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1 Introduction

1.1 This Town Strategy for Middlewich 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 Middlewich

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 Middlewich were that it has a number of attractive and diverse recreational, natural areas, canal walks and country walks; has a



strong sense of community; and good provision of health services. Shopping facilities; job prospects and employment opportunities; transport links to nearby towns and villages; traffic levels in the town; and the town centre as a whole 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 Middlewich. Three workshops have been held with a Panel of representative stakeholders including the Town Council, Middlewich Vision, Weaver Valley Partnership, businesses groups, Cheshire East Councillors and other environment 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 Middlewich Town Council, sets out a Vision for Middlewich, 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 panel.



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.

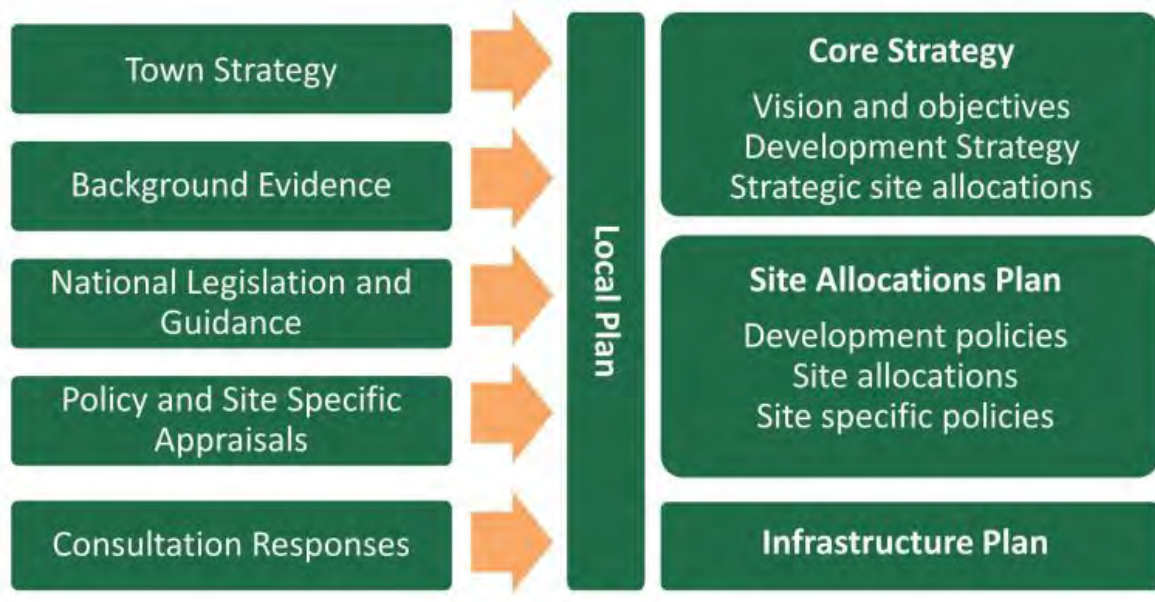


Figure 2: Relationship of the Town Strategy to the Local Plan

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. This 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 Vision

"By 2030, Middlewich will be a sustainable, vibrant and prosperous town in which people can enjoy living, working and following leisure pursuits. Community spirit will continue to flourish; heritage and canal network will be enhanced, and the profile and image of the town will be improved.

Middlewich will be a 'growing town', more in control of its own destiny. This growth will allow the town's population to achieve a critical mass which will both support and require the provision of new housing; enhancement of the town centre, new and more skilled jobs across a range of employment types, protection and development of the built and natural environment, and improved infrastructure; road and rail.

A range of high quality new housing will be provided at a number of locations around the town. This housing will include a mix of housing types and a broad price range, reflecting the needs of the community.

The future economic prosperity of Middlewich will be built upon the proximity to the M6 motorway and access to Manchester, Merseyside and the Midlands. A key factor will be the development of and creation of new employment opportunities at an enlarged Midpoint 18. This will be supported by development of the town's visitor economy, incorporating an improved canal infrastructure and better provision of visitor services and accommodation.

A new, vibrant and attractive town centre will be created through development opportunities and improved public realm, and creating a quality environment to encourage a larger and better range of shops, with a mix of independent and national retailers. In addition, the retail core will be supported by investment in existing and new restaurants, pubs and takeaway food facilities, encouraging more lunchtime spend and a new evening and night-time economy for the town.

The town's heritage, which boasts a rich and possibly unique timeline from pre-Roman through to the archiving activities of today, will be protected and nurtured and be made more accessible, in a manner which will continue to piece the town's past together to promote its future.

Transport infrastructure and information will be improved to increase the accessibility and connectivity to create better links within the town and also to other towns.

Investment will be sought to support education, health, social, civic, recreational and leisure services. The environment will be enhanced sympathetically to deliver multi-use, well connected and accessible green, open and play spaces.

The effect of these measures will reduce the need of residents to travel, helping to reduce the town's carbon footprint, and helping to combat climate change while delivering the localism agenda".



4 Objectives For Realising the Vision

Objective 1: Housing Need

- To provide good quality, well designed housing in appropriate locations to meet the current and future needs and aspirations of the town.
- To increase the provision of housing within the town centre, particularly on former industrial land.
- To provide sufficient quantities of affordable housing to meet the needs of the community.
- To ensure that housing in proximity to the canals improves the canal corridor and contributes towards the creation of a canalside linear park and Marina/Quays facility.

Objective 2: Economic Prosperity

- Assemble a number of opportunities to market and promote land availability to attract a new range of economic activity and inward investment in order to generate new and better quality jobs in Middlewich; targeting high quality, blue chip industrial development and service industry growth.
- To promote the economic potential of the town, to exploit its geographical location and support economic growth at the Midpoint 18 employment site.
- To enhance the town's attraction as a tourist destination venue and attract more day and weekend visitors to the town, by virtue of more quality festivals and events, improved facilities, promotion of Heritage and Food/local produce and utilising partnership opportunities for Marketing Middlewich & Cheshire (i-marketing).

Objective 3: Town Centre

- To transform Middlewich's town centre into a vibrant and happening place, by investing in and diversifying the retail, leisure, visitor and cultural facilities.
- To improve the quality of the town centre public realm, investing in street furniture, directional signage, information provision, environmental displays and creation of an outdoor café culture with public seating and eating areas.
- To provide suitable car parking facilities within the town centre.

Objective 4: Heritage and Design

- To actively promote, safeguard and enhance the heritage of the town which provides a 'timeline through history'. To develop, fund and promote guided tours, I-tours and virtual tours of the Middlewich heritage, utilising built, historical assets and sites, thus encouraging educational visits as an additional attraction and economic driver for Middlewich.
- To improve the canal network and actively market and promote its ability to attract visitors into the town, working in partnership with the canal businesses and hire boat companies, and major retailers.
- To ensure that new development is designed to the highest standards and complements the character of the town by commissioning a Town Design Statement and Vision Plan to accompany the Local Plan.



Objective 5: Connectivity of the Town

- To utilise and improve existing and potential forms of public transport (and private taxis) to provide better access to and provision of more reliable, direct, faster and well-used forms of transport around the town and to improve linkages to other towns and regional destinations.
- Continue to improve the networks of public rights of way and safe routes to schools within and to the town.
- To promote the green route and environmental linkages created by the canals and their towpaths.
- To make the Town Centre more easily accessible and obvious as a destination, with improved signage.
- To complete the Middlewich Eastern 'Link Road'.
- To create a venue for a Middlewich Rail Halt, thus helping to re-instate a passenger service on the Sandbach - Middlewich - Northwich Mid Cheshire line.

Objective 6: Community Infrastructure and Services

- To seek out opportunities for inward investment to create funding for a new civic centre for the town, to provide new community facilities and a heart for the town that are fit for purpose, ideally located and state of the art.
- To promote the use of Community Infrastructure Levy raised from development in and around Middlewich to support infrastructure requirements within Middlewich.
- To create opportunities for growth that will attract investment in recreational and play facilities within the town centre location, including provision for a skate park and other bmx/older youth facilities.
- To improve the amenities at the Town Wharf and other town centre, canalside locations to encourage more community use of the canal and new facilities and to encourage more canal-related visits and stop-overs.



5 Strategy for Middlewich

The Council and its partners will aim to:

Theme 1: Housing

- Deliver in the order of 1,600 new homes by 2030, in addition to those sites that currently have planning permission and have been completed since 2010.
- 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.
- Ensure the provision of housing within the town centre, preferably on brownfield sites.
- Develop flexibility in the delivery of housing (phasing, amount, density) to support viability.
- Ensure that housing in proximity to the canals, improves canal corridor and contributes to the creation of the canal linear park.

Theme 2: Economy

- Promote the economic potential and future expansion of the Midpoint 18 employment site.
- Support existing employers within the town.
- Promote the attractiveness of the town for business and investment based on its links to the M6 motorway, Manchester and Liverpool.
- Support flexible working and investment in new communication technologies, to allow home working and to support businesses reliant on e-technology within the town.
- Enhance the town's visitor economy through improvements to the canals and their corridors; and the development of tourist and recreation facilities and accommodation.

Theme 3: Town Centre

- Promote and enhance the role of Middlewich town centre as a popular location for shopping, business and leisure activities.
- Diversify the town's retail offer by attracting national retailers into selected larger anchor stores and supporting existing and future independent retailers within the town.
- Improve accessibility to the town centre, particularly through creative management of links into and through the town centre and improvement of key gateways into the town centre.
- Enhance the public realm of the town centre.
- Promote appropriate alternative uses of vacant town centre units and derelict buildings.
- Increase opportunities to live in and close to the town centre.
- Explore the feasibility of the creation of a new 'civic hub' adjacent to the canal and to the east of Lewin Street.

Theme 4: Environment

- Safeguard and enhance buildings, sites and areas of heritage and cultural importance, in particular the area of archaeological importance at Harbutt's Field.
- Enhance the role and condition of the canal network within the town.
- Safeguard and enhance sites of biodiversity and geodiversity importance.
- Increase the quality, connectivity, accessibility and supply of green spaces, allotments, sports pitches and playground areas within the town.
- Ensure that new development is designed to the highest standards and complements the character of the town.
- Encourage the development of renewable energy projects of an appropriate scale, when they are compatible with other uses.



Theme 5: Access and Transport

- Complete the Middlewich Eastern 'Link Road', to allow the continued development of Midpoint 18 and to assist in relieving congestion within the town. Introduce weight and width restrictions and upgrade access for pedestrian and cyclists on the A533.
- Consider creative methods of improving and enhancing links to and through the town centre. One approach could be a shared space scheme.
- To promote the reinstatement of the Middlewich Rail station and passenger rail service between Sandbach and Northwich.
- Continue to improve the public rights of way network through the development of high quality and attractive pedestrian and cycle links and provision of cycle parking at key locations in the town centre and surrounding areas.
- Improve the accessibility and availability of public transport within the town.
- Improve accessibility to and within the town for non car users and for those with mobility problems.
- To promote and enhance the transport links created by the canals and their towpaths.

Theme 6: Communities

- Secure the required infrastructure, services and facilities needed to sustain the existing and future community.
- Improve and enhance the civic facilities within the town.
- Secure new, improved and well-connected open space facilities, reflecting the identified needs of the town.
- Support the regeneration and use of the Town Wharf, increasing the linkages between the canals and the town.

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 within and adjacent to Middlewich that may offer opportunities for growth and redevelopment in the future. It should be noted that these sites would be subject to further appraisal and no decisions have been made about the suitability of these sites. It is not intended that all sites would be required to achieve the delivery of the vision for the town.

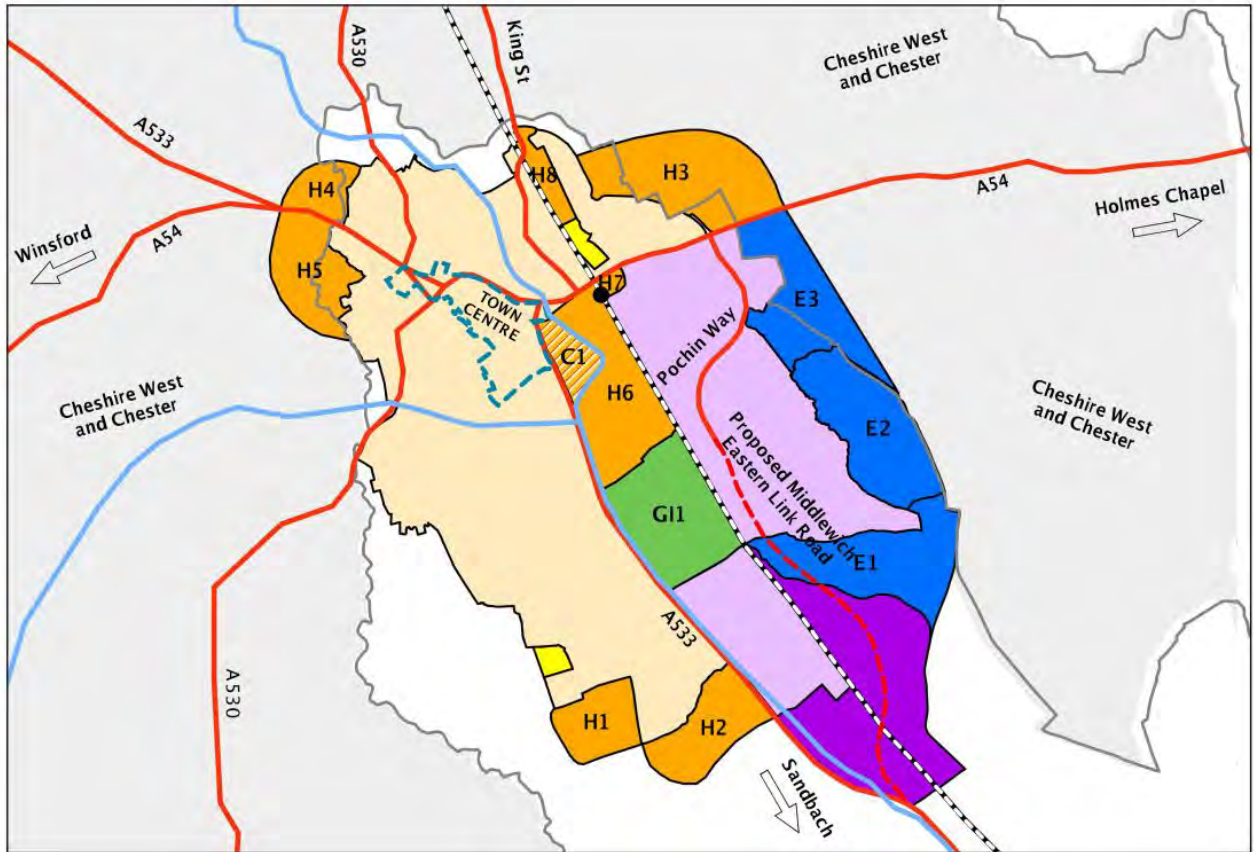

















Diagram 1: Middlewich Development Options

Legend

 Existing Residential Area	 Potential Employment Development Option	 Main Road
 Existing Employment Area	 Potential Residential Development Option	 Proposed Link Road
 Allocated/ Approved Employment Area	 Potential Community Development Option	 Railway Line
 Allocated/ Approved Residential Area	 Middlewich Lagoons	 Proposed site for a railway station
 Area within Cheshire West and Chester Council	 Town Centre Area	 Canal



6.2 Following public consultation on the Middlewich Town Strategy, the Stakeholder Panel considered the consultation responses received, and ranked the proposed development options based on their perceived suitability for development.

6.3 The Stakeholder Panel ranked the development options within each category of development. Those sites that were preferred for development were ranked as 1.

Site	Ranking
Site H1 - Housing	5*
Site H2 - Housing	6*
Site H3 - Housing	4
Site H4 - Housing	7
Site H5 - Housing	7
Site H6 - Housing	1
Site H7 - Housing	2
Site H8 - Housing	3

**Subject to the creation of a link road from the A533 though to the site.*

Site	Ranking
Site C1 - Community Use	1

Site	Ranking
Site E1 - Employment	1
Site E2 - Employment	2
Site E3 - Employment	2



6.4 Diagram 1 (above) highlights a number of development options for the town. The following table provides a brief description of the areas and their potential for development.

Area Reference	Potential Development Uses	Comments
H1	Housing	<ul style="list-style-type: none"> Greenfield site. Surrounding uses include residential and open countryside. Development of the site is dependent upon the provision of a link road from the A533 through to the site. This site could deliver around 500 dwellings.
H2	Housing	<ul style="list-style-type: none"> Greenfield site. Surrounding uses include residential, employment and open countryside. Development of the site is dependent upon the provision of a link road from the A533 through to the site. This site could deliver around 500 dwellings.
H3	Housing	<ul style="list-style-type: none"> Greenfield site. Surrounding uses include residential and open countryside. The site is mainly located in Cheshire West and Chester. The site could deliver around 500 dwellings.
H4	Housing	<ul style="list-style-type: none"> Greenfield site. Surrounding uses include residential and open countryside. Development of the site would have to avoid the area of flood risk. The site is mainly located in Cheshire West and Chester. The site could deliver around 200 dwellings.
H5	Housing	<ul style="list-style-type: none"> Greenfield site. Surrounding uses include residential and open countryside. Development of the site would have to avoid the area of flood risk. The site is mainly located in Cheshire West and Chester. The site could deliver around 300 dwellings.
H6	Housing	<ul style="list-style-type: none"> Brownfield site. Currently used for employment purposes. Surrounding uses include residential and employment. Opportunity to create a marina at the site. The site could deliver around 200-300 dwellings with the marina or around 400 dwellings without the marina.
H7	Housing	<ul style="list-style-type: none"> Brownfield site. Currently used for employment purposes. Surrounding uses include residential and employment. The site could deliver around 100 dwellings.
H8	Housing	<ul style="list-style-type: none"> Brownfield site.



Area Reference	Potential Development Uses	Comments
		<ul style="list-style-type: none">• Currently used for employment purposes. Surrounding uses include residential and open countryside.• The site is adjacent to an approved residential development site.• The site could deliver around 150 dwellings.
C1	Community Use	<ul style="list-style-type: none">• Brownfield site.• Currently used for employment purposes. Surrounding uses include residential and employment.• The site has been identified as suitable for community uses.• Alternatively the site could deliver around 150 dwellings.
E1	Employment	<ul style="list-style-type: none">• Greenfield site.• Surrounding uses include employment and open countryside.• Represents an extension to Midpoint 18.• There are existing approved extensions to Midpoint 18 (identified on the diagram).• Development of the site would have to avoid the area of flood risk.• Represents around 30ha of employment land.
E2	Employment	<ul style="list-style-type: none">• Greenfield site.• Surrounding uses include employment and open countryside.• Represents an extension to Midpoint 18.• There are existing approved extensions to Midpoint 18 (identified on the diagram).• Development of the site would have to avoid the area of flood risk.• Represents around 30ha of employment land.
E3	Employment	<ul style="list-style-type: none">• Greenfield site.• Surrounding uses include employment and open countryside.• Represents an extension to Midpoint 18.• There are existing approved extensions to Midpoint 18 (identified on the diagram).• Development of the site would have to avoid the area of flood risk.• The site is mainly located in Cheshire West and Chester.• Represents around 30ha of employment land.
GI1	Middlewich Lagoons	<ul style="list-style-type: none">• Potential site to provide multi-functional open space.• Further information provided within the environment section.



Housing:

6.5 Middlewich will deliver in the order of 1,600 new homes by 2030, in addition to those sites that already have planning permission and have been completed since 2010.

6.6 The initial preference for housing development is the use of vacant buildings and brownfield sites. The strategic brownfield sites identified within Diagram 1 could have capacity for around 380 dwellings over the Local Plan period. Other brownfield sites within the town could have a capacity for an additional 400 dwellings over the Local Plan period.

6.7 One or more of the greenfield sites within Diagram 1 may contribute to meeting this need, subject to further appraisal work.

6.8 For information, at the end of the 2010/11 monitoring period 172 dwellings had planning permission for development and are therefore considered existing commitments. This consists of 90 dwellings with full planning permission; 11 dwellings with outline planning permission; 27 dwellings awaiting Section 106 Legal Agreements; and 44 dwellings on sites currently under construction. Significant housing commitments include: 82 dwellings on land off Jersey Way; 74 dwellings on British Crepe, Finneys Lane; and 27 dwellings at Chadwick Fields Day Centre, Coronation Road.

Employment:

6.9 Middlewich will deliver sufficient employment land to meet the needs of the area.

6.10 Within Middlewich, there are currently two parcels of land approved for employment development as part of the Midpoint 18 Phase 3 development. These sites are:

- Land to the east of the railway line, a 38ha site with planning permission for employment; and
- The Centura Foods and New Farm, a 19ha site, part of which has planning permission for employment, leisure and tourism development and the remaining part is allocated for employment use.

6.11 These two sites will provide in the region of 57ha of employment land.

6.12 There are three additional potential employment sites identified in Middlewich. These sites are identified in Diagram 1. If there is a need for additional employment land identified within the ongoing Employment Land Review, one or more of these greenfield sites could contribute to meeting this need, subject to further appraisal work.



7 Town Centre

7.1 The creation of a vibrant and popular town centre which provides a variety of retail, leisure, visitor and cultural facilities and services is a key objective for Middlewich. This will be delivered through a combination of delivering improvements to the public realm and diversifying the retail offer.

7.2 Public realm improvements include improvements to the appearance, connectivity and permeability of the town centre. Diversifying the retail offer will be delivered by retaining / encouraging an independent retail presence and attracting national retailers.

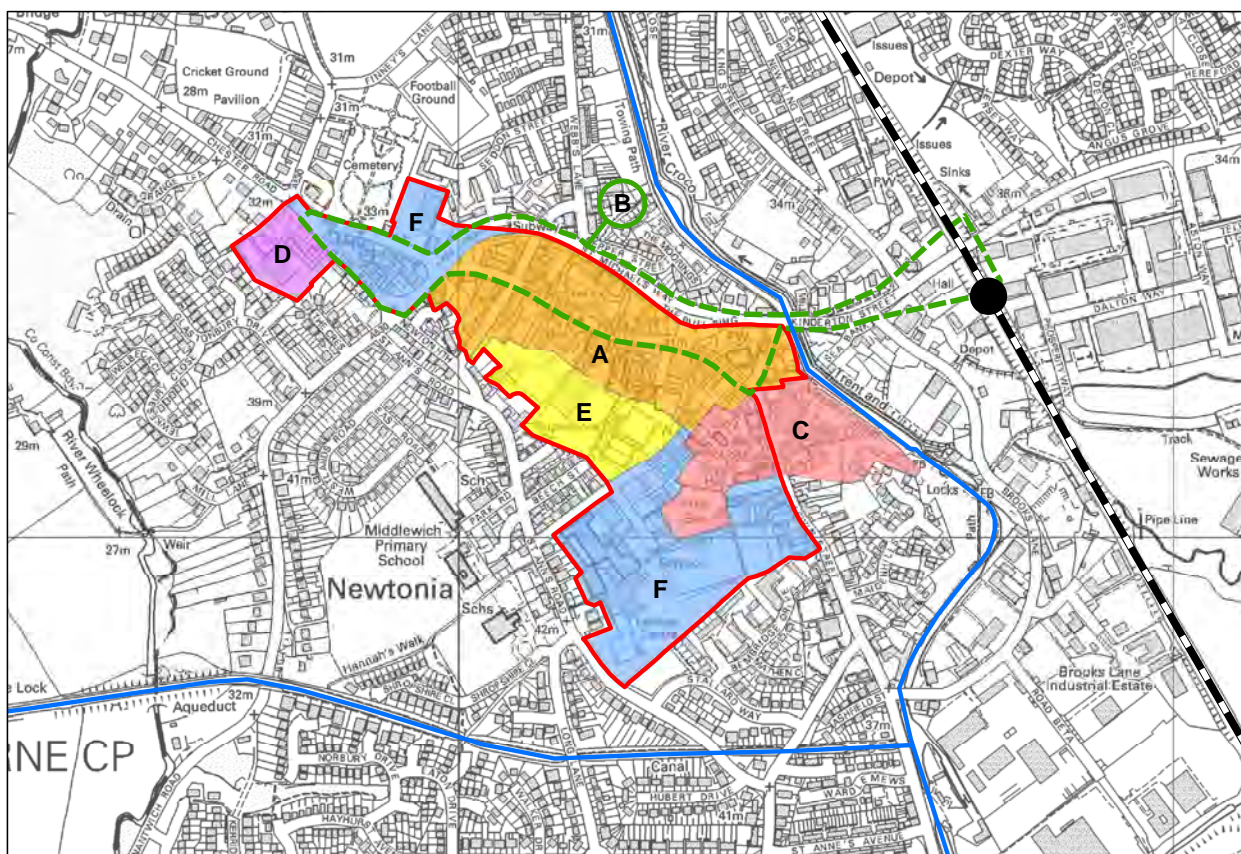


Diagram 2: Town Centre

Key		
	Town centre boundary	
	Canal	
	Town centre character areas	
		Potential site of railway station



Area Reference	Potential Development Uses	Comments
A	Primary retail area	<ul style="list-style-type: none"> • Primary area for improved retail offer. • Retail offer within this area should consist of a strong independent retail presence and national retailers to act as anchors for the centre. • Need to promote appropriate alternative uses of vacant units and derelict buildings.
B	Public realm improvements.	<ul style="list-style-type: none"> • Opportunity area for the improvement of the connectivity and permeability to and through the town centre. One potential option is a shared space scheme. • Improve the balance between all forms of transport. • Ensure strong links are provided to the proposed rail station from the town centre. • Key area for public realm improvements.
C	Civic Zone	<ul style="list-style-type: none"> • Brownfield site. • Currently contains a mixture of uses including existing civic services and employment. Surrounding uses include residential and retail. • The proposed scheme would involve the creation of a new civic hub and Town Wharf adjacent to the canal. This would release the land currently used for civic purposes for redevelopment for housing and retail. • This mixed use proposal could deliver improved civic facilities, the Town Wharf, around 50 dwellings and retail units.
D	Potential Redevelopment Site	<ul style="list-style-type: none"> • Brownfield site. • Currently used for retail. Surrounding uses include retail and residential. • Site is approved for a supermarket.
E	Potential Redevelopment Site	<ul style="list-style-type: none"> • Brownfield site. • Currently used for retail. Surrounding uses include retail and residential. • The site is subject to a planning application for a supermarket.
F	Mixed use area	<ul style="list-style-type: none"> • Mixed use area within the town centre. Consists of shopping, education, business and leisure facilities. • Provide retail facilities which complement the primary retail area. • Increase opportunities to live in and close to the town centre.



8 Environment

8.1 Diagram 3 identifies a number of potential opportunities within Middlewich for improvements to the environment and open space provision of the town. These opportunities could be stimulated through development within the town.

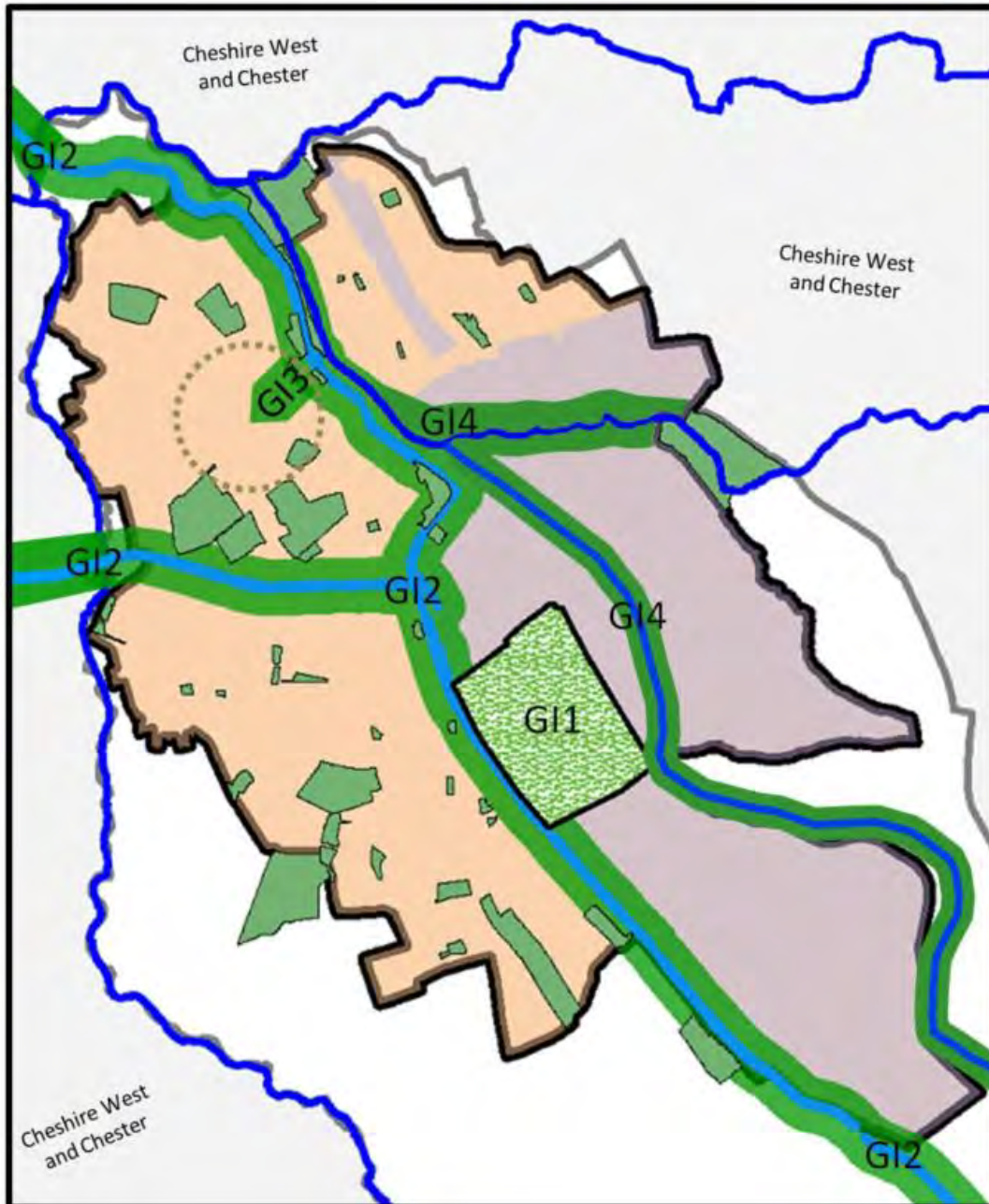


Diagram 3: Environmental Opportunities

Key		
Existing Residential Area	Existing Open Space	Canal
Existing Employment Area	Town Centre	Canal Corridor Linear Park
Area within Cheshire West and Chester Council	River	Middlewich Lagoons



Area Reference	Potential Development Uses	Comments
GI1	Green Space: Middlewich Lagoons	<ul style="list-style-type: none">• Brownfield site.• Currently an under utilised site. Surrounding uses include employment and residential.• The site is adjacent to the canal and in close proximity of the town centre.• The site would provide an important multi-functional open space within the town. In particular it could improve recreational, leisure and biodiversity opportunities.• The site could go some way to meeting open space deficiencies within the town.
GI2	Canal Corridor Linear Park	<ul style="list-style-type: none">• Opportunity to create a linear park along the canal corridor.• Would enhance a recreation and tourist resource within the town.• Development along the canal corridor could provide opportunities to enhance the area.
GI3	Green Links into the Town Centre	<ul style="list-style-type: none">• Improved multi-functional green links into the town centre.• Offers an opportunity to increase the accessibility of the town centre for pedestrians and contributes to the improvement of the public realm.
GI4	Green Links into Midpoint 18	<ul style="list-style-type: none">• Improved multi-functional green links into the Midpoint 18 employment site.• Offers an opportunity to increase the accessibility of employment opportunities at Midpoint 18 for pedestrians and contributes to the improvement of public realm.• Provides a green corridor around the waterways which could reduce flood risk.



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 only 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 (the order in which 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 list of the types of infrastructure items required and their funding to ascertain the levels of Community Infrastructure Levy. The following is a list of potential infrastructure requirements, identified by the Advisory Stakeholder Panel, as their priorities to deliver the vision and strategy as proposed:

Essential Infrastructure
- Completion of the Middlewich Eastern Link Road and introduction of restrictions on the use of Lewin Street.
- Reinstatement of Middlewich Rail Station and passenger rail service.
- Improvements to the town centre.
- Public realm improvements in the centre of Middlewich, particularly along - St Michael's Way, Wheelock Street and Lewin Street. One potential opportunity could be a shared space scheme.
- Community health centre
- Regeneration of the Town Wharf
- Improvements to the bus service and interchange.
Important Infrastructure
- Civic centre scheme
- Green infrastructure and environmental enhancement, in particular:
> Links between green spaces
> Middlewich Lagoons
> Canal corridor linear park
> Allotments
- Open space provision to remedy the deficiencies of outdoor sports provision and children's play space. Middlewich has a deficiency of 15.6ha of outdoor sports provision and 7.9ha of children's play space.
- Enhancement of the canal network.
- Provision of a sports complex containing leisure facilities and a swimming pool.
- Enhancement and celebration of heritage assets
Desirable Infrastructure
- Affordable housing and / or special needs housing
- New or expanded Primary Schools within the town and the surrounding rural area
- New or expanded Secondary Schools
- Renewable energy projects
- Provision of cycle routes and footpaths
- Other

Table 9.1 Infrastructure Priorities

9.4 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.



9.5 The list of priorities set out above will also be shaped by further evidence such as transport assessments and other important assessments to ensure the delivery of the Local Plan.

9.6 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.

9.7 The consultation on the town strategy will seek views on the infrastructure proposals and priorities for the town.

10 Further Information

Consultation Information

- Dates of Consultation: 02/03/12 - 02/04/12
- Dates of Exhibition and Venue: At Middlewich Library between 02/03/12 and 17/03/12.

Contact Information

- E-mail: ldfconsultation@cheshireeast.gov.uk
- Phone: 01270 685893
- Website: www.cheshireeast.gov.uk/ldf



11 Glossary

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

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 of land by the Department of the Environment, Food and Rural Affairs (DEFRA) according to quality. The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choice to be made about its future use within the planning system.
Annual Monitoring Report	A report submitted to the Government by Local Planning Authorities assessing progress with and the effectiveness of a Local Plan.
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.
Community Infrastructure	The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, education services, healthcare facilities and renewable energy installations.
Community Infrastructure Levy	A charge Local Authorities in England and Wales will be able, but not required, to charge on most types of new development.
Community Strategy	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Core Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Development	Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
Development Plan	A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the Authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.
Development Plan Document	Documents 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.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
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.
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 wells within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Development Documents	These include Development Plan Documents, which form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents collectively deliver the spatial planning strategy for the Local Planning Authority's area.
Local Development Order	An order made by a Local Planning Authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.
Local Plan	<p>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.</p> <p>The term is used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. A Local Plan is comprised of:</p> <ul style="list-style-type: none">• Development Plan Documents, which form part of the statutory Development Plan;• Supplementary Planning Documents <p>The Local Plan will also comprise of:</p> <ul style="list-style-type: none">• the Statement of Community Involvement• the Local Development Scheme• the Annual Monitoring Report• any Local Development Orders or Simplified Planning Zones that may have been added



Alternatively it is 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.
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.
Permitted Development Rights	Permission to carry out certain limited forms of development without the need to make an application to a Local Planning Authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
Place Shaping Consultation	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.
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 has 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.
Simplified Planning Zones	An area in which a Local Planning Authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for an application for planning permission and the payment of planning fees.
Site Allocations Plan	Part of the Local Plan and will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
Site of Biological Importance	Locally important site of nature conservation adopted by Local Authorities for planning purposes.
Statement of Community Involvement	This sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development



	<p>management decisions. The Statement of Community Involvement is an essential part of the new-look Local Plans.</p>
Supplementary Planning Documents	<p>A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.</p>
Sustainability Appraisal	<p>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.</p>
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none">• Social progress that 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.
Town Centres	<p>Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a Local Authority's area.</p>
Transport Assessment	<p>An assessment of the availability of, and levels of access to, all forms of transportation.</p>
Travel Plan	<p>A plan that aims to promote sustainable travel choices, for example, cycling, as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.</p>
Tree Preservation Order	<p>A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.</p>
Viability Study	<p>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.</p>
Wildlife Corridor	<p>Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.</p>