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1 Introduction

1.1 This Town Strategy for Congleton has been produced by representatives of the local community working closely with Cheshire East Council.

1.2 The Town Strategy will feed into the Cheshire East Local Plan, which will set the planning policies in Cheshire East to 2030.

National Planning Policy Framework

1.3 The new National Planning Policy Framework (NPPF) encourages Local Authorities to have an up-to-date Local Plan in place as soon as possible. It says the purpose of planning is to help achieve sustainable development. 'Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations.' 'Development means growth...we must house a rising population...our lives and the places in which we live them can be made better, but they will certainly be worse if things stagnate.'

1.4 The National Planning Policy Framework also says that Local Authorities should use their evidence base to make sure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. It identifies the need for planning to encourage and not act as an impediment to sustainable growth. Local Authorities should plan proactively to meet the development needs of business and support an economy for the 21st century.

Local Plan

1.5 The Local Plan will be the new Development Plan for Cheshire East. It will contain planning strategy, policies and site allocations. It will be accompanied by an Infrastructure Plan that will set out the transport, social (for example schools) and other infrastructure required to support development.

1.6 The Local Plan will look at the social, economic and environmental needs of each town. It will help to deliver economic growth by identifying and unlocking development opportunities, and help us to co-ordinate the delivery of new and improved roads, public transport and utilities. It will help to improve our environment by setting improved design standards for new development; protecting nature conservation areas; promoting parks and open spaces; safeguarding heritage assets, such as Listed Buildings; encouraging the generation of renewable energy; and safeguarding the countryside by focusing development to the towns and larger villages.

1.7 The Local Plan will consider how much housing is needed, including the mix of types and sizes of new homes. It will look at possible sites and consider associated needs for new and improved schools and community facilities. It will also consider the needs for other types of land-use, such as employment, retail and leisure uses.

1.8 The National Planning Policy Framework is clear that at the heart of the planning system, there is a 'presumption in favour of sustainable development'. The Local Plan will enable the Council to guide this sustainable development to the most appropriate locations in Cheshire East, and to make sure that all new development contributes to future infrastructure needs. However, there will be tough choices to be made about where development should go.

Town Strategy for Congleton

1.9 During 2011, Cheshire East Council sought the views of residents, workers, visitors and shoppers on what they most liked about their town or village and what they wanted to see improved. This was called the Place Shaping Consultation. The factors most valued in Congleton was that it enjoyed a strong sense of community and benefited from access to the countryside. Job prospects, shopping facilities and traffic levels were identified as being in most need of improvement in the town.



1.10 Following on from the Place Shaping Consultation, the Council has been working closely with the local community to develop this Strategy to guide the future planning of Congleton. Three workshops have been held with a Panel of representative stakeholders including the Town Council, Congleton Partnership, business groups, adjoining Parish Councils, Cheshire East Councillors and other environmental and community groups.

1.11 The workshops discussed how the Town Strategy should meet the future needs of the town to make it an even better place over the next 20 years. Figure 1 shows what was discussed at each workshop.



Figure 1 Content of Workshops

1.12 This Town Strategy, as agreed by the majority of the Stakeholder Panel and by Congleton Town Council, sets out a Vision for Congleton, looking at what the town should be like by 2030. Following on from the Vision are a number of Objectives needed to realise the Vision, and a set of specific aims which add detail to the Objectives. The Town Strategy also identifies a number of possible areas that may be suitable for future development.

1.13 This document was published for consultation in March 2012 to seek the views of the local community, businesses and other stakeholders. Comments received during the consultation have now been considered by the stakeholder panel and amendments made to the document when considered appropriate by the majority of the Stakeholder Panel and Congleton Town Council.

2 Next Steps

2.1 Now that all of the consultation responses have been considered, the Town Strategy has been amended as appropriate and will be used to inform the Cheshire East Local Plan. It is important to note that the Town Strategy itself will not introduce new planning policies, nor will it allocate any sites for development. Its purpose is to make sure that the views of the local community have been properly taken into account when drafting the Local Plan. Any new planning policies or site allocations will be proposed through the Local Plan, taking into account all other background evidence (such as



housing needs assessment, employment land review, retail study, transport assessments, flood risk assessments, sustainability appraisals and others), national legislation, national guidance, and site-specific appraisals.

2.2 The Local Plan will be made up of a number of key documents including the Core Strategy, Site Allocations Plan and Infrastructure Plan. Figure 2 illustrates the relationship of the Town Strategy document to the Local Plan. This highlights how the Town Strategy will provide a steer to the content and direction of the Local Plan.

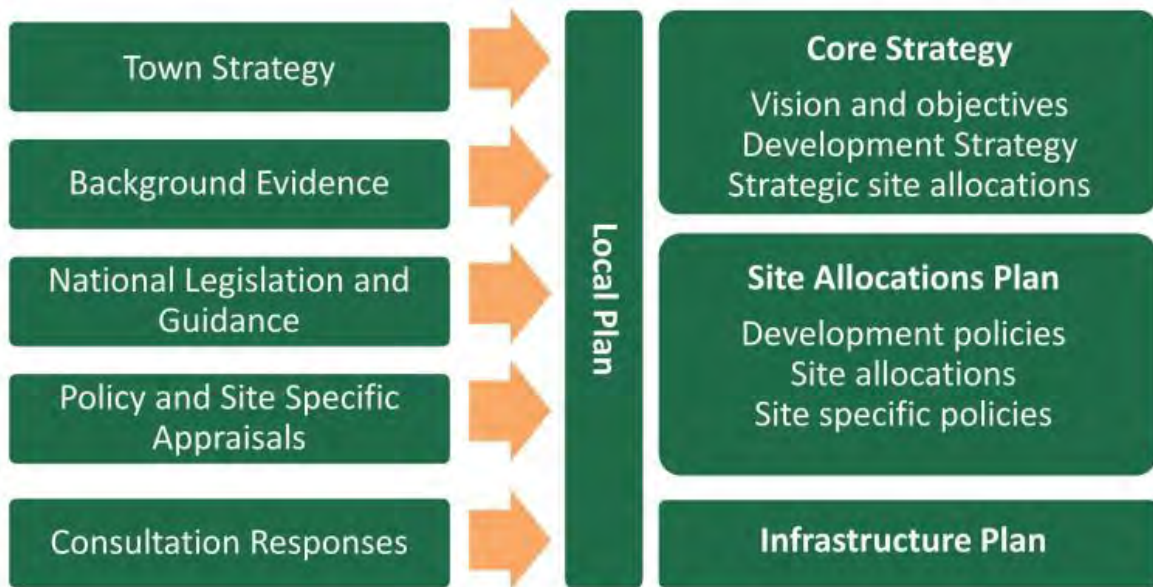


Figure 2 Relationship of the Town Strategy to the Local Plan

2.3 There will be further consultations on the Local Plan including consultation on an overall development strategy for Cheshire East in autumn 2012 and consultation on the draft Core Strategy early in 2013.

2.4 The Core Strategy and Site Allocations Plan will both be subject to separate ‘examinations in public’ with a Government-appointed inspector. At the examination, the Council will need to demonstrate that all reasonable alternatives to the final proposals have been properly considered and the identified proposals are the most appropriate. This draft Town Strategy and consultation responses received will form an important part of the Council’s evidence in demonstrating that all reasonable alternatives have been considered prior to drafting the Local Plan.

2.5 The Council aims to adopt the Core Strategy in late 2013 / early 2014 with the Site Allocations Plan following later in 2014.

3 Background Material

3.1 A number of documents produced by the Town Council have informed the development of the town strategy. These documents include:

- Congleton Town Centre Plan (2008)
- Congleton Town Centre Public Realm Strategy (2011)
- Congleton Employment Land Study (2011)



4 Vision and Objectives

Vision

Congleton is the "little town with a big heart". The vision for the town is:

"By 2030, Congleton will be an even better place in which to live or work and enjoy your leisure time. The town will be renowned for its sustainability, innovation and community wellbeing delivered in a proactive, focused and flexible way.

High quality employment led growth will provide space for local businesses to grow, attract new employers to the town and support small businesses so they flourish.

Investment in new homes will support the development of new and improved community services and facilities, creating a more self sufficient town that meets the needs of local people. Housing will be high quality and include a mix of house types, tenures and affordability to reflect community needs.

A vibrant town centre will be supported by an improved evening economy, public realm and retail offer consisting of independent and national retailers. Open spaces, waterways, sports, cultural and leisure facilities will be protected and enhanced throughout the town.

A northern link road of the town will have been established with a link road provided into Radnor Park as its first phase.

Growth in the town will be accommodated in a manner which enhances its role as a historic market town, supports the regeneration of its vacant or brownfield sites and which safeguards its distinctive character, heritage and natural assets. Congleton will be a safe, healthy, inclusive and attractive town set within a living and working countryside".

Objectives For Realising The Vision

Objective 1: Economic Prosperity

- To develop a sustainable, diverse, dynamic and prosperous economy which attracts investment, supports self containment and generates a range of employment opportunities.
- To support agriculture and local food production and other agricultural and similar diversification, where feasible.
- To encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value and where it is economical to do so.
- To promote the economic potential of the town and support economic growth at Radnor Park, Congleton Business Park and Eaton Bank.
- To provide an adequate supply of high quality and suitably located employment land and buildings to attract new businesses and enable existing businesses to grow.
- To promote a link road into Radnor Park, subject to feasibility, as a first phase of a northern link road of the town



Objective 2: Town Centre

- To create a vibrant town centre both during the day and evening by enhancing the provision of retail, leisure and cultural facilities and improving the public realm.
- To consolidate and refocus the town centre area.
- To promote a vibrant market in the town.

Objective 3: Environment and Green Living

- To consolidate Congleton as a "Transition Town" working to promote sustainable living and building resilience to climate change.
- To encourage green industries and sustainable transport choices by promoting the highest standards of design, energy efficiency, renewable energy and sustainable construction methods in new development.
- To safeguard and enhance the heritage and natural assets in and around the town.
- To deliver new and improved well connected indoor and outdoor sports, recreation and open space.

Objective 4: Linking Places

- To encourage the use of sustainable transport choices through new and improved bus routes and integration of bus and rail travel, new and improved walking and cycling routes, as well as an improved road network including, subject to feasibility, the promotion of a northern link road of the town.
- To ensure that the town centre and all new development are accessible by all sections of society.
- To deliver improvements to Congleton Railway Station.

Objective 5: Community Infrastructure and Services

- To provide infrastructure, services including health and other facilities needed to sustain the existing community, to support the health, wellbeing and future development of the town. A list of infrastructure priorities is set out in Chapter 8.



5 Strategy for Congleton

- The Council and its partners will aim to:

Theme 1: Economy

- Safeguard and improve existing viable employment areas in the town.
- Deliver sufficient employment land to fulfil the economic potential of the town (to be determined by the Cheshire East Employment Land Review).
- Support existing industries based in the town, particularly manufacturing.
- Develop a range of suitable, sustainable and flexible employment areas and buildings including a high quality and sustainable business park to attract small and medium sized businesses to the town and allow for the expansion of existing businesses in the town.
- Support flexible working and investment in new communication technologies, to allow home working and to support businesses reliant on e-technology within the town.
- Improve skills and workforce development with the Beartown Apprenticeship Scheme.
- Support social enterprise, start-up businesses and the development of small businesses, including specialist employers.
- Support the development of visitor and tourism-related facilities.

Theme 2: Housing

- Deliver in the order of 3,500 new homes by 2030 as part of balanced and integrated portfolio of development that includes new jobs, a prosperous town centre and improved infrastructure including, subject to feasibility, a northern link road of the town.
- Develop good quality, well designed housing in sustainable locations to meet the current and future needs of the town. This includes providing affordable, intermediate, open market and specialist housing suitable for the elderly and those with particular needs.
- Develop flexibility in the delivery of housing (phasing, amount, density) to support viability.
- Secure quality in design informed by local character.

Theme 3: Town Centre

- Promote the role of Congleton town centre for shopping, business, leisure and community facilities.
- Support key neighbourhood service centres outside of the town centre and provide new neighbourhood service centres, as appropriate, to ensure the sustainability of development.
- Enhance the public realm, gateways and signage in the town.
- Build on the town's reputation as a "market" town through enhancing the existing market provision.
- Enhance the leisure offer and night time economy.
- Consolidate the town centre area and create specialist areas.
- Promote appropriate alternative uses of vacant town centre units and derelict buildings.
- Increase opportunities to live in and close to the town centre.
- Improve public transport links to the town centre.
- Secure appropriate access arrangements, including disabled access.

Theme 4: Communities

- Promote excellent educational facilities to meet the needs of the current and future population.
- Build stronger links between schools, businesses and the community to secure training and employment opportunities for young people.
- Secure new and improved, well-connected sports, recreation, play and open space facilities, including new facilities for Congleton Rugby Club and other sports and leisure clubs around the town.



- Improve and enhance community facilities including the development of a lifestyle centre incorporating a swimming pool, sports centre and other community facilities.
- Secure improved health facilities in the town to meet the needs of the current and future population.

Theme 5: Access and Transport

- Provide car parking to support the role of Congleton as a destination for shopping, employment and leisure.
- Safeguard and improve railway station facilities, rail access and enhance connections from the railway station to the town centre.
- Develop high quality and attractive foot / cycle links and provide cycle parking at key locations in the town centre and surrounding areas.
- Improve accessibility to and within the town for non car users and for those with mobility problems.
- Improve the integration of public transport links in the town.
- Investigate the feasibility of a northern link road of the town.

Theme 6: Environment

- Safeguard and enhance buildings, sites and areas of heritage and cultural importance.
- Safeguard and enhance sites of biodiversity and geodiversity importance.
- Safeguard and increase the quality, connectivity, accessibility and supply of green spaces, allotments, sports facilities and playground areas within the town.
- Encourage the development of renewable energy projects of an appropriate scale, when they are compatible with surrounding areas and other uses.

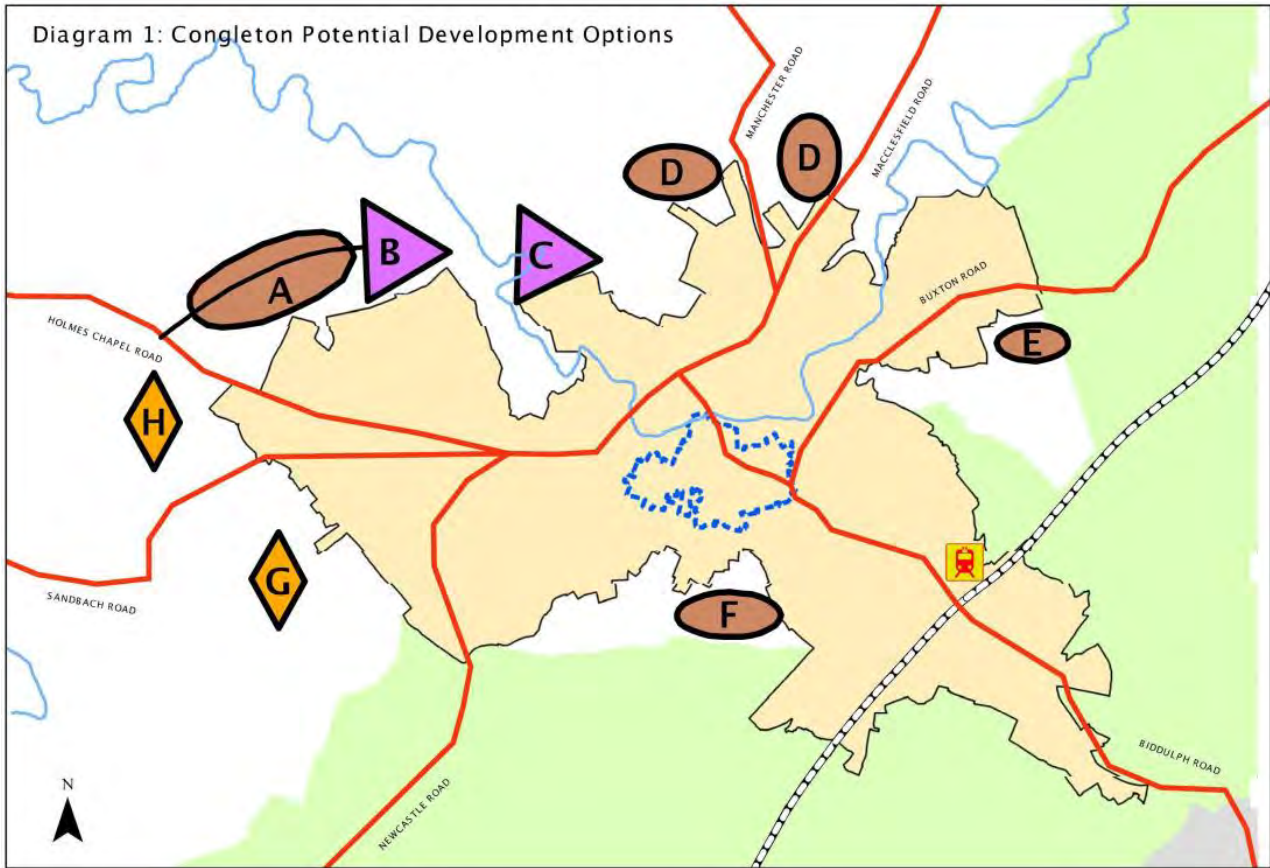
Theme 7: Deliverability and Viability

- Develop flexibility to respond to market conditions and deliver economic wellbeing in the town.
- Examine the feasibility and viability of schemes in the delivery of the overall Vision for the town.



6 Development Options

6.1 Diagram 1 identifies a number of potential areas adjacent to Congleton that may offer opportunities for growth in the future.



This Diagram is for Indicative Purposes Only



6.2 Congleton will deliver in the order of 3,500 new homes by 2030 as part of a balanced and integrated portfolio of development that includes new jobs, a prosperous town centre, improved infrastructure and, subject to feasibility, a northern link road of the town.



6.3 As at January 2012, there are commitments (that is sites with planning permission) for 553 dwellings in the town (122 awaiting Section 106 Legal Agreement, 92 with full planning permission, 11 with outline planning permission and 328 under construction). Other brownfield sites within the town could have a capacity for about an additional 780 dwellings over the Local Plan period.

6.4 Within the existing built up area of the town, preference will be given to the use of vacant buildings and brownfield sites for housing. This is expected to deliver around 1300 dwellings in the town over the Local Plan period, including sites that currently have planning permission.

6.5 The amount of employment land that will be required in the town will be subject to the completion of the Cheshire East Employment Land Review.

6.6 During the workshops, the panel considered constraints to growth around the town. This looked at designations such as Green Belt, flood risk and nature conservation. During this discussion, the decision was made by the Panel to accommodate the future development needs of the town on sites outside of the Green Belt.

6.7 Further evidence and assessment work will be carried out on the development options including transport assessments, an assessment of agricultural land quality and nature conservation value, sustainability appraisal and viability studies to determine the suitability and deliverability of the site options. Consultation on the draft town strategy has also now been undertaken.

6.8 Diagram 1 (above) highlights a number of development options that are on greenfield sites on the edge of the town which are being considered. The following table provides a brief description of the areas and an indication of their potential for development. Please note that no decisions have been taken about the allocation of any of these sites or their development potential.

6.9 Having reviewed consultation responses received, the majority of the stakeholder panel identified that priority should be given to those sites that contributed to the delivery of the northern link road, are closest to existing employment sites and provide access to the greater part of Cheshire East and the M6 without the need to cross the town. This includes sites to the north (sites A, B, C, D) and to the west (H and G) of the town.

Area	Potential Development Uses	Comments
A	Housing	<ul style="list-style-type: none">Surrounding uses include residential and open countryside.This area could deliver around 1000 dwellings.This area could be brought forward to assist the delivery of an access road into an extension to the Radnor Park employment site (area B)
B	Employment	<ul style="list-style-type: none">Represents an extension to Radnor Park to provide space for manufacturing businesses and allow businesses to expand.Surrounding uses include commercial, residential, sports pitches and open countryside.Assessment of vehicular access is being undertaken including a new road link through site A to address concerns over the current access to the site.
C	Employment	<ul style="list-style-type: none">Represents an extension to Congleton Business Park.



Area	Potential Development Uses	Comments
		<ul style="list-style-type: none"> The aim of this extension would be to provide space for business, allow existing businesses to expand and to attract inward investment to the town. Surrounding uses are commercial and open countryside. Assessment of vehicular access would need to be undertaken as it may require improvements to the surrounding road network.
D	Housing	<ul style="list-style-type: none"> Surrounding uses are residential and open countryside. This site could deliver around 1000 dwellings over two areas.
E	Housing	<ul style="list-style-type: none"> Surrounding uses are residential and open countryside. The site could deliver around 200 dwellings.
F	Housing	<ul style="list-style-type: none"> Surrounding uses are residential and open countryside. The site could deliver around 300 dwellings.
G and H represent areas of growth and have potential to be brought forward for a mixture of uses.		
G	Mixed Use	<ul style="list-style-type: none"> A mixture of high quality business and commercial uses would attract inward investment into the town. This direction of growth would deliver a mixed use proposal including around 500 dwellings, outdoor sports pitches and facilities, employment land and community facilities set within a strong landscape framework. A masterplanning exercise would determine the precise boundaries and areas required for employment and residential. Surrounding uses include residential and open countryside.
H	Mixed Use	<ul style="list-style-type: none"> A mixture of high quality business and commercial uses would attract inward investment into the town. This direction of growth would deliver a mixed use proposal including around 500 dwellings, outdoor sports pitches and facilities, employment land and community facilities set within a strong landscape framework. A masterplanning exercise would determine the precise boundaries and areas required for employment and residential Surrounding uses include Congleton High School, residential and open countryside.

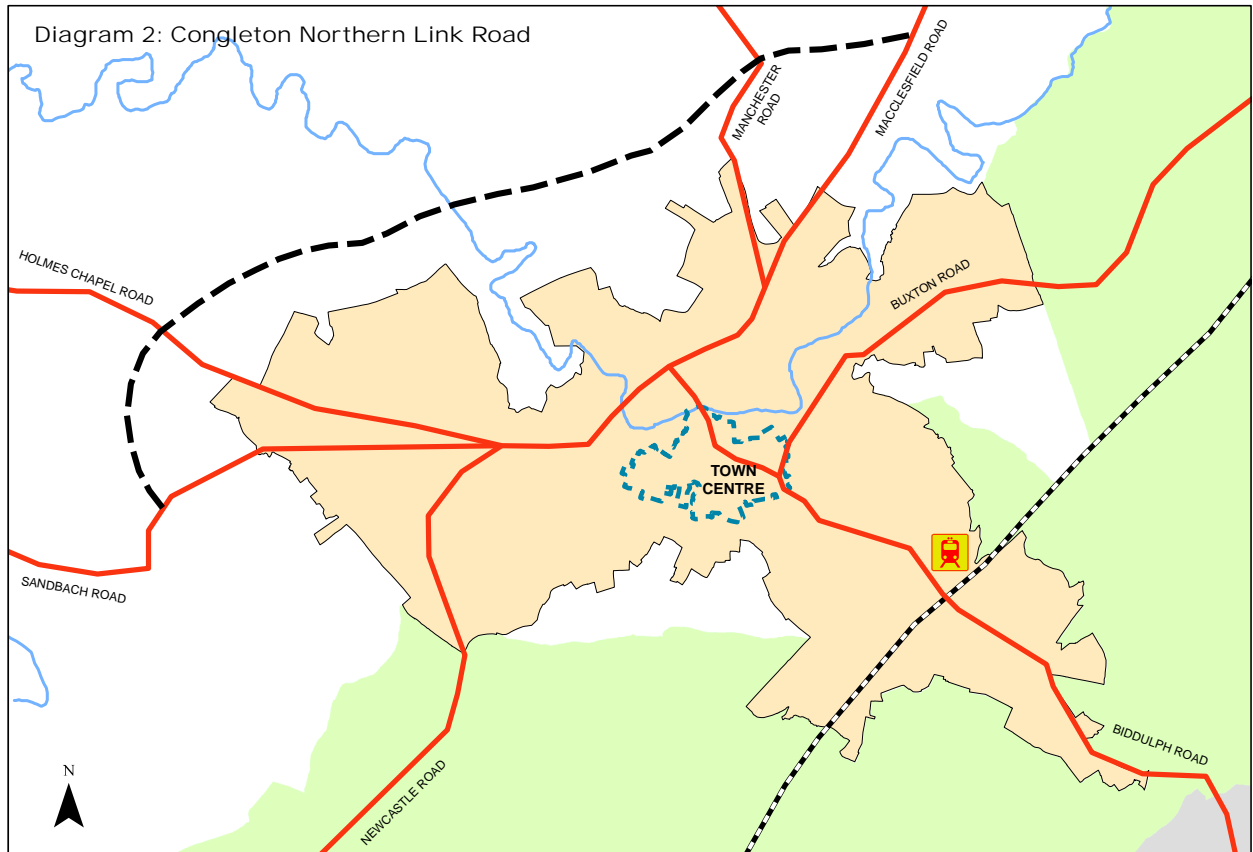
Table 1 Consideration of Development Options



7 Northern Link Road

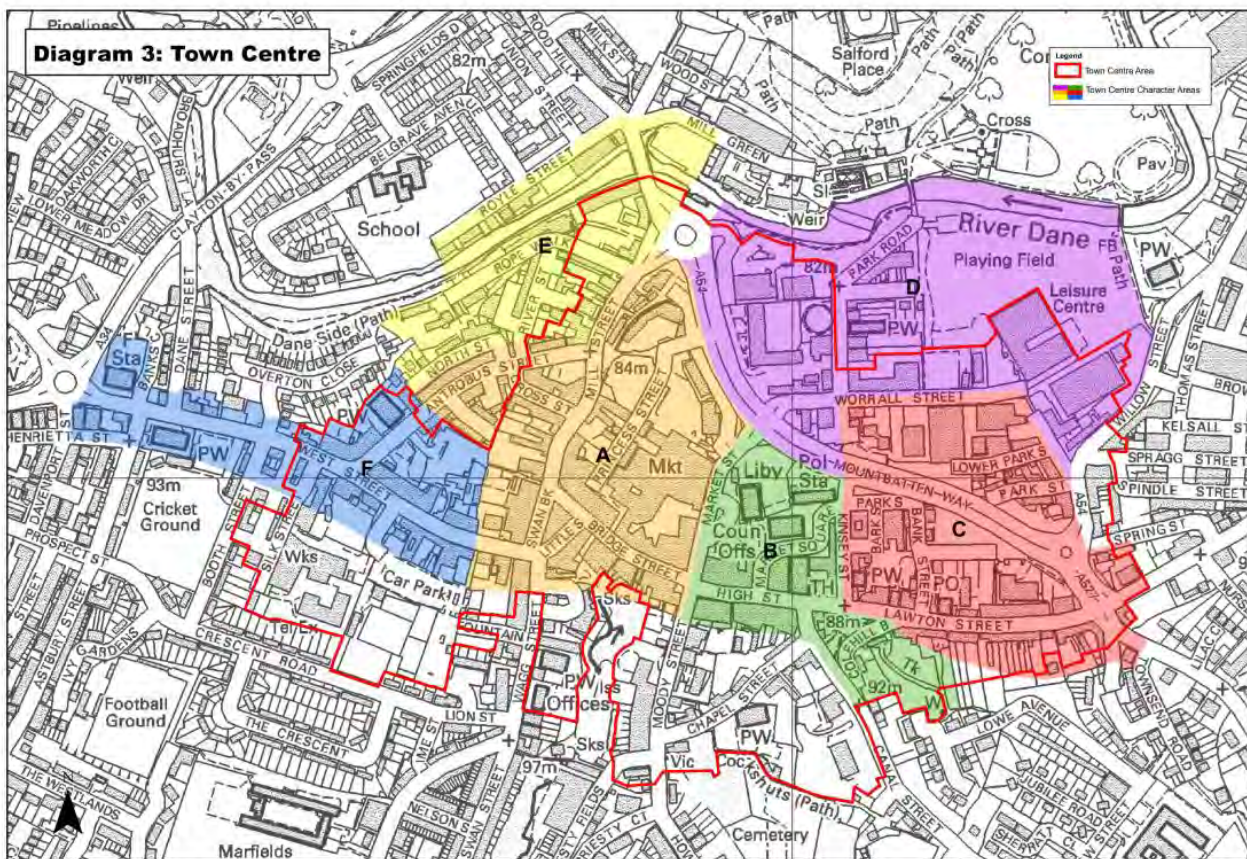
7.1 A key objective of the town strategy is the promotion and delivery of a northern link road of the town, subject to feasibility, to deliver improvements to the existing road network and support economic growth at Radnor Park and Congleton Business Park, amongst other objectives.

7.2 Congleton Town Council at a Special Town Council meeting held on the 4th September 2012 approved an indicative route for the northern link road and this is presented in Diagram 2 below:



This Diagram is for Indicative Purposes Only

8 Town Centre



For more details please refer to the Congleton Town Centre Plan (2008)

Legend



8.1 A key objective of the town strategy is a vibrant town centre maintained throughout the day and evening achieved by the enhancement of retail, leisure and cultural facilities and improvement to the public realm.

8.2 Diagram 3 reflects a number of key project areas identified in the Congleton Town Centre Plan (2008). Key messages from the Congleton Town Centre Plan included the need for:

- Improvements to the evening economy.
- Improvements to the appearance and connectivity of the town centre.
- Importance of the riverside for both the attractiveness and character of the town centre.
- Mountbatten Way as a key route through the town should be enhanced through the Public Realm Strategy.
- Importance of the 'market' to the town centre.
- Importance of the historic character of the town centre.
- The appearance of shop units that reflect the character of the town.

8.3 The Congleton Public Realm Strategy (2011) identifies 12 key projects in the town to improve the appearance and functionality of the town centre. All reasonable steps should be taken to implement the projects detailed in this strategy to deliver overall improvements to the public realm of the town centre.



8.4 Key messages contained in the Congleton Town Centre Plan (2008) and the importance of the delivery of the Public Realm Strategy were reinforced by the stakeholder panel workshops and consultation responses received.

8.5 The stakeholder panel workshops discussed general improvements in the town centre that should be reflected in the town strategy. Table 2 (below) reflects the general principles that were discussed, these largely reflect the character areas included in the Congleton Town Centre Plan (2008):

Area	Reference in Town Centre Plan	Comments
A	Retail Heart	<ul style="list-style-type: none"> This is the retail centre and contains the main shopping streets, Bridge Street and Duke Street. It is the primary area for an improved retail offer. Opportunities should be taken to re-establish the town as a shopping destination in this area while maintaining the historic townscape. Scarborough Developments has secured a planning consent (subject to s106 agreement) of an erection of an extension to the Bridestones Centre comprising a food store speciality A1 retail units, replacement market, A3 units, car parking and servicing facilities and creation of a town square. (known as 'Bridestones 2'). The Bridestones 2 scheme is a key element of improving the retail offer in the town Opportunities should be taken to improve the retail offer in this area. This should consist of a strong independent retail presence and national retailers. It is important to promote the evening economy in this area. It is important to promote appropriate alternative uses of vacant town centre units and derelict buildings.
B	Cultural Quarter	<ul style="list-style-type: none"> This character area contains the Town Hall, Museum and Library and is designated as an important cultural area of the town. Opportunities should be taken to enhance cultural, leisure, retail, evening economy and community uses and improve the setting of significant buildings in the town centre.
C	Lawton Street	<ul style="list-style-type: none"> This character area sits either side of Mountbatten Way. Lawton Street is important to the historic character of the town. Opportunities should be taken to enhance the historic townscape, reconnect this area to the town centre and enhance the evening economy and commercial uses.
D	Leisure Hub	<ul style="list-style-type: none"> This character area is characterised by the existing Leisure Centre and associated leisure uses such as Hankinson's Field. The River Dane and Theatre are key assets in this area. Opportunities should be taken to deliver the renaissance of the leisure centre and the protection and enhancement of assets such as the Theatre.



Area	Reference in Town Centre Plan	Comments
		<ul style="list-style-type: none">• It is important that this area provides links to character area A.• Within this character area are key employment sites and for the wellbeing of the town centre economy the viability of these sites must be maintained and enhanced.
E	Roodhill and Ropewalks	<ul style="list-style-type: none">• This area is influenced by the River Dane and the presence of industrial, mill type development provides an important character to this area.• Rood Hill is an important gateway to the town centre.• Opportunities should be taken to enhance links to the River Dane in this character area. As a key gateway to the town centre, consideration should be given to provide a link between Barn Road and this area of the town to the town centre
F	West Street	<ul style="list-style-type: none">• This character area focuses on the length of West Street from the roundabout with the Clayton By-pass through, to and including the historic environment of Swan Bank and Wagg Street.• Opportunities should be taken to enhance the historic environment, improve the evening economy, provide an important gateway into the town centre and to link this area to the retail heart of the town centre.• It is important to maintain and enhance the existing retail and service uses in this area.

Table 2 Town Centre Character Areas



9 Infrastructure Priorities

9.1 The Community Infrastructure Levy is a levy that Local Authorities can choose to charge new developments in their area that they can spend on providing infrastructure to support the development of their area.

9.2 It is important to consider the infrastructure required to support the development proposals and the relative priorities for phasing (in what order infrastructure is delivered over the plan period). The Town Strategy should establish priorities to guide future investment in the town through the Community Infrastructure Levy.

9.3 The Local Authority will publish a schedule of infrastructure required to deliver development in the town and their funding to ascertain the levels of Community Infrastructure Levy. The following is a list of potential infrastructure requirements identified by the stakeholder panel, as priorities needed to deliver the vision and strategy as proposed

9.4 The list of priorities set out below will also be shaped by further evidence and assessments including transport, employment, viability and others to ensure the delivery of the Local Plan:

High Priority (in no particular order)
- Affordable Housing and / or Special Needs Housing
- Public Transport Provision
- Road Link to Radnor Park Employment Park from Holmes Chapel Road
- Sports Facilities
- Play Areas
- School Provision
- Astbury Mere Visitor Centre Extension
Medium Priority (in no particular order)
- Renewable Energy Projects
- Allotments
- Road Improvements to Congleton Business Park
- Town Centre Public Realm
- Cycle Ways
- Lifestyle Centre
- Improvements to Railway Station

Table 3 Infrastructure Priorities

9.5 A number of additional requirements were considered. These included improvements to disabled access for which there is an ongoing programme of work.



9.6 The resources received from the Community Infrastructure Levy are finite and will not be able to cover all the aspects the Council and community may wish. The Council in the preparation of the Local Plan will investigate the expected costs in infrastructure provision across the Borough, prepare a list of charges attached to development and set out how this should be spent.

9.7 It is important to consider priorities or phasing of infrastructure so that it is clear in what order investment in infrastructure should be prioritised and delivered in the Local Plan.

9.8 The consultation on the town strategy has sought views on the infrastructure proposals and priorities for the town. Consultation responses have been considered by the stakeholder panel and changes have been made to the above list when considered appropriate by the majority of the stakeholder panel.



10 Further Information

Consultation Information

- Consultation on the draft town strategy was held between the 2nd March 2012 and the 2nd April 2012. A total of 153 responses were received to the consultation stage.

Contact Information

- E-mail: ldfconsultation@cheshireeast.gov.uk
- Phone: 01270 685893
- Website: <http://www.cheshireeast.gov.uk/localplan>



11 Glossary

11.1 This Glossary provides definitions of the uncommon words, terms and abbreviations used in this Report.

Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
Agricultural Land Quality (Classification)	Classification of land by DEFRA (Department of the Environment, Food and Rural Affairs) according to quality. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system.
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.
Climate Change	Increasing global temperatures due to increased concentrations of greenhouse gases is a reality and requires addressing by measures to reduce fossil fuel use, deforestation and the destruction of habitats that store these gases
Community Infrastructure	Community Infrastructure is the basic facilities, services and installations needed for the functioning of a community or society. Community Infrastructure includes community buildings and halls, leisure facilities, education services, healthcare facilities and renewable energy installations.
Community Infrastructure Levy (CIL)	A charge local authorities in England and Wales will be able, but not required, to charge on most types of new development in their area.
Core 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.
Development	'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 (section 55 of the Town and Country Planning Act 1990).
Development Plan Document	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land.
Employment Land Review	A review of the employment land portfolio within the Borough to form part of the evidence base for the Local Plan.



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/Local Plan.

Greenfield

Land (or a defined site) usually farmland, that has not previously been developed.

Green Infrastructure

Green spaces in and around the town.

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions

Infrastructure

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Infrastructure Plan

National planning policy formally requires local authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.

Intermediate Housing

Housing which is available at prices and rents above those of social rent, but below market levels

Local Plan

Through the Localism Act 2011, the Government refers to the statutory development plan as "the **Local Plan**". To reflect this, it is proposed that in future the Cheshire East Local Development Framework will be renamed the " Cheshire East Local Plan".

The Cheshire East Local Plan will be comprised of:

- Development Plan Documents (which form part of the statutory development plan); and
- Supplementary Planning Documents.

The LDF will also comprise of:

- The Statement of Community Involvement;
- The Local Development Scheme;
- The Annual Monitoring Report; and
- Any Local Development Orders or Simplified Planning Zones that may have been added.



Also: An old-style development plan prepared by district and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Local Planning Authority	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local Borough or District Council. National parks and the Broads Authority are also considered to be Local Planning Authorities.
Natural Assets	Natural assets are assets of the natural environment. These consist of biological assets (produced or wild), land and water areas with their ecosystems, subsoil assets and air. They include sites which have identified as having importance for nature conservation at a local, national and international scale.
Open Countryside	The rural area outside the towns and villages, but excluding the Green Belt areas.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Place Shaping Consultation	This is a stage in preparing new plans for places in Cheshire East. It looks at the challenges facing each town or village, and ideas about how each place can be improved. It will then look at the options for the plan for each place. From this, a strategy for each town or village will be produced and the proposals will be incorporated into the draft Cheshire East Local Plan Core Strategy and Site Allocations documents.
Previously Developed Land	Land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Planning Policy Statement 3 (Housing) provides a detailed definition.
Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
Section 106 Agreement (s106)	A legal agreement relating to monies paid by developers to the Council in order to offset the costs of the external effects of development, for example to fund new school places, provide new green spaces or improve the road layout.
Site Allocations Document	The Site Allocations document is part of the Local Plan and will contain land allocations and detailed policies and proposals to deliver and guide the future use of this land.



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

Development that conforms to the National Planning Policy Framework:

- Living with the planet's environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using science responsibly.

Transition Town

A community led process that helps that community to meet all those aspects of life needed in order to sustain itself and thrive while:

- Significantly increasing its resilience, to mitigate the effects of Peak Oil
- Drastically reducing its carbon emissions, to mitigate the effects of Climate Change.

Viability assessments / financial viability

A report including a financial appraisal to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability (or loss) of a development.