 194,549 tonnes **Recycled/Composted**: 114,657 tonnes (59%) **Energy Recovery:** 31,338 tonnes (16.1%) **Landfill:** 48,248 tonnes (24.8%)	2013/14 **Total LACW Waste:** 192,872 tonnes **Recycled/Composted**: 108,154 tonnes (56.1%) **Energy Recovery:** 10,552 tonnes (5.5%) **Landfill:** 74,173 tonnes (38.5%)	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020 Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England) Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75% Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020 Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 467kg	2013/14 483kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 100% of households served by kerbside collection of two or more recyclables	2013/14 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA/Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW10	SA14	Significant Effect	% of C&I Waste recycled/ composted	EA/Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	
MW11	-	Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14[†6]	Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020. The Strategy for Sustainable Construction 2008 target 50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1. https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics
1. https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions
2. https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions
3. In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

* The ref numbers for Significant Effects indicators show the SA Objective (as shown in the Cheshire East Local Plan Scoping Report 2012) to which the indicator relates as well as the Core Output Indicator reference.

** Cheshire Sub-Region consists of the area administered by the Local Authorities of Cheshire East and Cheshire West and Chester

[†1] Denotes an alternative indicator to the SA Framework indicators with the originals shown in Table B.4 (numbers to correspond). Alternative indicators put forward where datasources for original indicators are unknown/no longer available.

Table B.4 Original Indicators with unknown/no longer available datasources

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Infrastructure			
†8	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways	Data unavailable.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	
†5	Significant effect	CO_2 domestic emissions per capita	EA
	Significant effect	CO_2 industrial emissions per capita	DEFRA
	Significant effect	CO_2 road transport emissions per capita	DEFRA
Minerals and Waste			

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†6	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			
†7	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.

Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2013 and 2015. A summarised version of vacancies can be found in Table 5.6 of the Economy chapter.[52]

Table C.1 Use Class Breakdown of Town Centre Buildings (2013 to 2015)

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) [1]
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	46	50.0	46	51.1	48	50.0	**4.3**
	A2	9	9.8	9	10.0	10	10.4	**11.1**
	A3, A4, A5	15	16.3	16	17.8	15	15.6	0.0
	Vacant	6	6.5	4	4.4	4	4.2	**-33.3**
	Other	16	17.4	15	16.7	19	19.8	**18.8**
	Sub Total	**92**	**-**	**90**	**-**	**96**	-	
Alsager	A1	55	47.0	55	46.6	53	44.9	**-3.6**
	A2	13	11.1	13	11.0	12	10.2	**-7.7**
	A3, A4, A5	17	14.5	20	16.9	20	16.9	**17.6**
	Vacant	10	8.5	8	6.8	9	7.6	**-0.1**
	Other	22	18.8	22	18.6	24	20.3	**9.1**
	Sub Total	**117**	**-**	**118**	**-**	**118**	-	
Congleton	A1	134	42.9	135	43.3	134	43.5	0.0
	A2	29	9.3	29	9.3	27	8.8	**-6.9**
	A3, A4, A5	39	12.5	41	13.1	42	13.6	**7.7**
	Vacant	53	17.0	50	16.0	47	15.3	**-11.3**
	Other	57	18.3	57	18.3	58	18.8	**1.8**
	Sub Total	**312**	**-**	**312**	**-**	**308**	-	

52 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2015).

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) [1]
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	111	48.1	110	47.6	111	48.1	0.0
	A2	31	13.4	31	13.4	26	11.3	**-16.1**
	A3, A4, A5	22	9.5	18	7.8	17	7.4	**-22.7**
	Vacant	47	20.3	52	22.5	58	25.1	**23.4**
	Other	20	8.7	20	8.7	19	8.2	**-5.0**
	Sub Total	**231**	**-**	**231**	**-**	**231**	-	
Crewe, Nantwich Road	A1	49	30.6	48	29.8	48	30.2	**-2.0**
	A2	30	18.8	32	19.9	31	19.5	**3.3**
	A3, A4, A5	39	24.4	38	23.6	39	24.5	0.0
	Vacant	24	15.0	24	14.9	21	13.2	**-12.5**
	Other	18	11.3	19	11.8	20	12.6	**11.1**
	Sub Total	**160**	**-**	**161**	**-**	**159**	-	
Handforth	A1	34	43.0	33	42.9	29	37.2	**-14.7**
	A2	4	5.1	4	5.2	6	7.7	**50.0**
	A3, A4, A5	15	19.0	14	18.2	14	17.9	**-6.7**
	Vacant	10	12.7	10	13.0	12	15.4	**20.0**
	Other	16	20.3	16	20.8	17	21.8	**6.3**
	Sub Total	**79**	**-**	**77**	**-**	**78**	-	
Knutsford	A1	129	53.0	129	53.3	124	51.7	**-3.9**
	A2	19	7.8	21	8.7	19	7.9	0.0
	A3, A4, A5	37	15.2	37	15.3	38	15.8	**2.7**
	Vacant	19	7.8	16	6.6	16	6.7	**-15.8**
	Other	39	16.0	39	16.1	43	17.9	**10.3**

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) (1)
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	**243**	**-**	**242**	**-**	**240**	-	
Macclesfield	A1	266	45.5	258	44.0	237	41.0	**-10.9**
	A2	59	10.1	59	10.1	55	9.5	**-6.8**
	A3, A4, A5	83	14.2	84	14.3	83	14.4	0.0
	Vacant	68	11.6	68	11.6	87	15.1	**27.9**
	Other	109	18.6	118	20.1	117	20.2	7.3
	Sub Total	**585**	**-**	**587**	**-**	**578**	-	
Middlewich	A1	39	40.6	38	39.6	39	43.8	0.0
	A2	9	9.4	9	9.4	9	10.1	0.0
	A3, A4, A5	15	15.6	17	17.7	17	19.1	**13.3**
	Vacant	19	19.8	17	17.7	15	16.9	**-21.1**
	Other	14	14.6	15	15.6	9	10.1	**-35.7**
	Sub Total	**96**	**-**	**96**	**-**	**89**	-	
Nantwich Town Centre	A1	159	64.6	153	61.7	150	60.5	**-5.7**
	A2	26	10.6	25	10.1	24	9.7	**-7.7**
	A3, A4, A5	38	15.4	39	15.7	40	16.1	**5.3**
	Vacant	7	2.8	8	3.2	13	5.2	**85.7**
	Other	16	6.5	23	9.3	21	8.5	**31.3**
	Sub Total	**246**	**-**	**248**	**-**	**248**	-	
Poynton	A1	79	62.7	79	62.7	74	60.2	**-6.3**
	A2	10	7.9	10	7.9	10	8.1	0.0
	A3, A4, A5	20	15.9	21	16.7	23	18.7	**15.0**
	Vacant	6	4.8	5	4.0	5	4.1	**-16.7**

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) [1]
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.7	11	8.9	0.0
	Sub Total	**126**	**-**	**126**	**-**	**123**	-	
Sandbach	A1	97	39.8	94	39.3	96	40.2	**-1.0**
	A2	32	13.1	32	13.4	29	12.1	**-9.4**
	A3, A4, A5	39	16.0	41	17.2	42	17.6	7.7
	Vacant	21	8.6	22	9.2	23	9.6	**9.5**
	Other	55	22.5	50	20.9	49	20.5	**-10.9**
	Sub Total	**244**	**-**	**239**	**-**	**239**	-	
Wilmslow	A1	144	51.2	140	50.0	134	47.2	**-6.9**
	A2	29	10.3	28	10.0	29	10.2	0.0
	A3, A4, A5	38	13.5	35	12.5	36	12.7	**-5.3**
	Vacant	21	7.5	26	9.3	26	9.2	**23.8**
	Other	49	17.4	51	18.2	59	20.8	**20.4**
	Sub Total	**281**	**-**	**280**	**-**	**284**	-	-
Totals		**2,812**	-	**2,807**	-	**2,791**	-	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2014/2015)

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
Audlem	A1	Out of centre	22.94	22.94
Bollington	A1	Out of centre	280.00	280.00
Congleton	A1	Edge of centre	223.00	223.00
	A1	Edge of centre	0.00	-80.00
	A1	Local centre	0.00	-318.00
	A1	Out of centre	0.00	-237.00

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
	D2	Out of centre	807.00	807.00
Cranage	A1	Out of centre	135.00	135.00
	D2	Out of centre	84.46	21.34
Crewe	A1	Town centre	0.00	-84.00
	A1	Town centre	0.00	-88.20
	A1	Local centre	0.00	-168.00
	A1	Edge of centre	232.00	232.00
	A1	Local centre	27.00	27.00
	A2	Edge of centre	0.00	-85.00
	A2	Local centre	168.00	168.00
	A2	Local centre	0.00	-158.32
	A2	Local centre	0.00	-184.00
	A2	Out of centre	0.00	-50.00
Hassall Green	A1	Out of centre	0.00	-23.00
Holmes Chapel	A1	Local centre	91.50	91.50
Knutsford	A1	Town centre	0.00	-72.00
	A1	Town centre	0.00	-61.43
	A2	Town centre	0.00	-114.00
	D2	Out of centre	0.00	-141.00
Macclesfield	A1	Out of centre	0.00	-14.50
	A2	Edge of centre	32.50	32.50
Middlewich	A1	Town centre	0.00	-19.00
	D2	Town centre	0.00	-76.54
Minshull Vernon	D2	Out of centre	557.00	557.00
Nantwich	A1	Edge of centre	272.00	200.00
	A1	Town centre	0.00	-48.1
	A1	Out of centre	14.5	14.5
	A1	Town centre	0.00	-144.33
	A2	Town centre	0.00	-69.00
	A2	Town centre	144.33	144.33

Town	Use Class	Location	Gross Completions (m^2)	Net Completions (m^2)
Poynton	A1	Edge of centre	0.00	-50.00
	D2	Out of centre	1,030.00	1,030.00
Sandbach	A1	Town centre	0.00	-82.90
	A1	Edge of centre	85.00	85.00
	A2	Town centre	0.00	-147.00
	A2	Town centre	82.90	82.90
	D2	Out of centre	199.00	199.00
	D2	Town centre	0.00	-500.00
Wilmslow	A1	Town centre	0.00	-75.00
	A1	Edge of centre	0.00	-70.90
	A2	Town centre	75.00	75.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East (over 10,000 visitors in 2014) (1)

Attraction(2)	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Astbury Mere Country Park	202,000	191,300	224,000	182,900	221,400
Hare Hill Gardens	-	12,000	14,000	20,500	25,000
High Legh Miniature Railway	-	-	-	21,000	25,000
Jodrell Bank(3)	-	-	-	-	Around 125,000/year in recent years
Little Moreton Hall and Gardens	66,600	72,000	73,000	77,000	80,800
Lyme Park and Gardens	114,600	141,500	105,800	109,500	114,800
Quarry Bank Mill and Garden	127,500	127,100	144,300	170,900	172,400
Rode Hall and Gardens	10,300	12,900	12,600	14,000	11,600
Tatton Park	782,000	845,000	778,500	848,500	834,500

1. Annual Surveys of Visits to Visitor Attractions, Visit England, August 2015
2. This is not an exhaustive list of visitor attractions in Cheshire East
3. University of Manchester School of Physics and Astronomy web pages (www.physics.manchester.ac.uk/outreach/jodrellbank/), April 2016.

Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAs ($\mu g/m^3$)

(Air Quality Objective = 40 $\mu g/m^3$ Annual Mean)			
Air Quality Management Areas	**2012**	**2013**	**2014**
A6 Market Street, Disley	Highest: 60.7 $\mu g/m^3$ Lowest: 26.9 $\mu g/m^3$ Average: 43.8 $\mu g/m^3$	Highest: 58.1 $\mu g/m^3$ Lowest: 45.2 $\mu g/m^3$ Average: 51.6 $\mu g/m^3$	Highest: 56.9 $\mu g/m^3$ Lowest: 44.1 $\mu g/m^3$ Average: 50.5 $\mu g/m^3$
A556 Chester Road, Mere	Highest: 54.2 $\mu g/m^3$ Lowest: 24.4 $\mu g/m^3$ Average: 39.3 $\mu g/m^3$	Highest: 59.8 $\mu g/m^3$ Lowest: 50.0 $\mu g/m^3$ Average: 54.9 $\mu g/m^3$	Highest: 61.0 $\mu g/m^3$ Lowest: 36.0 $\mu g/m^3$ Average: 48.5 $\mu g/m^3$
A523 London Road, Macclesfield	Highest: 51.8 $\mu g/m^3$ Lowest: 33.7 $\mu g/m^3$ Average: 42.7 $\mu g/m^3$	Highest: 60.0 $\mu g/m^3$ Lowest: 41.5 $\mu g/m^3$ Average: 50.7 $\mu g/m^3$	Highest: 50.3 $\mu g/m^3$ Lowest: 33.6 $\mu g/m^3$ Average: 41.9 $\mu g/m^3$
A50 Manchester Road, Knutsford	Highest: 41.5 $\mu g/m^3$ Lowest: N/A $\mu g/m^3$ Average: 41.5 $\mu g/m^3$	Highest: 45.0 $\mu g/m^3$ Lowest: 40.2 $\mu g/m^3$ Average: 42.6 $\mu g/m^3$	Highest: 43.0 $\mu g/m^3$ Lowest: 33.6 $\mu g/m^3$ Average: 41.1 $\mu g/m^3$
M6 Cranage, near Holmes Chapel	Highest: 41.3 $\mu g/m^3$ Lowest: 37.8 $\mu g/m^3$ Average: 39.5 $\mu g/m^3$	Highest: 46.2 $\mu g/m^3$ Lowest: 46.2 $\mu g/m^3$ Average: 46.2 $\mu g/m^3$	Highest: 42.9 $\mu g/m^3$ Lowest: 41.4 $\mu g/m^3$ Average: 42.1 $\mu g/m^3$
A54 Rood Hill, Congleton	Highest: 41.9 $\mu g/m^3$ Lowest: 34.6 $\mu g/m^3$ Average: 38.2 $\mu g/m^3$	Highest: 47.2 $\mu g/m^3$ Lowest: 45.7 $\mu g/m^3$ Average: 46.4 μg/m3	Highest: 44.0 $\mu g/m^3$ Lowest: 42.6 $\mu g/m^3$ Average: 43.3 $\mu g/m^3$
A34 Lower Heath, Congleton	Highest: 58.7 $\mu g/m^3$ Lowest: 52.6 $\mu g/m^3$ Average: 55.6 $\mu g/m^3$	Highest: 56.2 $\mu g/m^3$ Lowest: 56.2 $\mu g/m^3$ Average: 56.2 $\mu g/m^3$	Highest: 57.6 $\mu g/m^3$ Lowest: 57.6 $\mu g/m^3$ Average: 57.6 $\mu g/m^3$
A34 West Road, Congleton	Highest: 52.4 $\mu g/m^3$	Highest: 58.2 $\mu g/m^3$	Highest: 56.2 $\mu g/m^3$

(Air Quality Objective = 40 µg/m³ Annual Mean)			
Air Quality Management Areas	**2012**	**2013**	**2014**
	Lowest: 28.6 µg/m³ Average: 40.5 µg/m³	Lowest: 33.9 µg/m³ Average: 46.1 µg/m³	Lowest: 32.7 µg/m³ Average: 44.4 µg/m³
A5022/A534 Sandbach	Highest: 52.9 µg/m³ Lowest: 37.3 µg/m³ Average: 45.1 µg/m³	Highest: 49.0 µg/m³ Lowest: 39.0 µg/m³ Average: 44.0 µg/m³	Highest: 46.4 µg/m³ Lowest: 38.2 µg/m³ Average: 42.3 µg/m³
Hospital Street, Nantwich	Highest: 49.7 µg/m³ Lowest: 32.2 µg/m³ Average: 40.9 µg/m³	Highest: 49.7 µg/m³ Lowest: 37.0 µg/m³ Average: 43.3 µg/m³	Highest: 46.5 µg/m³ Lowest: 32.5 µg/m³ Average: 39.5 µg/m³
Nantwich Road, Crewe	Highest: 43.8 µg/m³ Lowest: 30.2 µg/m³ Average: 37.0 µg/m³	Highest: 48.9 µg/m³ Lowest: 33.2 µg/m³ Average: 41.0 µg/m³	Highest: 49.4 µg/m³ Lowest: 30.2 µg/m³ Average: 39.8 µg/m³
Earle Street, Crewe	Highest: 39.9 µg/m³ Lowest: 31.2 µg/m³ Average: 35.5 µg/m³	Highest: 42.9 µg/m³ Lowest: 42.0 µg/m³ Average: 42.4 µg/m³	Highest: 41.9 µg/m³ Lowest: 39.9 µg/m³ Average: 40.9 µg/m³
Wistaston Road, Crewe	Highest: 37.1 µg/m³ Lowest: 31.3 µg/m³ Average: 34.2 µg/m³	Highest: 37.6 µg/m³ Lowest: 36.4 µg/m³ Average: 37.0 µg/m³	Highest: 41.4 µg/m³ Lowest: 40.4 µg/m³ Average: 40.9 µg/m³

Appendix D: Glossary

This Glossary provides definitions of the technical terms and abbreviations used in this Report.

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (also see Previously Developed Land).
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	The UK Census is a count of people and households, which gathers information that can be used to set policies and estimate the resources required to provide services for the population. The UK Census is usually undertaken every ten years.

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.
Commercial and Industrial Waste (CIW)	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 are 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 (CDEW)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index (CPI) inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Core Strategy	Now superseded term for 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 (see Local Plan Strategy).
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 (DPD)	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).

Employment Land Review	A review of the employment land portfolio in the Borough to form part of the evidence base for the Local Plan.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.

Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
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	East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees. Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large

historic houses and associated buildings including estate farms, lodges.

Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow trees. There are also areas of high density woodland, ponds and small mossland areas.

Industry: Land in use for industrial purposes.

Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries.

Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.

Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.

River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.

Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.

Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).

Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.

Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.

Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.

Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.

Upland Footslopes: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.

Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.
Urban: Land in use for urban purposes
West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. English Heritage 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 (MSW).
Local Development Scheme (LDS)	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve (LNR)	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London

	Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Lower Layer Super Ouput Area (LSOA)	Small geographical areas that are of similar size in terms of population, with an average of approximately 1,500 residents. 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 (NPPF)	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 Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Obligations	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (see also Community Infrastructure Levy).

Previously Developed Land	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Regionally Important Geological Sites (RIGS)	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement

of the oceans, from the sun and also from biomass and deep geothermal heat.

Scheduled Monument (SM)	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 (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	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 (SPA)	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.
Strategic Housing Market Assessment (SHMA)	A key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide: • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Structure Plan	An old-style Development Plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Sustainability Appraisal (SA)	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

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:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Unemployment Count

All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people who are (a) claiming Jobseeker's Allowance or (b) out of work and claiming Universal Credit. The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate

Unemployment count as a percentage of the economically active population aged 16 and above.

Use Classes

Specification of types of uses of buildings based upon the Use Class Order:

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: B1a Offices, B1b Research and development of products and processes, B1c Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))

- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: C3(a) single or family household, C3(b) up to six people living together as a single household and receiving care, for example supported housing schemes, C3(c) group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)