

Homework item #15 note providing further information on the need for older persons accommodation; the scale of the unmet need; the potential for unmet need to be met by applying Policies HOU 1 and HOU 2 to the remaining uncommitted part of the housing land supply; and if there is potential for any sites submitted through the Call for Sites to be brought forward for C2 uses and consulted on as Main Modifications

Introduction

- 1) This note responds to matters raised during the examination hearing session held on Tuesday 19 October 2021. The note should be read alongside the Council's Matter 3 Statement specifically ¶¶34 – 38 [HPS/M3/03].

Need for older persons accommodation

- 2) There is no distinct 'requirement' figure set out in policy, in the Local Plan Strategy ("LPS") or Site Allocations and Development Policies Document ("SADPD") for C2 or older persons accommodation (¶34 [HPS/M3/03]). The LPS establishes that a minimum of 36,000 homes will be provided in the borough between 2010 and 2030 (policy PG 1 'Overall Development Strategy'). C2 accommodation forms part of the overall 36,000 figure and is considered as part of the overall housing supply in the borough.
- 3) The issue of Use Class C2 accommodation was addressed in the Cheshire East LPS and the Cheshire East Housing Demand Study 2015, which supported and formed part of the evidence base for the LPS.
- 4) The Housing Demand Study at paragraphs 3.51-3.52 and 3.67 explained that:

3.51 Households needing Class C2 usage would be considered as part of the communal establishment population and therefore any people living in this type of accommodation would not be included in the household projections. Given that the projections identify a growth of 2,185 persons aged over 75 years living in communal housing over the 20-year period 2010-30 (based on mid-trend migration), this represents an increased need for Class C2 usage dwellings as each person would require a bedspace.

3.52 On this basis, for the Council to count the supply of additional C2 bedspaces towards their overall housing delivery, it is also necessary to count this increase in communal establishment population aged 75 or over as an additional component within the assessed OAN. Cheshire East Council do intend to count Class C2 needs towards their OAN figure, so they are included in all subsequent figures.
- 5) This position is reconfirmed in ¶3.67 of the Housing Development Study 2015:

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3.67 It is also necessary to count a further 109 bedspaces per year to account for the projected increase of older persons living in Class C2 usage dwellings who are not included in the household projections. This increases the overall housing need to 1,449 dwellings each year with each Class C2 usage bedspace counted as an additional one need; 28,969 dwellings over the 20-year period 2010-30. This represents an increase of 33% from the CLG starting point estimate.

- 6) Therefore, the identified need for Use Class C2 was explicitly added to the wider housing needs of Cheshire East for the period 2010-30. The figure of 2,185 bedspaces was not a 'need' for new Use Class C2 accommodation, but it was instead a solution to an issue raised in the methodology used to calculate household projections. This was further explained from paragraph 5.61 of the Housing Demand Study onwards:

5.61 This increase in institutional population is a consequence of the CLG approach to establishing the household population, which assumes "that the share of the institutional population stays at 2011 levels by age, sex and relationship status for the over 75s" on the basis that "ageing population will lead to greater level of population aged over 75 in residential care homes".

5.62 Nevertheless, older people are living longer, healthier lives, and the specialist housing offered today may not be appropriate in future years. The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible, thereby avoiding expensive hospital and care home services. Therefore, despite the ageing population, current policy means that the number of care homes and nursing homes may actually decline, as people are supported to continue living in their own homes for longer.

5.63 Although the institutional population is projected to increase by 2,185 persons over the Plan period (based on the CLG assumption that there will be a "greater level of population aged over 75 in residential care homes"), it does not necessarily follow that all of this need should be provided as additional bedspaces in residential institutions in Use Class C2 – but any reduction in the growth of institutional population aged 75 or over would need to be offset against higher growth for these age groups in the household population.

- 7) Therefore, the Housing Demand Study (2015) notes that the 2,185 persons identified in the population and household projections as institutional population are unlikely to all need institutional accommodation and instead the actual share of the population in such accommodation may decline over time. Whilst delivery of Use Class C2 accommodation from 2010 onwards can count against the total housing supply there was never an assumption that there was a need for 2,185 Use Class C2 bedspaces. It was an adjustment made to include the 2,185 bedspaces within the overall figure of 36,000.
- 8) The issue of the need for older persons accommodation was also considered in the Cheshire East Residential Mix Assessment [ED 49], Chapter 3. Figure 21 of that report represents a summary of the modelled outcomes and

considers the backlog, current supply and future need for older persons accommodation in Cheshire East.

Figure 21: Modelled Demand for Older Person Housing (ORS Housing Model)

		Rate per 1,000 persons aged 75+	Gross need 2018	Existing supply 2015	Backlog at start of Plan period	Gross need 2030	New need 2018-30	Total need 2030
Sheltered Housing	Owned	120	4,651	1,195	+3,456	7,523	+2,665	+6,121
	Rented	60	2,326	955	+1,371	3,761	+1,332	+2,703
Extra Care	Owned	40	1,550	172	+1,378	2,508	+888	+2,266
	Rented	31	1,202	545	+657	1,943	+688	+1,345
TOTAL		251	9,729	2,867	+6,862	15,735	+5,573	+12,435

- 9) The need figure breaks down in to 2 components, the backlog of need and future need. Both use the Housing LIN model for older person accommodation which assumes that for every 1,000 persons aged 75 years or over, there will be 251 units of dedicated older persons accommodation. This is an extremely high rate of provision and ORS are not aware of any local authority in England which has this level of provision. Therefore, it can be seen as representing an idealised situation for provision.
- 10) As a comparison, it is worth analysing the current situation in Cheshire East. In 2018, the Residential Mix Assessment [ED 49] estimates, at Figure 19, that there were 40,440 persons aged 75 years or older and Figure 21 shows a supply of 2,867 dedicated older person units in 2015. While the dates are slightly different, the figures indicate a current rate of provision of around 71 [$100 \times (2867/40440)$] units per 1,000 persons, not the 251 set out in the Housing LIN model. This is therefore around 28% of the idealised target.
- 11) If we were to apply a rate of 71 per 1,000 persons aged 75 years or older to the population growth for 2018-2030 this would amount to a need for 1,580 ($22,250 \times 0.071$) units. Therefore, instead of a need for 12,435 dedicated older persons units from the Housing LIN model, if the current rate of per capita provision is maintained until 2030 then a total of 1,580 units would be required.
- 12) Section 3.10 – 3.14 of the Residential Mix Assessment sets out a number of factors that may influence future provision. It notes that the figures presented in the report represent an idealised situation. It notes that it is likely that many households identified will choose to remain in their own homes with assistance from social care and adaptations or downsize to more suitable accommodation. Furthermore, the health, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.
- 13) The Council adopts a ‘homes first’ focus that supports residents to maintain their independence and remain in their own home for as long as possible.

Criterion 2 of Policy HOU 2 notes that measures to assist people to live independently in their own homes and to lead active lives in the community will be supported, subject to other relevant local plan policies. Other policies in the SADPD including Policy HOU 6 'Accessibility and wheelchair housing standards' will help to provide a suite of accommodation choices and enable residents in the longer term to maintain their independence.

- 14) ¶8.13 of the SADPD also notes that specialist older persons accommodation should consider overall viability of development and engage with the Council, health service and other social care providers as to the availability of funding for ongoing care etc. The impact of Covid 19 is relevant in this regard. The Council's recently published Vulnerable and Older Persons strategy (2020 – 2024) notes how there has been an increase in vacancies at residential and nursing care homes¹ following the start of the Covid 19 pandemic.

The scale of unmet need

- 15) As set out above, C2 accommodation forms part of the overall 36,000 figure and is considered as part of the overall housing supply in the borough.
- 16) As outlined in the hearing session on Tuesday 19 October 2021, the Council's Housing Monitoring Update (position as at the 31 March 2020), includes in Appendix 1 of that document, a list of older persons and specialist housing completions and losses in the borough. However, separately the Council also includes self-contained accommodation for older people in its overall housing supply figures.
- 17) To undertake a retrospective assessment of schemes in the housing land supply has proven challenging. However, the Council has looked at its data and made reasonable judgements about those schemes that provide for older persons accommodation in the borough. The summary outcomes of this work is set out in Table 1 (below) and has been updated to reflect a position as at the 31 March 2021 (a full list is included in Appendices 1 – 3):-

¹ <https://www.cheshireeast.gov.uk/pdf/housing/strategic-housing/vulnerable-and-older-persons-housing-strategy-2020-24.pdf> (pg 15)

Supply Source	Net C2 completions:	
	01 April 2010 to 31 March 2020	01 April 2020 to 31 March 2021
Reported within council's annual Housing Monitoring Update Reports (HMU Appendix 1) ²	361 ³	101
Reported within 'general' housing completions ⁴	493	33
Completions Subtotal	854	134
Commitments at 31 March 2021 ⁵	1059	
Total	2,047	

Table 1: components of supply for Older Persons Accommodation in the borough.

Potential for unmet need to be met by applying policies HOU 1 and HOU 2 to the remaining uncommitted part of the housing land supply

- 18) As set out in the Council's 2019/20 completions supply summary, as at 31/02/2020, there were 5,458 dwellings on strategic sites and locations allocated in the LPS and sites allocated in Neighbourhood Development Plans without planning permission.
- 19) In evidence, document ED 05 'The provision of housing and employment land and the approach to spatial distribution', Appendix 1 of that document, sets out the housing land position, as at the 31 March 2020, if the SADPD was adopted. This indicates a total of 5,733 dwellings on strategic sites and locations allocated in the LPS, sites allocated in the SADPD and sites allocated in Neighbourhood Development Plans without planning permission.

² Housing Monitoring Update Appendix 1: <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/hmu-2019-20-report/appendix-1-c2.pdf>

³ The council notes comments made by Emery Planning on behalf of Warford Park Ltd as per representation ref: RPD1651 and hearing statement HPS/M3/17 ¶2.1. The completion figure has been adjusted accordingly (by adding Oakdean Court losses).

⁴ C2 uses where residents have same facilities as C3 uses e.g. own front door, kitchen, bathroom etc.

⁵ includes contributions from Local Plan Strategy allocations including but not exclusive to LPS 61 Alderley Park and LPS 36c North West Knutsford.

- 20) There is a registered planning application at allocated site LPS 33 (North Cheshire Garden Village, Handforth) (planning ref 19/0623M, land to the east of A34 and south of A555). The planning application makes reference to the provision of C2 extra care housing, not exceeding 175 dwellings. The application has not yet been determined.
- 21) Policy HOU 1 (Housing Mix) in the SADPD would require applicants of major planning applications at detailed planning / reserved matters stage to address how the proposals will be capable of meeting and adapting to the long terms needs of the borough's older residents including supporting independent living.
- 22) Policy HOU 2 (Specialised Housing Provision), in criterion 3 provides a criteria-based approach to the delivery of older persons accommodation, alongside strategic policy SC4 (Residential Mix) in the LPS.
- 23) Policy HOU 6 (Accessibility and Wheelchair Housing Standards) would provide for major developments, at least 30% of dwellings of housing development comply with M4(2) category 2 regarding accessible and adaptable dwellings and at least 6% comply with requirement M4 (3a) wheelchair adaptable homes. This policy will support residents in sourcing appropriate housing options to allow them to stay in their own homes, for longer.

Potential of sites submitted through the Call for Sites to be brought forward for C2 uses and consulted on as Main Modifications

- 24) The Council's position as outlined above is that there are no need to make additional main modifications for sites to be brought forward for C2 uses, for the following reasons:-
 - There is no policy requirement in the SADPD / LPS to make distinct allocations for C2 accommodation. Provision of C2 accommodation contributes towards the overall requirement of 36,000 homes as set out in policy PG 1 (overall development strategy) in the LPS;-
 - The LPS, in criterion 3 of policy SC4 (Residential Mix), sets out a strategic approach, through criteria-based policy for the provision of specialist older persons accommodation. SADPD policy HOU 2 provides more detail to support the delivery of that policy.
 - As set out in this note, there are sites that have been delivered over the Plan period and will continue to come forward over the remaining Plan period including LPS allocations without the need for additional allocations in the SADPD
 - The policy approach in the SADPD, when considered as a whole, through policies HOU 1, HOU 2 and HOU 6 principally will also make a contribution towards providing accommodation for older people in the borough.

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- 25) Following the request from the Inspector, the Council has included in Appendix 4, a summary of sites submitted to the call for sites process that include an element of C2/Older Person provision. The table in Appendix 4 should be read alongside the respective settlement reports for how they were considered.
- 26) Appendix 4 illustrates that there a small number of schemes in the settlement boundary. These sites have the potential to be considered through the development management process where they would be tested against a criteria based approach rather than requiring a specific allocation in the SADPD. There are also examples of sites in the Green Belt and open countryside locations where there are existing policy tests for the consideration of schemes, without the need to propose allocations in the SADPD.

Homework item #15 Appendix 1a

Older persons and specialist housing completions reported in Housing Monitoring Update reports

Gross Completions: 1st April 2010 to 31 March 2021

Site ref	Settlement	Address	Completed 2010/11	Completed 2011/12	Completed 2012/13	Completed 2013/14	Completed 2014/15	Completed 2015/16	Completed 2016/17	Completed 2017/18	Completed 2018/19	Completed 2019/20	Completed 2020/21
6831	Rural	LAND OFF BOOTH LANE, MOSTON										66	71
6496	Macclesfield	31 PARK STREET AND 2-4 HIGH STREET, MACCLESFIELD									10		30
4859	Sandbach	PARK HOUSE CARE HOME, CONGLETON ROAD, SANDBACH									7		
5902	Nantwich	FORMER RED LION HOTEL, BARONY ROAD, NANTWICH, CW5 5QS									60		
6598	Poynton	CLUMBER HOUSE NURSING HOME, 81, DICKENS LANE, POYNTON SK12 1NT									8		
3410	Crewe	BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE, CW1 3JB									84		
5867	Macclesfield	KENDAL HOUSE, KENDAL ROAD, MACCLESFIELD, CHESHIRE, SK11 8XA									14		
6583	Congleton	ASTBURY MERE CARE HOME, NEWCASTLE ROAD, ASTBURY, CONGLETON	62										
6584	Congleton	HELIOSA NURSING HOME, 54 BOUNDARY LANE, CONGLETON	7										
2110	Crewe	THE WALDRONS OLD PEOPLES HOME, BROOKHOUSE DRIVE, CREWE	12										
6585	Sandbach	HILL HOUSE, NEWCASTLE ROAD, SANDBACH	3										
6586	Rural	LAWTON MANOR CARE HOME, CHURCH LANE, CHURCH LAWTON	15										
6587	Crewe	BELONG, CREWE CARE VILLAGE, BROOKHOUSE DRIVE, CREWE	20										
6588	Nantwich	CLARENDON COURT, BEECHWOOD CLOSE, STAPELEY, NANTWICH	55										
6597	Macclesfield	ROWANS CARE CENTRE, MERRIDEN ROAD, MACCLESFIELD	6										
6590	Macclesfield	WESTON PARK CARE HOME, MOSS LANE, MACCLESFIELD	15										
2703	Holmes Chapel	THE WESTBOURNE CARE HOME, CRICKETERS WAY, HOLMES CHAPEL		50									
6591	Macclesfield	PRESTBURY CARE HOME, WEST PARK DRIVE, MACCLESFIELD		75									
6592	Wilmslow	EDEN MANSIONS NURSING HOME, STATION ROAD, STYAL, WILMSLOW		7									
6593	Crewe	PICKMERE COURT, CREWE		85									
3043	Crewe	DEVELOPMENT LAND OFF ROSE TERRACE, CREWE		26									
6594	Nantwich	BROOKFIELD HOUSE, BROOKFIELD PARK, SHREWBRIDGE, NANTWICH				5							
4444	Audlem	CORBROOK COURT NURSING HOME, CORBROOK COURT, AUDLEM				45							
6595	Poynton	HOPE GREEN RESIDENTIAL HOME, LONDON ROAD, ADLINGTON								11			
6596	Alderley Edge	BROOKVIEW NURSING HOME, BROOK LANE, ALDERLEY EDGE								12			
4859	Sandbach	PARKHOUSE RESIDENTIAL HOUSE, CONGLETON ROAD, SANDBACH						10					
Total			195	243	0	50	0	10	0	23	183	66	770

1st April 2010 to
31 March 2020
Total

*2018/19
completions
counted within
HMU appendix 1b.
Not additional
completions.

*2019/20
completions
counted within
HMU appendix 1b.
Not additional
completions.

Homework item #15 Appendix 1b

Older persons specialist housing reported in Housing Monitoring Update reports

Losses: 1st April 2010 to 31 March 2021

Site ref.	Address	Losses	Year of Loss
3535	Santune House, Rope Lane, Shavington	40	2012/13
4480	Primrose Avenue, 30 Primrose Avenue, Crewe	0	Loss of Children's Facility (4 beds) so not counted
913	Oakdean Court, Wilmslow	65	Amended as per Emery SADPD representation
4444	Cedar Court, Corbrook, Audlem, Crewe	10	2015/16
6612	The Gables, Bradfield Road, Leighton CW1 4Qw	30	2015/16
4773	UNDERWOOD COURT AND WEST VIEW, UNDERWOOD LANE, CREWE	72	2015/16
5884	WILKINSON HOUSE, LONDON ROAD, SANDBACH, CW11 3BF	0	Loss of a Children's Home (6 beds) so not counted - ref 16/6142C
5596	WARDENS FLAT 56, MILLERS COURT, HOPE STREET WEST, MACCLESFIELD, SK10 1BR	1	2016/17
6599	Hollins View, Clarke Terrace, Macclesfield	20	2018/19
5118	Manor Way Centre, MANOR WAY, CREWE, CW2 6JS	39	2018/19
1675	The Leighton Centre, Rolls Avenue, Crewe	132	2019/20
Total		409	

Counted within HMU Appendix 1b. Not additional losses.

Homework item #15 Appendix 2

Net C2 completions: 01 April 2010 to 31 March 2021 reported within 'general' housing completions

Ref	Site Address	Development Description	Permission ref	No. beds or apartments	Completion year
487	COUNTY OFFICES, CHAPEL LANE, WILMSLOW, SK9 1PU	Demolition of the former Council office buildings and associated car parking and erection of an assisted living development (Use Class C2) comprising 57 assisted living apartments integrated with communal wellbeing and support facilities and care provision tailored to individual resident needs, set in attractive landscaping with associated car parking and construction of additional vehicular access from Alderley Road	14/5471M	57	2017/18
758	2-4 Holly Road, Wilmslow	Erection of retirement living housing (category II type accommodation), communal facilities, landscaping and car parking	15/4854M	30	2017/18 & 2018/19
913	OAKDEAN COURT, WILMSLOW	Demolition of existing redundant sheltered housing block and construction of 29 no dwellings, consisting of 6no bungalows, 6 no 2 bedroom houses & 17no 3 bedroom	12/2578M	29	2014/15
2112	Whitegates, Larch Road, Crewe	Residential Development to Provide 21 No Apartments for Elderly Persons	09/4224N	21	2010/11
2645	LAND AT CEDAR AVENUE, ALSAGER	Erection of Retirement Living Accommodation (Category II type) together with communal facilities, landscaping and car parking	17/5537C	43	2019/20
3111	THE WHARF, BUXTON ROAD, MACCLESFIELD SK10 1LZ	Non-material amendment to approved application 15/2412M - Demolition of MoT testing centre and garage and re-development for use Class C2 Residential Accommodation with care comprising 64 apartments for persons aged 60 and over with communal facilities, parking and associated private amenity space	18/2338M	64	2018/19
3153	195 197 and 199, Wilmslow Road, Handforth	ERECTOR OF RETIREMENT LIVING HOUSING COMPLEX FOR THE ELDERLY COMPRISING 28 X ONE BEDROOM AND 12 X TWO BEDROOM APARTMENTS IN A PART TWO/PART THREE STOREY BLOCKS (CAT II TYPE ACCOMMODATION), COMMUNAL FACILITIES, LANDSCAPING AND CAR PARKING	10/2393M	40	2012/13
3170	Vernon Lodge, Weller Avenue, Poynton	RESIDENTIAL DEVELOPMENT OF 30 NO. UNITS IN TOTAL (14 NO. 3 BEDS/5 PERSON DUPLEX HOUSES, 14NO. 2 BED/4 PERSON APARTMENTS, 2NO. 1 BED/2PERSON APARTMENTS) INCLUDING 38 NO. PARKING SPACES & ASSOCIATED LANDSCAPE & FENCING	10/2589M	30	2012/13
3384	Honford Court, South Acre Drive, Handforth	DEMOLITION OF EXISTING HONFORD COURT BUILDING, DETACHING FROM EXISTING HONFORD HALL, SMALL EXTENSION TO HONFORD HALL TO RATIONALISE WC FACILITIES AND M & E PLANT. CONSTRUCTION OF 36 NO. 2 BED APARTMENTS (BLOCK OF 12 AND 24) INCLUDING ASSOCIATED PARKING AND	11/3504M	36	2011/12 & 12/13
3760	Former Persimmon offices, Middlewich Road, Sandbach	Erection of Retirement Living housing (category II type accommodation), communal facilities, landscaping and car parking	14/2289C	39	2016/17
3942	Land rear of 33 to 45, Mill Green, Congleton	Erection of Retirement Living Housing for the Elderly (Category II Type Accommodation), Communal Facilities, Landscaping and Car Parking	11/0319C	44	2013/14 & 2014/15
4517	NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE	Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision.	13/0136N	18	2014/15
4828	LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE	Reserved Matters for Landscaping on Outline Application 14/2230M (27 built of 110 care village)	21/0899M	27	2019/20
5170	FORMER MAGISTRATES COURT, MIDDLEWICH ROAD, SANDBACH, CW11 1HU	Demolition of existing building and erection of three storey accommodation comprising 15 supported living apartments (Use Class C3) with associated parking and open space.	14/5285C	15	2016/17
Total completions: 01 April 2010 to 31 March 2020				493	
4713	LAND TO THE WEST OF AUDLEM ROAD, AUDLEM, CHESHIRE, CH3 0HE	25 McCathy & Stone apartments granted full planning permission 17/0339N on the 30 April 2018.	17/2468N	25	2020/21
6012	Land at Disley Autos, COOPERATIVE STREET, DISLEY, SK12 2DX	Demolition of building formerly occupied by Disley Autos, change of use of site from commercial garage to residential (Use Class C3) and proposed development of 10 no. 2 bedroom residential apartments for people aged over 55 years	17/1362M	8	2020/21
Total completions: 01 April 2020 to 31 March 2021				33	

Homework item #15 Appendix 3

C2 Commitments at 31 March 2021

Ref	Site Address	Development Description	Planning Ref	No. beds or apartments
2357	VALE BUSINESS CENTRE, PRIESTY FIELDS, CONGLETON, CHESHIRE, CW12 4AD	Proposed 80 bed care home and associated parking	17/4031C	80
2471	Land off Wheelock Street, Middlewich	Full planning application for the demolition of existing buildings and the erection of 35no. Dwellings, a retirement living facility containing 50no. Apartments and 3no. Retail units	17/6233C	50
2612	Land South of, Old Mill Road, Sandbach	Full planning application for erection of a care home (class), 85 new dwellings (class C3) and creation of associated access roads, public open space and landscaping.	19/3784C	74
3454	Trinity Court, Riseley Street, Macclesfield	Extensions to the existing care home to provide an increase in the number of bedrooms. There are 40 existing bedrooms, the extensions will allow 27 bedrooms to be added to provide a total of 67 bedrooms. The extensions include adding a floor to the main building, the additional floor will be in the form of a mansard. The existing single storey wing close to Riseley Street will become two storey. Additional parking areas. (re submission of 13/1365M which approved extensions to allow 69 bedrooms).	15/1758M	27
4828	LAND ADJACENT TO COPPICE WAY, HANDFORTH, CHESHIRE	Reserved Matters for Landscaping on Outline Application 14/2230M (Nb Site Total is 110: 27 counted in the completions and remainder here)	15/3429M	83
4885	LPS 36C Tatton Bluebell Village, Land East of Manchester Road, Knutsford, WA16 0NS	Outline application (with all matters reserved for future approval) for a residential-led (Use Class C3) development, including a local centre comprising of retail, residential and community uses (Use Classes A1, A2, A3, A4, A5, D1 and C3 uses); a mixed residential use area to allow for residential dwellings (C3 Use Class), a Hotel (C1 Use Class), and/or a Residential Care Home (Use Class); alongside any associated recreational space, car parking, cycle parking, landscaping, and other works for all purposes.	18/3672M	50
5494	LPS 61 ALDERLEY PARK	Full planning permission for the demolition of a number of specified buildings; and outline planning permission with all matters reserved for a mixed-use development comprising the following: • Up to 38,000 sqm of laboratory, offices and light manufacturing floorspace (Use Class B1); • Up to 1,500 sqm of retail, café, restaurant, public house and / or crèche floorspace (Use Classes A1, A3, A4 and D1); • Up to 275 residential dwellings, where up to 60 units could be for retirement / care (Use Classes and C3); • Up to a 100 bed hotel (Use Class C1); • Sport and recreational facilities including an indoor sports centre of up to a 2,000 sqm (Use Class D2); • Up to 14,000 sqm of multi-storey car parking providing up to 534 spaces (sui generis); • A waste transfer station of up to 900 sqm of (sui generis); • Public realm and landscaping; • Other associated infrastructure	15/5401M	60
6433	Memorial House, Northwich Road, Knutsford	Erection of Retirement Living Housing (Category II type accommodation) with associated communal facilities, landscaping and car parking together with a Memorial Garden following demolition of the existing buildings.	18/0089M	46
6599	Hollins Park Nursing Home, Victoria Road, SK10 3JA	Demolition of the existing buildings and redevelopment of the site to provide a replacement care home (Use Class) arranged over two storeys together with associated car parking, landscaping and amenity space (70 bed care home) (Loss of 40 beds - see 20/0000M)	17/3837N	30
6752	Linley Point, Lawton Road, Alsager (LPS 21)	Change of use of the existing unit from B1 (office) to (residential care home) use with minor external alterations and associated works	19/0208C	70
6790	WEBB HOUSE, VICTORIA AVENUE, CREWE, CHESHIRE, CW2 7SQ	Proposed Change of Use and alterations of Webb House to form 18 Class " extra care apartments, proposed erection of a new three storey block to the rear comprising 36 Class " apartments, together with associated demolitions and extensions to provide a 'Wellbeing' Hub linking the two developments, new pavilion/garden store, two bin/mobility stores together with associated landscaping and car parking. (Total 54 units).	18/2111N	54
6791	WOODLANDS NURSING HOME, 6, WOODLANDS ROAD, MACCLESFIELD, CHESHIRE, SK11 8AQ	Demolition of existing conservatory and erection of first floor extension to existing care home to create 11 additional bedrooms and ancillary accommodation	19/5143N	11
6846	ELM HOUSE, PILLORY STREET, NANTWICH, CW5 5SS	Extension of existing care home to provide additional bedrooms and day space.	19/5638N	19
6857	Site of The Kings School, WESTMINSTER ROAD, MACCLESFIELD (part)	Erection of Retirement Living Housing (Category II type accommodation) and erection of Extra Care Retirement Accommodation for Older People (Use Class), with associated communal facilities, landscaping and car parking.	18/4540M	89
6890	51, HANDFORTH ROAD, WILMSLOW, CHESHIRE, SK9 2LX	Demolition of existing two detached properties and erection of 63-bedroom care home with associated landscaping, car park and access.	20/4483M	61
6930	Beechmere, ROLLS AVENUE, CREWE	Replacement of demolished extra care facility parking comprising 132 apartments with associated landscaping and reuse of existing car parking and site accesses. (loss counted as 20/0000M)	20/2317N	132
6954	LPS 43 Intertechnic Uk Ltd, ROAD BETA, MIDDLEWICH, CW10 0QF	16 retirement apartments indicated in outline application - approved subject to s106 agreement	17/6366C	16
6985	20, 20a, 22, 22a Mill Street, Cross Street Garage, 2 and 4 Cross Street, Congleton CW12 1HQ	External alterations to 20, 20a Mill Street (rear dormer) and 22 and 22a Mill Street (single storey rear extension), to create 2 additional apartments and change of use from A1 to C3 at 22a. Change of use to 10 Independent Living Retirement apartments (C3) and external alterations (including 2nd storey dormer) to Cross Street Garage and the refurbishment of existing dwellings at 2-4 Cross Street (including rear dormers)	20/1934C	10
7039	Land at, GRESTY ROAD, Shavington, CREWE	Full planning permission for the development of a new care-home facility including access, associated landscaping and infrastructure	20/4113N	72
	Land Adj Park House Residential Home Congleton Road Sandbach	Outline approved nov 2018 for dementia care unit on land adj to ParkHouse 18/3736C and 21/3846C for more serviced apartments here too	18/3736C	25
Total				1059

Appendix 4: Summary of sites submitted that include an element of C2/Older persons' provision

Source	Reference	Site address	Size ha ¹	No of dwellings ²	Employment land (ha)	Retail	Other uses?	Sifted out + reason	In existing or proposed settlement or infill boundary?	Notes
ED 21 Alderley Edge Settlement Report	CFS359/400	Land to the rear of Congleton Road and south of Lydiat Lane	2.43 (1.93)	58	0.3ha offices	0	0.5ha communal establishment	N	N	Green Belt.
	CFS404 plot 2	Ryley's Farm south of Chelford Road	7.70	121	0	0	Land for replacement primary school; small scale elderly care residence.	N	N	Green Belt.
ED 22 Alsager Settlement Report	FDR849	Land off Close Lane	0.89	27	0	0	Put forward for extra care	N	Proposed.	Not considered for allocation as no need for more housing in Alsager (¶¶4.6 -4.9 [ED 22])
	FDR1338/PBD886	Land at Manor Farm, off Dunnocksfold Road	40	1,200	0	0	Site could include an element of extra care	N	N	
ED 23 Audlem Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 24 Bollington Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 25 Bunbury Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 26 Chelford Settlement Report	CFS 427	Land at Chelford Village	276.66	Up to 800	Up to 5 ha	Up to 1 ha	Includes reference to Elderly Accommodation	N	N	Green Belt. Split into a number of parcels for assessment in the Chelford Settlement Report (CFS 427, a, b & c). Part of this site (CFS 427 c ii) proposed as safeguarded land (Ref CFD 2) in the SADPD.
ED27 Congleton Settlement Report	CFS 52, 96	Bank Place Farm	6.11	180	0	0	1 ha for communal establishment e.g Care Home / extra care	N	N	Stage 3 (Decision Point) in the Congleton Settlement Report [ED 27] noted there was no need to allocate sites for residential development in Congleton (¶¶4.6 – 4.9 [ED 27])
	CFS 439	Land east of Moss Lane, Eaton (considered as part of land at Manchester Road in the Congleton Settlement Report)	10.47	210	0	0	Noted TBC for communal uses	N	N	This is included under items CFS 141,441, FDR 672 / 1580 and PBD 2247 Stage 3 (Decision Point) in the Congleton Settlement Report [ED 27] noted there was no need to allocate sites for residential development in Congleton (¶¶4.6 – 4.9 [ED 27])

¹ Numbers in brackets are the developable areas when stated in the call for sites, First Draft SADPD representation/initial Publication Draft SADPD representation

² Figure as stated in call for sites/First Draft SADPD representation/initial Publication Draft SADPD representation or estimated at 30 dwellings per hectare.

Source	Reference	Site address	Size ha ¹	No of dwellings ²	Employment land (ha)	Retail	Other uses?	Sifted out + reason	In existing or proposed settlement or infill boundary?	Notes
ED 28 Crewe Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 29 Disley Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 30 Goostrey Settlement Report	CFS373	Land N Station Road	0.30	50	0.25	0	Communal establishment	N	N	
ED 31 Handforth Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 32 Haslington Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 33 Holmes Chapel Settlement Report	CFS272	Land east of Manor Lane	60.62 ³ (20.00)	Up to 600	Up to 20.00	Up to 20.00	Up to 20.00; communal establishment	N	N	
	CFS428/ FDR1427	Land to the E of Manor Lane	4.37 (2.84)	114	0	0	Over 55's provision	N	N	
	PBD1355	Land south of Middlewich Road	15.08	192	3.7	0	0.55ha residential care home	N	N	The site includes parts of CFS 425, CFS 280, FDR1318 and PBD1334, and FDR2654B. If considered for sole employment use, the sites would be in OSRA (according to the submitted 'Indicative Development Areas' plan). See FDR2654b of [ED 46] Other Settlements and Rural Areas Report.
	PBD2249	Land off Manor Lane	3.15	60	0	0	Plus residential care home	N	N	The site includes part of CFS 272 and FDR2311
ED 34 Knutsford Settlement Report	CFS 444	Knutsford Bowling Green, Mereheath Lane	0.86				Some communal establishment	Y – no indication use will cease	N	
	CFS 623	Moorside Car Park	0.29		Up to 0.29		0.9ha for communal establish	N	N	
ED 35 Macclesfield Settlement Report	SUB 3569 SHLAA 4469	Lyme Green Settlement	6.2	No details given	0	0	Yes- specialist housing for people with mental health or mobility issues	Y – Not being actively promoted for housing in the CFS	No – Green Belt	Not being actively promoted.

³ Rep stated an area of 30ha; however, the site is 60.62ha

Source	Reference	Site address	Size ha ¹	No of dwellings ²	Employment land (ha)	Retail	Other uses?	Sifted out + reason	In existing or proposed settlement or infill boundary?	Notes
	CFS 353	Lyme Green Hall, Lyme Green Park	0.58	0	0	0	40-60 bed care home	N	No – Green Belt	Not allocated as no need for more housing in Macclesfield (¶4.6 [ED 35] plus site is within the Green Belt.
ED 36 Middlewich Settlement Report	CFS 322/ CFS 559	St Annes Road	2.53 (gross) 1.44 (net)	63	0	TBC	Yes – Proposal in CFS559 is for community uses - dance / contemporary arts school / studio/college on gross site area	Y	Yes	Promoted for 63 dwellings 20 of which were communal/extra care. Site was sifted out as received planning permission for 50 retirement apartments on 1.11.2019 (17/6233C) and is now under construction.
ED 37 Mobberley Settlement Report	CFS354/FDR2227	Ilford Way Town Lane	17.0(15.0)	300	0 (the site has capacity for employment as part of a mixed-use scheme but as redevelopment of an existing employment site it would not count as new employment land)	0	Open Space c.3.6 ha Care home; commercial; and community uses.	N	Y	
	FDR2401A PBD1629	Ryecroft Lane (larger site)	3.40	85	0	0	3 storey 75 bed care home, 30 bed specialist care unit, and club house.	N	N	Green Belt
	FDR2401B PBD1629 This site is a smaller part of FDR2401A	Ryecroft Lane (smaller site)	0.90	0	0	0	3 storey 75 bed care home and 30 bed specialist care unit.	N	N	Green Belt
ED 38 Nantwich Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 39 Poynton Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 40 Prestbury Settlement Report	CFS155	Area B, land at Bridge Green	3.04 (1.35)	41	0	0	Care home; open space	N	N	Green Belt; LLD area
	CFS391 Plot 5b	Butley Heights larger site (land at White Gables Farm, off Butley Lanes)	4.01	41	1.30 (net)	0	90 beds C2 elderly care/nursing home	N	N	Green Belt; LLD area
	CFS58	Land at Shirleys Drive	1.43	0	0	0	Retirement living – 23 units	N	N	Green Belt; LLD area

Source	Reference	Site address	Size ha ¹	No of dwellings ²	Employment land (ha)	Retail	Other uses?	Sifted out + reason	In existing or proposed settlement or infill boundary?	Notes
ED 41 Sandbach Settlement Report	CFS419/ PBD 1445	Former Albion Chemical Works	5.61	130	0	0	Car Showroom/health/public house/ retail	N - This site already has a mixed use planning consent with the housing element (zone 1) commenced on site. The proposal is to amend the masterplan in relation to zone 6 from office to residential. This will provide an additional 130 dwellings. PBD1445 is a larger version of CFS41	N – but see Homework item 10 re: infill boundary	CFS form says 130 dwellings and/or care home. A 66 bed care home completed on part of the Albion Locks site (17/5223C) on the 31/3//2020.
	CFS424/PBD2527	Land South of Old Mill Road (i.e former Capricorn)	27.40	Up to 245	3.4	0.1	B1 & B8, C2 Residential Care Home, Local Centre comprising A1, A3 & suigeneris uses Outdoor Sports facility	Y - Site allocated in LPS (LPS 53) for employment purposes. PBD2527 is a very small part of CFS424	Y part of LPS 53	17/4838C is pending determination
	CFS 611	Land adjoining Park House Care Home, Old Congleton Road	0.95	50 (footnote says 50 serviced apartments for the elderly)	0	0	No	N	Part in part out	There is a current planning application pending 21/3846C for 8 serviced apartments. Also permission for 25 bed dementia unit (18/3736C). Planning statement for 21/3846C says that a RM is being prepared for that development. Also see serviced apartments (17/2805C)
ED 42 Shavington Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 43 Wilmslow Settlement Report	CFS268/281	Yew Tree Farm, Moor Lane	2.96 (1.51)	28	0	0	1.51 ha communal establishment	N	N	Green Belt

Source	Reference	Site address	Size ha ¹	No of dwellings ²	Employment land (ha)	Retail	Other uses?	Sifted out + reason	In existing or proposed settlement or infill boundary?	Notes
ED 44 Wrenbury Settlement Report	No sites submitted that include an element of C2/Older persons accommodation listed in the published Stage 1 & 2 tables									
ED 46 Other Settlements and Rural Areas Report	CFS86	MOD PSD, Goostrey Lane, Twemlow	4.78 (4.00)	2	1ha B1c; 1ha B8	Possibly retail	Possibly communal establishment; farm and coffee shop (0.5ha); 1ha energy generation.	N	N	Open countryside.
	CFS282/267/283	The Gables, Green Lane, Higher Poynton	1.97 (1.55)	14	0	0	1.55ha communal establishment	N		Access is within the Higher Poynton village infill boundary (as defined in the made Poynton NP) but the main part of the site is outside the VIB.
	CFS377	Agden Brook Farm, Lymm Road, Little Bollington	40.03 (33.00)	750	0	2ha	1ha communal establishment; 0.5ha sports and leisure facilities; 0.5ha community facilities	N	N	Green Belt; HS2 safeguarding zone
	CFS624	Land at Clay Lane and Maw Lane, Haslington	16.74	300	0	0	5ha communal establishment	N	N	Open countryside. Area south of Maw Lane is also in the Strategic Green Gap.
	PBD1004	Warford Park, Faulkners Lane, Great Warford	6.96 (3.20)	96	0	0	C2 uses (extension to existing care home)	N	N	Green Belt
	CFS615	Land adjacent to Tanyard Farm, Chelford Road, Alderley Edge	0.92	27	0	0	Communal establishment	N	N	Green Belt