

Cheshire East Local Plan Authority Monitoring Report 2019/20

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1 Executive Summary and Main Findings

1.1 This report is the twelfth Authority Monitoring Report ("AMR") produced by Cheshire East Council and covers the period 1 April 2019 to 31 March 2020. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

1.2 The AMR has been divided into the following sections:

- **The Borough** - a spatial portrait of the Borough setting out key characteristics.
- **Local Development Scheme** - an assessment of how the Local Plan is progressing.
- **Wider Policy Context** - information relating to changes in planning policy and its implications on the Local Plan.
- **Local Plan Evidence Base** - a list of some of the evidence base documents produced.
- **Duty to Cooperate** - an update on the Duty to Cooperate ("DTC") between Cheshire East and its neighbouring authorities, as well as other more distant planning authorities, where relevant.
- **Neighbourhood Planning** - an update on the progress of Neighbourhood Development Plans and Neighbourhood Development Orders.
- **Self/Custom Build Register** - an update on the Register.
- **Other Monitoring Reports** - a list of other monitoring reports produced by the Council related to planning.
- **Local Plan** - an introduction to the Strategic Priorities, Monitoring Framework and Sustainability Appraisal Objectives.
- **Indicators** - information relating to core output, local and contextual indicators organised by themes. These indicators inform the assessment of the Local Plan; they provide ongoing monitoring information and baseline information on issues. Future AMRs will build on this information to provide a longer-term picture of the Local Plan's progress.
- **Glossary** - a glossary of terms used in this Report.
- **Appendices** - show the distribution of housing and employment across the Borough as set out in the Local Plan Strategy ("LPS").

1.3 The following is a summary of the key findings of the AMR.

Local Development Scheme

1.4 The Cheshire East Local Development Scheme ("LDS") has been revised and came into effect on 1 October 2018, covering the period 2018 to 2020. Progress in the preparation of the Local Plan in 2019/20 was not made in accordance with the key milestones set out in this LDS. The delay in the publication of the Site Allocations and Development Policies Document ("SADPD") was to allow for the proper consideration of around 2,700 representations to the initial Publication Draft and to take account of changed circumstances and updated evidence in the preparation of the Plan. The delay in the publication of the Minerals and Waste DPD was due to the additional time required to prepare the evidence base.



The Local Plan

1.5 Each indicator included in this Executive Summary is accompanied by a symbol to highlight how individual indicators have changed since previously reported. The symbols are explained in Table 1.1.

Table 1.1 Explanation of Comparison Symbols Used

Symbol	Meaning
▲	Increase in previous figure
◀▶	No change
▼	Decrease in previous figure
•	New indicator, therefore no comparator

Planning for Growth

Table 1.2 Planning for Growth Summary

Indicator	Result
MF2 Housing Completions	3,065 net dwellings ▲
MF3 Five year housing land supply	6.4 years ▼
MF5 Percentage of empty homes in the Borough	2.6% ▲
MF8 Net jobs growth rate	6,000 (absolute change on previous year), 3.0% (% change on previous year) ▲
PG1 Plan period and housing targets	2010 to 2030, 36,000 dwellings ◀▶
PG2 Managed delivery target	See Figure 12.2
PG3 Employment land available	408.55ha ▼
PG4 Location of completed dwellings ⁽¹⁾	PTs 26% ▼
	KSCs 50% ▲
	LSCs 13% ▼
	Other 11% ◀▶
PG5 Housing completions by location from 2010	PTs 28% ◀▶
	KSCs 48% ▼
	LSCs 13% ▼
	Other 11% ◀▶
PG6 Location of housing commitments by type	PTs 38% ▲
	KSCs 47% ◀▶

1 Principal Towns ("PTs"), Key Service Centres ("KSCs"), Local Service Centres ("LSCs"), Villages and rural areas ("Other")



Indicator	Result
	LSCs 6% ▼
	Other 9% ◀▶
PG7 Population size	384,200 ▲
PG8 Population forecast	369,100 (2010) to 427,100 (2030) ◀▶
PG9 Count of active enterprises	19,500 ▼
PG10 Unemployment rates	4.2% ▲
PG11 GVA per capita	£39,200 ▲
PG12 Jobs density	0.96 ▲
PG13 Employment by occupation	Management/Professional 49.4% ▼
	Admin/Skilled 18.4% ▲
	Personal service/Sales 15.3% ▲
	Operative/Elementary 16.9% ▲
PG14 Working age population	226,800 ▲
PG15 Labour supply & economic activity rate for working age population - current	85.3% ▲
PG16 Labour supply - future change	189,700 (2010) to 207,100 (2030) ◀▶

Infrastructure

Table 1.3 Infrastructure Summary

Indicator	Result
MF1 Provision of infrastructure	73 schemes monitored. See Tables 12.14, 12.15, and 12.16 ▲
I1 Access to social, economic and green infrastructure	See Table 12.17 ◀▶

Enterprise and Growth

Table 1.4 Enterprise and Growth Summary

Indicator	Result
MF7 Net take-up of employment land	7.29ha ▼
MF9 Total amount of land last used for employment purposes lost to other uses	12.56ha ▼
EG1 Total amount of additional employment floorspace	33,512m ² gross ▼, -24,034m ² net ▼
EG2 Total amount of floorspace completed for town centre uses	2,257.56m ² gross ▼, -3,216.44m ² net ▼



Indicator	Result
EG3 Vacant retail units in town centres	282 ▼
EG4 Retail floorspace in the key town centres	Convenience 60,852m ² ◀▶
	Comparison 134,667m ² ◀▶
	Retail services 34,692m ² ◀▶
	Leisure services 75,664m ² ◀▶
	Financial & business services 32,853m ² ◀▶
	Vacant 44,358m ² ◀▶
EG5 Demand for floorspace in the key town centres	See Table 12.26 ◀▶
EG6 Breakdown of use classes of buildings in town centres	2,585 units ▼
EG7 Visitor numbers to popular attractions	1,687,600 ▼
EG8 Progress on major regeneration schemes	See Paras 12.72 to 12.81
EG9 Tourist numbers	16.1 million ▲
EG10 Economic impact from tourism	£963 million ▲
EG11 Total employment supported by tourism	11,800 jobs (full time equivalent)▲
EG12 Tourist days	17.8 million days ▲
EG13 Bedstock	10,100 beds ▲
EG14 Most deprived LSOAs ⁽²⁾ in England	24 LSOAs among England's most deprived 25% for overall deprivation ▲
EG15 LSOAs with a deprived living environment in England	37 LSOAs among England's most deprived 25% for living environment deprivation ▼

Stronger Communities

Table 1.5 Stronger Communities Summary

Indicator	Result
MF4 Gross total of affordable housing units provided	706 ▼
MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople	17▲
MF12 Provision of outdoor sports facilities	See ¶12.100 ◀▶
MF13 Provision of indoor sports facilities	See ¶12.101 ◀▶
SC1 Number of crimes	31,062 ▲

2 Lower Super Output Areas



Indicator	Result
SC2 Percentage of working age population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	NVQ4+ 41.9% ▼
	NVQ3 16.5% ▼
	Trade apprenticeship 2.3% ▲
	NVQ2 16.9% ▲
	NVQ1 9.2% ▼
	Other 6.8% ▲
	None 6.4% ▲
SC3 Average earnings (gross weekly)	£623.30 ▲
SC4 Average (mean) house price in the Borough	£227,800 ▲
SC5 Type of dwelling completed	House 89% ▲
	Bungalow 2% ▲
	Flat 9% ▼
SC6 Size of dwelling completed	1 bed 5% ▼
	2 Bed 19% ◀▶
	3 Bed 35% ▲
	4+ bed 41% ▼
SC7 New assembly and leisure facilities completed	4,739.80m ² gross ▲, 604.68m ² net ▼
SC8 Fuel poverty	9.8% of households ▼

Sustainable Environment

Table 1.6 Sustainable Environment Summary

Indicator	Result
MF11 Mineral provision and landbanks	Permitted supply 2.52 million tonnes ▼
	Sand and gravel landbank 5.73 years ▲
	Crushed rock landbank > 50 years ◀▶
	Permitted reserves of at least 10 years at each industrial sand site 2 of 4 sites ◀▶
MF14 Creation and loss of areas designated for their intrinsic environmental value	See ¶¶ 12.115 to 12.116, Table 12.37 and Table 12.38 ▼
MF15 Listed Buildings at risk of loss	10 ◀▶
MF16 Waste arisings and the amount of waste recycled, recovered or going for disposal	Recycled/composted 93,602 tonnes ▼
	Energy recovery 75,867 tonnes ▲
	Landfill 12,173 tonnes ▼



Indicator	Result
	Total 181,642 tonnes ▼
SE1 New and converted dwellings on previously developed land	25% ▼
SE2 Total amount of employment floorspace on previously developed land	16% ▲
SE3 Number of planning applications approved contrary to EA advice on water quality grounds	0 ◀▶
SE4 Number of planning applications approved contrary to EA advice on flood risk	2 ▲
SE5 Renewable energy generation	Approved applications 3 ▼
	Approved capacity 123,416kW ▼
	Installed applications 7 ▲
	Installed capacity 143,520kW ▲
SE6 Sales of primary land-won aggregates	Sand and gravel 554,110 tonnes ▲
	Crushed rock 1,000 tonnes ◀▶
SE7 Amount of produced and handled construction, demolition and excavation waste	Produced 213,934 tonnes ▲
	Handled 463,709 tonnes ▼
SE8 Capacity of new waste management facilities	75,000 tonnes ▲
SE9 Housing energy efficiency rating	83 ▲
SE10 Number of heritage listings	2,864 ▲
SE11 Heritage at risk	At risk 21 ◀▶
	Lost 0 ◀▶
SE12 Number of Conservation Area appraisals undertaken	0 ◀▶
SE13 Locally important buildings lost	0 ◀▶
SE14 Landscape type and coverage	See para 12.134 ◀▶
SE15 Highest, lowest and average air quality in Air Quality Management Areas	See Table 12.48 ▼
SE16 Length of Public Rights of Way network	1,947km ▲
SE17 Household waste collection per head (kg) per annum	463.1 kg ▼
SE18 Households served by kerbside collection	100% ◀▶
SE19 Density of new housing developments (dwellings per hectare)	<30 74% ▲
	30 to 50 15% ▼
	50+ 11% ▼



Indicator	Result
SE20 Brownfield land register	Publish by December 2020 ◀▶
SE21 Listed Building enforcement cases	See Para 12.142 ●
SE22 Average CO ₂ emissions per person	6.8 tonnes per capita ▼

Connectivity

Table 1.7 Connectivity Summary

Indicator	Result
MF10 The percentage of premises which have access to fibre broadband service (>24Mbps)	95.5% ◀▶
MF17 Progress on key highways schemes listed in Policy CO 2	See Table 12.52 ▲
MF18 New major developments within 500m of a bus stop served by commercial bus service	Indicator not yet monitored ●
C1 Average minimum travel time for residents to reach key services, by mode of travel	Public transport/walking 19.9 minutes ▲
	Cycle 15.2 minutes ▼
	Car 10.7 minutes ▲

Development Plan Sites and Strategic Locations

1.6 A number of LPS sites have received planning permission or are under construction, which illustrates that the delivery of some sites has started. Further information on the progress of LPS and Neighbourhood Plan sites can be found in Table 12.54 of this AMR.



2 Introduction

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

2.2 In view of the importance of monitoring Local Authorities are required to produce an AMR containing information on the implementation of the LDS and the extent to which policies in the Local Plan are being achieved. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

2.3 This Report is the twelfth AMR produced by Cheshire East Council and covers the period 1 April 2019 to 31 March 2020. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 35 of the Town and Country Planning (Local Planning)(England) Regulations 2012.

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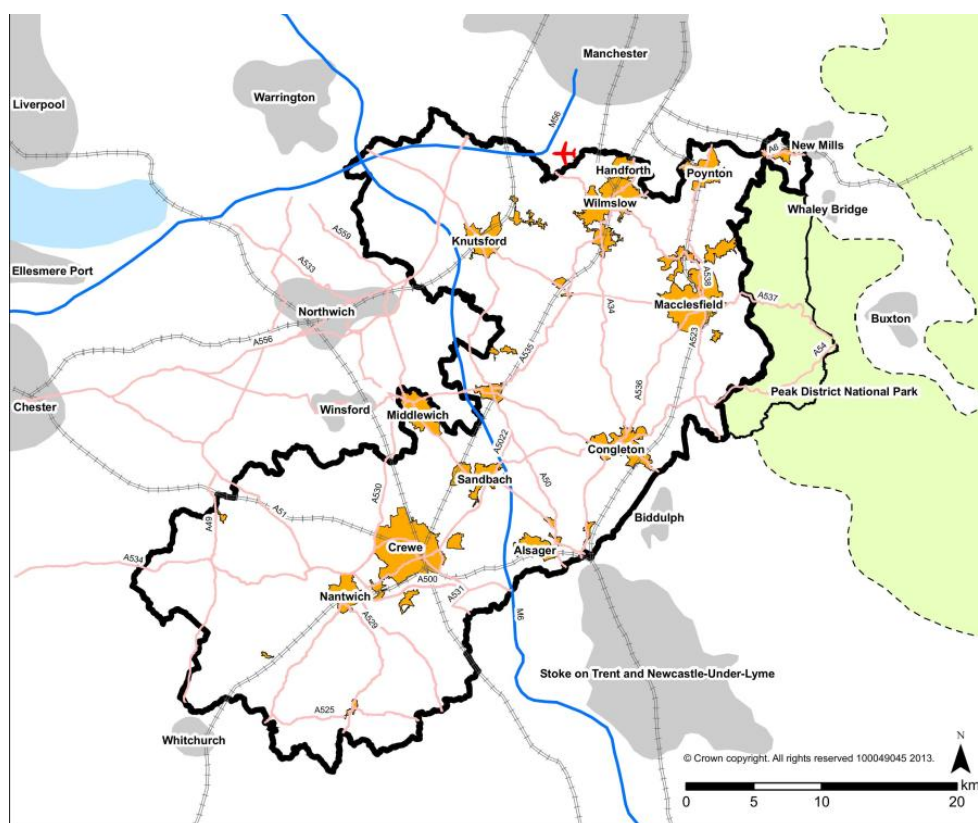
3 The Borough

3.1 Cheshire East is a Unitary Authority with Borough status, created as part of Local Government Reorganisation in 2009. It covers the eastern part of the historic County of Cheshire and is made up of the former Districts of Congleton, Crewe and Nantwich, and Macclesfield. It covers an area of 116,638ha (1,116km²)⁽³⁾ with a population of 384,200 people (2019).⁽⁴⁾

3.2 The Borough is bounded by Cheshire West and Chester to the west, Warrington and Greater Manchester conurbation to the north, Shropshire and the north Staffordshire conurbation of Stoke-on-Trent and Newcastle-under-Lyme to the south, and the Peak District National Park to the east.

3.3 Cheshire East is a large Borough with many towns, villages and rural areas, and over 100 Town and Parish Councils. The towns and villages vary greatly in character and each face differing issues and needs for the future. The Borough also has an extensive rural area with a successful rural and agricultural based economy. Figure 3.1 shows the Borough in its context.

Figure 3.1 Cheshire East in Context



3.4 Cheshire East has around 40,160ha⁽⁵⁾ of land designated as Green Belt, located in the northern and south-eastern parts of the Borough. These form parts of the Green Belts surrounding Greater Manchester and the Potteries conurbation.

3 Table P04UK ('2011 Census: Population density, local authorities in the United Kingdom'), 2011 Census, Office for National Statistics ("ONS"), March 2013. ONS Crown Copyright 2017. ONS licensed under the Open Government Licence v. 3.0.

4 ONS mid-year population estimates up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

5 Local authority Green Belt statistics for England: 2019 to 2020, MHCLG
<https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020>



3.5 There are 77 Conservation Areas and 2,652 Listed Buildings⁽⁶⁾ in the Borough as well as numerous areas designated for their landscape and wildlife value.

3.6 Historic transport routes criss-cross Cheshire East in the form of canals, railways and historic roadways, further enriching the built heritage of the Borough and influencing aspects of the townscape and development of towns and villages.

3.7 The closeness of Manchester Airport gives considerable economic benefits to the Borough by providing access to national and international markets, as well as supporting a substantial number of jobs, both directly and indirectly.

3.8 The extensive road network in Cheshire East includes the M6 motorway, which runs north to south through the centre of the Borough, and the M56 running east to west at the northern end. The rail network is accessible from 22 Railway Stations across the Borough. Crewe and Macclesfield are on separate branches of the West Coast Main Line giving access to Greater Manchester and London Euston.

3.9 A more detailed Spatial Portrait can be found in Chapter 2 of the LPS.

6 Cheshire Historic Environment Record (2020)



4 Local Development Scheme

4.1 The Cheshire East LDS has been revised and came into effect on 1 October 2018, covering the period 2018 to 2020. It sets out the Council's programme and timetable for the preparation of documents for the Cheshire East Local Plan. The LDS contains key milestones identifying target dates for achieving various stages of each of the Local Plan documents the Council is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the SADPD and to set out a realistic timetable for the various documents. Table 4.1 shows a summary of the LDS milestones.

Table 4.1 Schedule of Development Plan Documents

Milestone	LDS Date	Stage Reached	Comments
Local Plan Strategy DPD			
Local Plan Preparation (Reg 18)	April 2009 to March 2014	Completed March 2014	-
Publication	March/April 2014	Completed March 2014	-
Submission	May 2014	Completed 20 May 2014	-
Pre-Examination Meeting	July 2014	Completed 24 July 2014	-
Independent Examination	September 2014	Commenced Sept 2014 and completed 20 June 2017	Resumed in August 2015 after formal suspension. Consultation on Main Modifications took place between 6/2/17 and 20/3/17. The examination closed on receipt of the Inspector's Report.
Inspector's Report	1st quarter 2017	Completed 20 June 2017	-
Adoption	2nd quarter 2017	Completed 27 July 2017	Delay in adoption due to earlier formal suspension of the independent Examination.



Milestone	LDS Date	Stage Reached	Comments
Site Allocations and Development Policies DPD			
Local Plan Preparation (Reg 18)	4th quarter 2016 to 2nd quarter 2019	Underway	Consultation held on an issues paper between 27/2/17 and 10/4/17 and the First Draft SADPD between 11/9/18 and 22/10/18.
Publication	2nd quarter 2019	-	Consultation held on the initial Publication Draft SADPD between 19 August and 30 September 2019.
Submission	3rd quarter 2019	-	-
Pre-Examination Meeting	3rd quarter 2019	-	-
Independent Examination	3rd quarter 2019	-	-
Inspector's Report	1st quarter 2020	-	-
Adoption	1st quarter 2020	-	-
Minerals and Waste DPD			
Local Plan Preparation (Reg 18)	4th quarter 2016 to 3rd quarter 2019	Underway	-
Publication	3rd quarter 2019	-	-
Submission	4th quarter 2019	-	-
Pre-Examination Meeting	4th quarter 2019	-	-
Independent Examination	1st quarter 2020	-	-
Inspector's Report	2nd quarter 2020	-	-
Adoption	2nd quarter 2020	-	-

4.2 Progress with the preparation of the Local Plan in 2019/20 has not been made in accordance with the key milestones set out in the LDS. The delay in the publication of the SADPD was to allow for the proper consideration of around 2,700 representations to the initial Publication Draft and to take account of changed circumstances and updated evidence in the preparation of the Plan. The delay in the publication of the Minerals and Waste DPD was due to the additional time required to prepare the evidence base.



5 Wider Policy Context

5.1 The Government has made a number of reforms to planning legislation and guidance in recent years. Documents published during the AMR period that could/will have implications for planning policy in Cheshire East include:

- The Neighbourhood Planning Act 2017 (Commencement No. 6) Regulations 2019 (4 July 2019)
- The Community Infrastructure Levy (Amendment) (England) Regulations 2019 (23/5/19)
- The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (1/9/19)
- The Housing and Planning Act 2016 (Commencement No. 11 Regulations 2019 (16/10/19)
- Guidance on Compulsory purchase process and The Crichel Down Rules (July 2019)
- National Design Guide (October 2019)
- National policy statement for geological disposal infrastructure (July 2019)
- Planning for sport guidance (June 2019)



6 Local Plan Evidence Base

6.1 In the last year the Council has continued to work on the evidence base for the Site Allocations and Development Policies Document ("SADPD") (part 2 of the Local Plan), which can be found in the initial Publication Draft SADPD Evidence Base.⁽⁷⁾ The evidence base documents published include individual Settlement Reports, a Local Landscape Designation Review, a Retail Study Update, a Green Space Strategy Update and a Note on Local Service Centre and Primary and Secondary School Capacity.

7 <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>



7 Duty to Cooperate

7.1 The updated National Planning Policy Framework ("NPPF"), published in February 2019, continues to require local planning authorities to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. It also requires strategic policy making authorities to prepare and maintain statements of common ground, documenting the cross-boundary matters being addressed and the progress made in cooperating to address these.

7.2 The most recent document prepared by the Council relating to DTC matters was its update statement published in August 2016 and used as supporting evidence at the LPS Examination. Further details on this can be found in the 2016/17 AMR. Since the adoption of the LPS in July 2017 the focus of work has been on the second part of the Local Plan, which deals with non-strategic matters and therefore a further DTC update statement has not been required during this AMR period.

7.3 This does not mean that the Council has not continued to engage with the 13 Councils that closely adjoin the Borough or with more distant authorities, where strategic matters exist (particularly in relation to minerals and waste), as part of their plan making activity.

7.4 The Council did consult all neighbouring planning authorities as part of its consultation on the initial Publication Draft SADPD between August and September 2019. Consultation on the SADPD was supported by a statement on DTC matters that sought to demonstrate how the council had properly discharged its legal duty and was in the process of engaging with all relevant parties to demonstrate that the SADPD did not give rise to any new strategic cross boundary issues. The Statement also provided an opportunity for the Council to show how it has continued to work effectively and on an ongoing basis with relevant bodies regarding the strategic cross boundary matters identified during the preparation of the LPS.

7.5 The Council has also been consulted on, had meetings and/or commented on strategic planning policy matters with the following authorities and strategic public bodies during 2019/20:

- Cambridgeshire County Council and Peterborough City Council
- Cheshire West and Chester Council
- Derbyshire County Council and Derby City Council
- Greater Manchester Combined Authority
- Leicestershire County Council
- Marine Management Organisation
- Norfolk County Council
- Northumberland County Council
- Oxfordshire County Council
- Staffordshire County Council
- Staffordshire Moorlands District Council
- Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council
- Suffolk County Council
- Warrington Borough Council
- West Sussex County Council & South Downs National Park
- Worcester County Council



7.6 In addition, the Council has continued to undertake DTC discussions on minerals and waste with other Mineral Planning Authorities in the region through the North West Aggregates Working party ("AWP"). The AWP is the mechanism through which the Council prepares and agrees its annual Local Aggregates Assessment. This provides an assessment of the demand and supply of aggregates in the Borough to ensure a steady and adequate supply of minerals is achieved in line with Government guidance. It is available to view on the Council's website and provides part of the evidence base upon which the Council will develop its third and final part of the Local Plan i.e. the minerals and waste DPD ("MWDPD"). In addition, there were no meetings of the North West Waste Network during the monitoring period.

7.7 The Council is also a member of the Industrial Sands working group, which is a national grouping of authorities that have industrial sand producing quarries in their area and provides a forum for discussing strategic issues in relation to this important, nationally recognised, resource. These discussions will continue as the MWDPD is developed and assist in shaping related policies.



8 Neighbourhood Planning

8.1 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans ("NDPs") and grant planning permission through Neighbourhood Development Orders ("NDOs"). Neighbourhood planning provides a powerful set of tools for local people, to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

8.2 Section 34 (4) of the Town and Country Planning (Local Planning)(England) Regulations 2012 requires AMRs to contain details of the progress with NDPs or NDOs; this is shown in Table 8.1.

Table 8.1 Neighbourhood Plans in Cheshire East

Made NDPs in 2019/20	
Chelford	11/11/19
Wilmslow	11/11/19
Poynton	21/11/19
NDPs at Earlier Stages	Stage Reached
Acton, Edleston and Henhull	Referendum held 27/2/20
Alsager	Referendum held 27/2/20
Church Minshull	Referendum held 27/2/20
Newhall	Referendum held 27/2/20
Wybunbury combined	Referendum held 27/2/20
Minshull Vernon and District	Neighbourhood Area designated 7/10/19
Alderley Edge	Regulation 14 consultation completed 9/3/20
Gawsworth	Regulation 14 consultation completed 31/12/19
Hankelow	Regulation 14 consultation completed 18/11/19
Little Bollington	Regulation 14 consultation started 2/3/20
Eaton	Examination started 30/3/20
Over Peover	Examination started 28/1/20

8.3 No NDOs have been prepared by the Local Authority and therefore none have been made.

8.4 NDP policies should be in general conformity with the strategic policies of the Cheshire East Local Plan. Where NDPs allocate sites for development, these are monitored through the AMR (Table 12.53).



8.5 Further information about neighbourhood planning in Cheshire East can be found on the Council's website.⁽⁸⁾

8 <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>



9 Self/Custom Build Register

9.1 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build or custom housebuilding (Planning Practice Guidance ("PPG") [ID: 57.002]).

9.2 PPG [ID: 57.012] encourages Council's to publish, in their AMRs, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources. This can support development opportunities for self-build and custom housebuilding by increasing awareness among landowners, builders and developers of the level and nature of demand for self-build and custom housebuilding in the local area.

9.3 As at 31/3/20 there were 174 individuals registered on part 1 of the Council's self-build register (those with a local connection) and 10 individuals on part 2 (those without a local connection).

9.4 "Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register [part 1] during a base period" (PPG [ID: 57.023]). The Council has three years from the end of the base period to meet the duty to provide planning permissions for serviced plots of land. The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year (PPG [ID: 57.023]). Table 9.1 shows the base periods so far and the total number of applicants on the Council's register (Parts 1 and 2) as at 31/3/20.

Table 9.1 Self build register applicants

Base period	Applicants
1/4/16 to 30/10/16	34 ⁽⁹⁾
31/10/16 to 30/10/17	103
31/10/17 to 30/10/18	19
31/10/18 to 30/10/19	22
31/10/19 to 30/10/20	6 ⁽¹⁾

1. up to 31/3/20

Current performance

9.5 Within three years, the council has a duty to grant permission for enough serviced plots to meet the number of registrations onto its Part 1 Self-Build and Custom Build (SBACB) register in the SBACB monitoring year (known as 'Base Periods'). Each base period runs from 31 October to 30 October each year.

9 Figure reported previously (35) changed due to request to be removed from the register.



9.6 The first (slightly shorter) base period ran from January 2016 to October 2016. During this period, the council registered 34 individuals. This required planning permission to be granted for 34 serviced plots by 31 October 2019.

9.7 Base period 2 (2016/17) ran a full year, within which the register was split into two parts. The council's performance is assessed against its 'Part 1' register, which received 94 registrations from individuals. Three individuals have however since been removed from the register, reducing the number of plots required to be permitted by 31 October 2020 to 91.

9.8 Table 9.2 shows that the council has met its legal duty by permitting at least 72 plots in excess of the targets for base periods 1 and 2. Furthermore, there were 17 individuals registered onto the 'Part 1' register during Base period 3 (2017/18), resulting in a target of permitting 17 plots by 30 October 2021. This target has already been exceeded.

Table 9.2 Plots permitted

	Base period 1 (ending 30/10/16)	Base period 2 (ending 30/10/17)	Base period 3 (ending 30/10/18)
Part 1 registrations	34	91	17
Plots permitted Y/E 30/10/17	20	-	-
Plots permitted Y/E 30/10/18	9	9	-
Plots permitted Y/E 30/10/19	54	54	54
Plots permitted Y/E 30/10/20	-	51	51
Plots permitted Y/E 30/10/21	-	-	TBC
Total plots permitted	83	114	TBC
Surplus/shortfall	+49	+23	+88

9.9 Further information on self-build and custom build housing can be found on the Council's website.⁽¹⁰⁾

10 <https://www.cheshireeast.gov.uk/housing/self-build-and-custom-build-housing/self-build-and-custom-build-housing.aspx>



10 Other Monitoring Reports

10.1 The Council produces other monitoring reports in relation to planning, which are:

- Annual Local Aggregate Assessment,⁽¹¹⁾ which is prepared to provide an assessment of the demand for and supply of aggregates.
- Housing Monitoring Update,⁽¹²⁾ which is intended to be produced yearly as a snapshot to identify the housing land supply situation in the Borough.

10.2 The Council now publishes an annual Infrastructure Funding Statement ("IFS") to provide details on the money raised and infrastructure provided through CIL and planning obligations. The first IFS for the period 2019/20 can be viewed on the Council's website.⁽¹³⁾

11 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx
12 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx
13 <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/ifs-report-2019-2020.pdf>



11 Local Plan

Introduction

11.1 The adopted development plan for the Borough is made up of the LPS and the saved policies of the former District's Local Plans (Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Replacement Local Plan 2011, and Macclesfield Borough Local Plan) until replacement by the SADPD. The development plan also includes the saved policies from the Cheshire Replacement Minerals Local Plan and the Cheshire Replacement Waste Local Plan (until replacement by the Minerals and Waste Development Plan Document). Therefore this AMR covers not only the former District's Local Plans and the minerals and waste Local Plans, but also the LPS. This is reflected in the format of the Report and the use of the LPS Monitoring Framework, as identified in paragraph 11.6 of this Report.

11.2 Several NDPs have been made in the Borough or have been approved at referendum, and these also form part of the Development Plan for Cheshire East:

- Acton, Edleston and Henhull
- Astbury and Moreton
- Bollington
- Buerton
- Calveley
- Church Minshull
- Goostrey
- Holmes Chapel
- Knutsford
- Moston
- Poynton
- Somerford
- Weston and Basford
- Wilmslow
- Wrenbury
- Alsager
- Audlem
- Brereton
- Bunbury
- Chelford
- Disley
- Handforth
- Hulme Walfield and Somerford Booths
- Marton
- Newhall
- Sandbach
- Stapeley and Batherton
- Willaston
- Wistaston
- Wybunbury combined

11.3 Further details on neighbourhood planning can be found in Chapter 8 of this Report.

Strategic Priorities

11.4 The LPS identifies a Vision and four Strategic Priorities to deliver it, which were drawn up based on current planning guidance, the results of the evidence base and the outcomes of consultations:

- Strategic Priority 1 - Promoting economic prosperity by creating conditions for business growth.
- Strategic Priority 2 - Creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided.
- Strategic Priority 3 - Protecting and enhancing environmental quality.
- Strategic Priority 4 - Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.

11.5 The Strategic Priorities also reflect the Objectives of the Sustainable Community Strategy.⁽¹⁴⁾ Further information on these Priorities can be found in Chapter 6 of the LPS.



14 https://www.cheshireeast.gov.uk/council_and_democracy/connected-communities/sustainable_community_strategy.aspx



Monitoring Framework

11.6 As set out in Chapter 16 'Monitoring and Implementation' of the LPS the Council has produced a Monitoring Framework in order to assess the delivery and effectiveness of achieving the Vision and Strategic Priorities. The Monitoring Framework contains core indicators and is reproduced in Table 11.1.

Table 11.1 Monitoring Framework

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF1	Provision of infrastructure	To achieve implementation of the latest published list of priority Infrastructure Schemes.	Decrease in s106/CIL infrastructure funding of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider reviewing the operation of CIL Consider a review of the CIL Charging Schedule
MF2	Housing completions	1,800 dwellings per annum.	Shortfall in housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider a review of the relevant policies
MF3	Five-year housing supply	To maintain at least a five year deliverable supply of housing land for the forthcoming five years.	A shortfall of greater than 1 year.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider a review of the relevant policies

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF4	Gross total of affordable housing units provided	355 units per annum.	A shortfall of net affordable housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider a review of the relevant policies
MF5	Percentage of empty homes in the Borough	Reduce the long term vacancy rate by 15%.	If target is not achieved by 2018.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners to target efforts and financial resources to persistent long term vacancies (Housing Strategy/Empty Homes Officer)
MF6	Net additional pitches for Gypsy, Traveller and Travelling Showpeople	Up to 10 transit pitches for Gypsy and Travellers; 37 to 54 additional permanent pitches for Gypsy and Travellers and 4 additional plots for Travelling Showpeople up to 2016. Post 2016 requirement numbers to be produced from evidence work yet to be completed.	Minimum pitch/plot no. not achieved by 2016.	<ul style="list-style-type: none"> Consider a review of the relevant policies Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)
MF7	Net take up of employment land	Exceed the previous three year rolling average of take up by at least 20%.	If performance is less than 20% above the three year rolling average take up of land.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider a review of the relevant policies





Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF8	Net jobs growth rate	Net jobs growth (including self-employment and non B uses) of 31,400 (average of 0.7% jobs growth rate) over the Plan period.	Jobs growth rate (per annum) since 2010 falls below an average of 0.7%.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage delivery of development (e.g. access to finance including grants, consider reviewing Section 106 agreements, other contributions) Consider a review of the relevant policies
MF9	Total amount of land last used for employment purposes lost to other uses	Not to exceed the three year rolling average by more than 20%.	Loss not to exceed the three year rolling average by more than 20%.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Look to provide additional guidance on relevant policies Consider a review of the relevant policies
MF10	The percentage of premises (businesses/residents) which have access to fibre broadband service (>24Mbs)	96% of premises by 2016 and 99% by 2020 (subject to funding being received).	If target is missed by more than 1% by the target years.	<ul style="list-style-type: none"> Seek opportunities for additional funding Stimulate demand
MF11	Mineral provision and landbanks	To meet levels of aggregate provision as set out in Sub-national Guidelines/Local Aggregate Assessments and maintain mineral landbanks (aggregates and silica sand) in line with national planning policy.	If under performance is less the 20% of the three year rolling average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Work closely with key mineral stakeholders (e.g. The Aggregates Working Party) to better manage the delivery

Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF12	Provision of outdoor sports facilities	Protect – no quantitative and qualitative loss Provide – delivery of recommendations contained within the adopted Sports Strategy action plan Enhance - delivery of recommendations contained within the adopted Sports Strategy action plan	Any significant unmitigated loss to other uses of sport, recreation and informal open space.	<ul style="list-style-type: none"> • Look to provide additional guidance on relevant policies • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Enforce corrective action or mitigation on individual schemes or features
MF13	Provision of indoor sports facilities	No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database.	Any significant loss of key facilities.	<ul style="list-style-type: none"> • Look to provide additional guidance on relevant policies • Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Enforce corrective action or mitigation on individual schemes or features
MF14	Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	No net loss.	Any loss in areas of biodiversity importance.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Look to provide additional guidance on relevant policies • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Activate compensation, enforcement or mitigation mechanisms





Indicator No.	Indicator	Target	Trigger	Proposed Action for Target not being met
MF15	Listed Buildings at risk of loss	Reduction in number of buildings at risk by 2020, 2025 and 2030.	No reduction by target years.	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Activate compensation, enforcement or mitigation mechanisms • Prioritise conservation advice and provide assistance where appropriate.
MF16	Waste arisings and the amounts of waste recycled, recovered or going for disposal	To meet with relevant nationally and locally set waste targets.	Under performance by target years.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key waste stakeholders to better manage the delivery
MF17	Progress on key highway schemes listed in Policy CO2	In line with timescales detailed within the latest Infrastructure Delivery Plan.	If any scheme delivery is later than 1 year from the specified target date.	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Seek opportunities for additional funding • Consider renegotiation of section 106 agreements
MF18	New major developments within 500m of a bus stop served by commercial bus service	To achieve 5% above the baseline.	If under performance is less the 20% of the three year rolling average.	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Provide mitigation to ensure all new developments are meeting high standards of sustainability



Sustainability Appraisal Objectives

11.7 Sustainability Appraisal is a process to assess the social, environmental and economic impacts of a plan and is performed alongside its production.

11.8 The Council published a Sustainability Appraisal: Scoping Report of the Local Plan ("Scoping Report") in June 2017. The purpose of the Scoping Report is to identify the scope and methodology for the appraisal of the Local Plan and was produced to make sure that the social, environmental and economic issues previously identified were up-to-date.

11.9 To help address each of these issues, 20 Sustainability Objectives were identified in the Scoping Report, shown in Table 11.2 of this Report, against which Local Plan documents will be appraised. These objectives will also be used to monitor the performance of policies in terms of their significant effects and impact on sustainability, and will provide a framework for considering policy options to manage new development in Cheshire East. Significant effects indicators can be found under each relevant theme in this AMR, with the (SA) number showing the SA objective(s) to which the indicator relates.

Table 11.2 Sustainability Objectives

Social	
1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Create an environment that promotes healthy and active lifestyles.
5	Maintain and/or create vibrant rural communities.
6	Create a safe environment to live in and reduce fear of crime.
7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.



Environmental	
8	To adapt to and mitigate the impacts of climate change.
9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
10	Manage the impacts of development and associated activities to positively address all forms of pollution.
11	Protect, maintain and enhance biodiversity, habitats, soils, species, geodiversity and important geological features; particularly those that are designated.
12	Conserve and enhance the area's heritage (including its setting), landscape character, and townscapes; particularly those that are designated.
13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.
Economic	
17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
19	Positively manage the Borough's diverse rural economy.
20	Improve access to education and training, and the links between these resources and employment opportunities.



12 Indicators

12.1 The LPS has 18 indicators (MF1 to MF18) that the Council must monitor; these are known as core indicators and can be found in the Monitoring Framework in Chapter 16 of the LPS and Table 11.1 of this Report. The AMR also seeks to monitor all the policies in the LPS through contextual and local indicators, which are identified under the relevant headings. A number of 'saved' policies⁽¹⁵⁾ from the previous Districts and County Council remain in place; although these have not been reported on specifically it is thought that the range of indicators in this Report still enable the effectiveness of the saved policies to be considered; data and commentary in this AMR therefore just focuses on the policies in the LPS. There is also a requirement to monitor guidance in Supplementary Planning Documents ("SPD"); the SPDs are listed under the LPS chapter heading in this AMR to which they are considered to best relate. This guidance has also not been reported on specifically, however it is thought that the range of indicators in this Report still enable the effectiveness of the guidance to be considered. In addition, as the LPS is only the first part of the Local Plan the Council also considers it prudent to continue to report on the other relevant indicators in previous AMRs until such time that the Monitoring Framework for the Local Plan is complete.

12.2 To make this Report easy to follow, the indicators are presented on a thematic basis based on the Chapters in the LPS (Planning for Growth, Infrastructure, Enterprise and Growth, Stronger Communities, Sustainable Environment, and Connectivity), along with supporting analysis and interpretation. They have been numbered to reflect the theme they monitor, for example, indicator "PG1 Plan period and housing targets" can be found under the Planning for Growth theme. The indicators brought forward from previous AMRs have been renamed to align with the theme they monitor.

12.3 As described in Chapter 11 of this AMR the sustainability objectives shown in Table 11.2 of this Report are also used to monitor the performance of policies through the use of significant effect indicators. These indicators are identified by the use of (SA) numbers that refer to the relevant sustainability objective(s), for example indicator "MF2 Housing completions (SA1/3)" relates to SA objectives 1 and 3.

12.4 Policies "MP 1 Presumption in Favour of Sustainable Development", "SD 1 Sustainable Development in Cheshire East", and "SD 2 Sustainable Development Principles" are not monitored separately as they underpin all policies in the LPS and their implementation is therefore monitored through all the indicators in the Monitoring Framework.

15 A schedule of these is contained in Appendix B of the LPS



Planning for Growth

12.5 The LPS Policies monitored in this section are:

- PG 1 Overall Development Strategy
- PG 2 Settlement Hierarchy
- PG 3 Green Belt
- PG 4 Safeguarded Land
- PG 5 Strategic Green Gaps
- PG 6 Open Countryside
- PG 7 Spatial Distribution of Development

12.6 The SPD monitored in this section is:

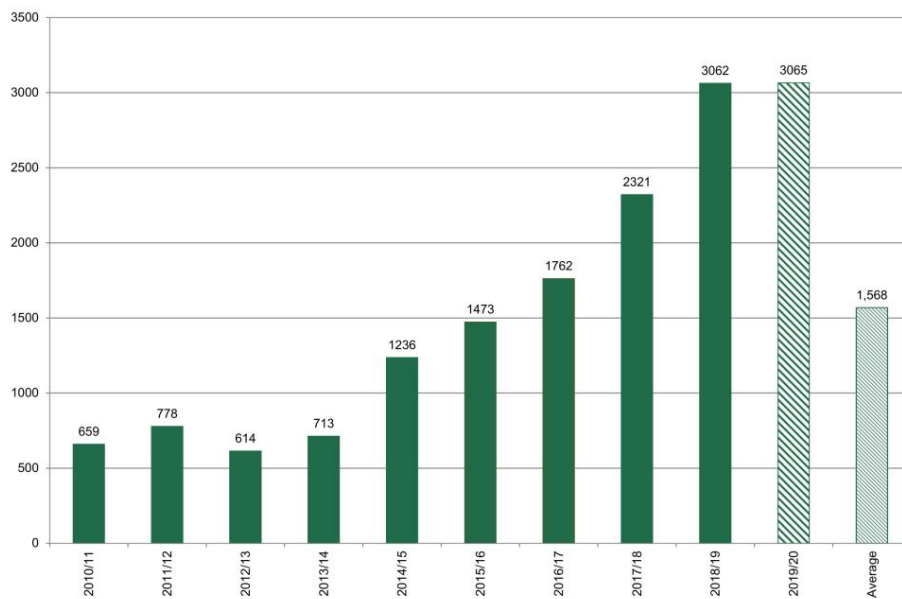
- Booths Hall Development Brief

Core Output Indicators

MF2 Housing completions (SA1/3)

12.7 3,331 dwellings (gross) and 3,065 dwellings (net) were completed in 2019/20, which is just 3 additional dwellings from the net number of dwellings in the previous year. 195 homes were lost through demolition, change of use or conversion, during 2019/20.⁽¹⁶⁾

Figure 12.1 Net Housing Completions



16 CEC Housing Database.



12.8 Since 2010/11 15,683 (net) dwellings have been completed. Based on the net number of dwellings, the average number of dwellings built each year between 2010/11 and 2019/20 is 1,568. Residential homes for the elderly (C2 uses) are included in this figure.

MF3 Five-year housing land supply (SA1)

12.9 National planning policy requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing against their housing requirement set out in the LPS. The council's latest published assessment, the Housing Monitoring Update (base date 31 March 2020), identifies that there is a five year housing land supply requirement of 11,883 dwellings. This figure includes an adjustment to address the shortfall in delivery, since the start of the plan period, over the next five years and the application of a 5% buffer (566 dwellings). The assessment demonstrates a deliverable five year housing land supply of 15,108 dwellings, equivalent to 6.4 years and is shown in Table 12.1.⁽¹⁷⁾

Table 12.1 Housing Land Supply (base date 31/03/20)

Element	Dwellings
LPS five year housing supply requirement (1,800 dpa x5)	9,000
Shortfall in delivery since the start of the plan period	2,317
Total housing requirement including shortfall addressed over 5 years plus 5% buffer	11,883 (2,377 dpa)
Deliverable five year housing supply as at 31 March 2020	15,108
Number of years supply	6.4 years

MF5 Percentage of empty homes in the Borough (SA16)

12.10 2.6% (4,635 dwellings) in October 2019.⁽¹⁸⁾ The percentage of empty homes in the Borough is less than the North West⁽¹⁹⁾ and national levels.

Table 12.2 Percentage of Empty Homes in the Borough

Comparator (2019)		Trend			
North West	National	Oct 2016	Oct 2017	Oct 2018	Oct 2019
3.2%	2.7%	2.3%	2.4%	2.5%	2.6%

17 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

18 Council tax base data Table 615: Vacant dwellings by local authority district: England, from 2004, MHCLG <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

19 Council tax base data Table 615: Vacant dwellings by local authority district: England, from 2004 and Table 125: Dwelling stock estimates by local authority district: 2001 to 2019, MHCLG <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>



12.11 1,781 dwellings in the Borough have been vacant for more than six months, compared to 3,287 dwellings in 2010; a reduction of 46%. This is attributable to the Council's strategic approach to reducing empty homes as set out in the Housing Strategy. A combination of activities have led to this reduction, including changes to the council tax discounts for empty homes and second homes, regular targeted joint reviews of long term empty homes between Housing and Council Tax, enforcement action to tackle environmental and social problems caused by long term empty homes, loans to bring empty homes back into use, and information and support for owners.

MF8 Net jobs growth rate

12.12 Net jobs growth was 6,000 in 2019, which equates to an increase of 3.0% on the total number of jobs in 2018. The average annual jobs growth per annum, 2010-19, is +1.6%.⁽²⁰⁾ Between 2010 and 2015, 19,000 jobs were created, which is an increase of 11%. There was a further increase of 8,000 (4%) between 2015 and 2019. The reported employment total has fluctuated somewhat since 2017; it fell by 6,000 in 2018 but then rose by 6,000 in 2019, to return to its 2017 level. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of businesses not being completely representative of the whole business population) are much larger for small geographical areas such as local authorities. Therefore some of the reported year-on-year changes in employment totals reflect survey sampling error, rather than actual changes in the number of local jobs.⁽²¹⁾

Table 12.3 Jobs Growth (in 000s)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Net jobs growth (absolute change on previous year)	-	+2	+2	+3	+8	+4	+4	+4	-6	+6
Annual jobs growth (% change on previous year)	-	+1.1%	+1.1%	+1.7%	+4.4%	+2.1%	+2.1%	+2.0%	-3.0%	+3.0%
Number of jobs (2010-15 data series)	174	176	178	181	189	193	-	-	-	-
Number jobs (2015-19 data series – not directly comparable with 2010-15 data)						195	199	203	197	203

20 Business Register and Employment Survey ("BRES") open access data series for 2010-15 (which excludes business units registered for PAYE only) and 2015-19 (which includes such units), ONS, NOMIS. Crown Copyright 2019.

21 BRES open access data series for 2010-15 (which excludes business units registered for PAYE only) and 2015-19, ONS, NOMIS. ONS Crown Copyright. Figures are work-place based (that is, they relate to the number of people working in the Borough, rather than the number of employed living there) and include self-employed people registered for VAT and PAYE schemes, as well as employees. Because of differences between the two data series, 2010-15 jobs levels and changes cannot be directly compared with the 2015-19 levels or the 2015-19 change.

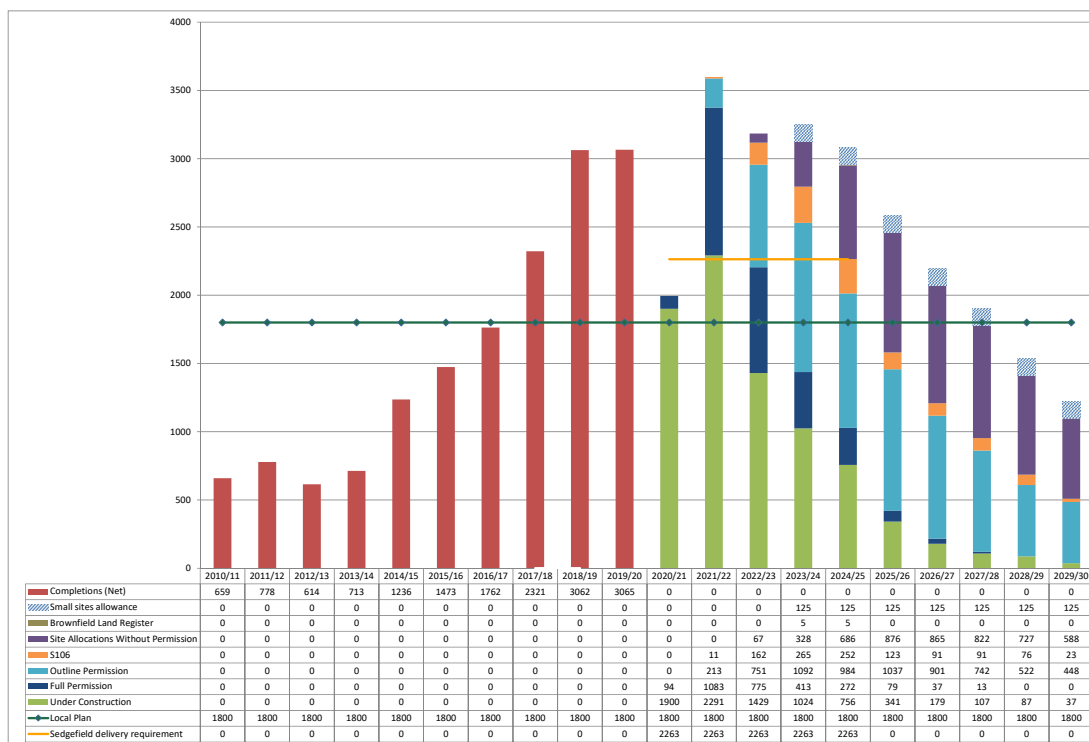


PG1 Plan period and housing targets (SA1)

12.13 The Plan period runs from 2010 until 2030. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of a minimum of 36,000 homes between 2010 and 2030, at an average of 1,800 net additional dwellings per year.

PG2 Managed delivery target (SA1)

Figure 12.2 Housing Trajectory (base date 31/03/20)



12.14 The housing trajectory for Cheshire East is based on the evidence of completions, commitments, allocations, lead in times and build rates included in the latest published Cheshire East Annual Housing Monitoring Update Report (HMU).⁽²²⁾ This approach takes full account of guidance in the NPPF and Planning Practice Guidance. The graph indicates how the LPS housing requirement of 36,000 new dwellings is likely to be achieved, over the whole Plan period. The graph indicates that based on the evidence in the latest HMU, it is likely that the housing requirement of 36,000 homes will be exceeded. The trajectory is reviewed annually, based on the latest available evidence of site delivery and progress.

22 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx



12.15 It is important to note that the trajectory represents an assessment of what is capable of being delivered and is not a forecast of what will actually be delivered each year. The graph shows an anticipated temporary reduction in housing completions in 2020/21 due to the short term impacts of the Covid-19 pandemic rather than any reduction in the availability of sites assessed as deliverable. The longer term effects are currently unknown, however evidence of progress on sites will continue to be reviewed on an annual basis.

12.16 The 'Local Plan' line in the trajectory represents the yearly average housing requirement, based on the objectively assessed housing need for Cheshire East of 36,000 dwellings, from 2010 to 2030. The vertical bars show the number of dwellings that have been completed (1 April 2010 to 31 March 2020), and the anticipated sources of housing supply over the remaining years. The 'Sedgefield delivery requirement' line represents the level of development required to meet the annual average requirement of 1,800 new homes plus the shortfall that arose from the early years of the plan period, over the next five years.

12.17 From 1 April 2010 to 31 March 2020, 15,683 dwellings (net) have been constructed, leaving 20,317 (net) dwellings to be delivered over the remainder of the Plan period.

12.18 The vertical bars (from 2020/21) categorise housing supply according to their planning status as at 31 March 2020. In terms of allocated sites (in the LPS or in Neighbourhood Development Plans) these are included with the corresponding planning permission status. For example LPS 46 (Kingsley Fields, Nantwich) is included in the under construction category, while LPS 2 (Basford East, Crewe) is included in the 'Outline Permission' category. The 'Site Allocations Without Permission' category includes only those remaining allocations that were not the subject of a planning permission approval (either in whole or part) at 31 March 2020.

12.19 The 'Small sites allowance' category represents the small sites windfall allowance of 125 dwellings per annum that was agreed through the examination of the LPS. Details of the windfall allowance are set out in the Housing Monitoring Update (base date 31 March 2020).⁽²³⁾ In that report it can be seen that the number of windfalls has averaged 238 dwellings per annum over the previous five year period, and has therefore consistently exceeded the allowance of 125. It is reasonable to assume that this supply will continue to come forward over the remaining years of the plan period and, having regard to past delivery trends, delivery on small windfall sites is likely to exceed the annual allowance applied.

12.20 The 'Brownfield Land Register' category represents the anticipated delivery from sites included in the Brownfield Land Register (without planning permission) that are assessed as being capable of delivering first completions within the five year period. Further details can be found in the Housing Monitoring Update (base date 31 March 2020).

12.21 The housing requirement supply and delivery continues to reflect the planned, ambitious level of growth that was established through the adoption of the LPS, up to the year 2030. The LPS housing requirement of 1,800 exceeds that of the national standard methodology for assessing local housing need by over 700 dwellings per year, thus supporting the Government's objective of significantly boosting the supply of homes as set out in the NPPF (para 59 NPPF 2019).

23 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx



PG3 Employment land available (SA17)

12.22 54% of the gross supply is land that is allocated in the LPS and the former District's Local Plans; 27% has planning permission and 19% is under construction.⁽²⁴⁾ The supply has reduced since the previous monitoring period, which had a supply of 414.63ha.

Table 12.4 Employment Land Supply as at 31 March 2020

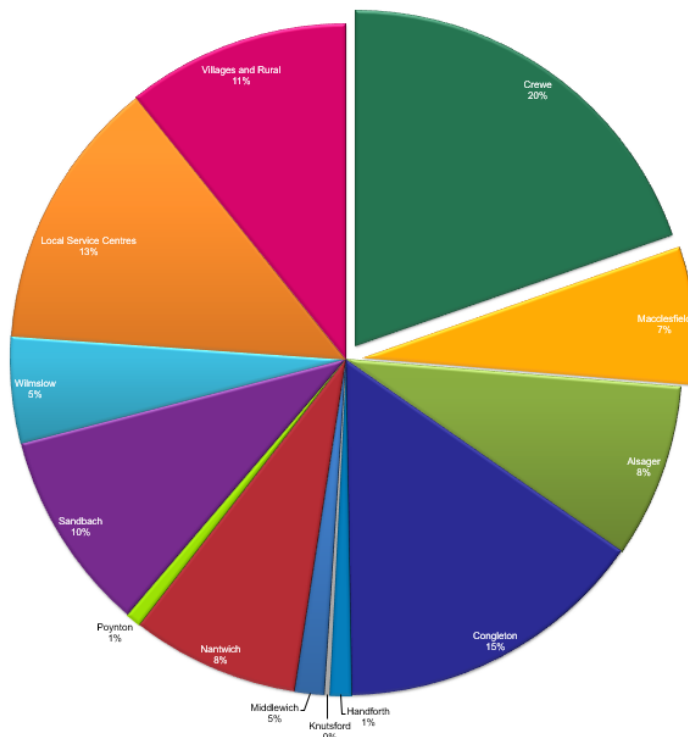
	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross Supply (ha)	0.25	0.00	0.01	30.72	0.14	4.67	372.76	408.55

12.23 The land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use. The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Local Indicators

PG4 Location of completed dwellings (SA1)

Figure 12.3 Location of Completed Dwellings (2019/20)

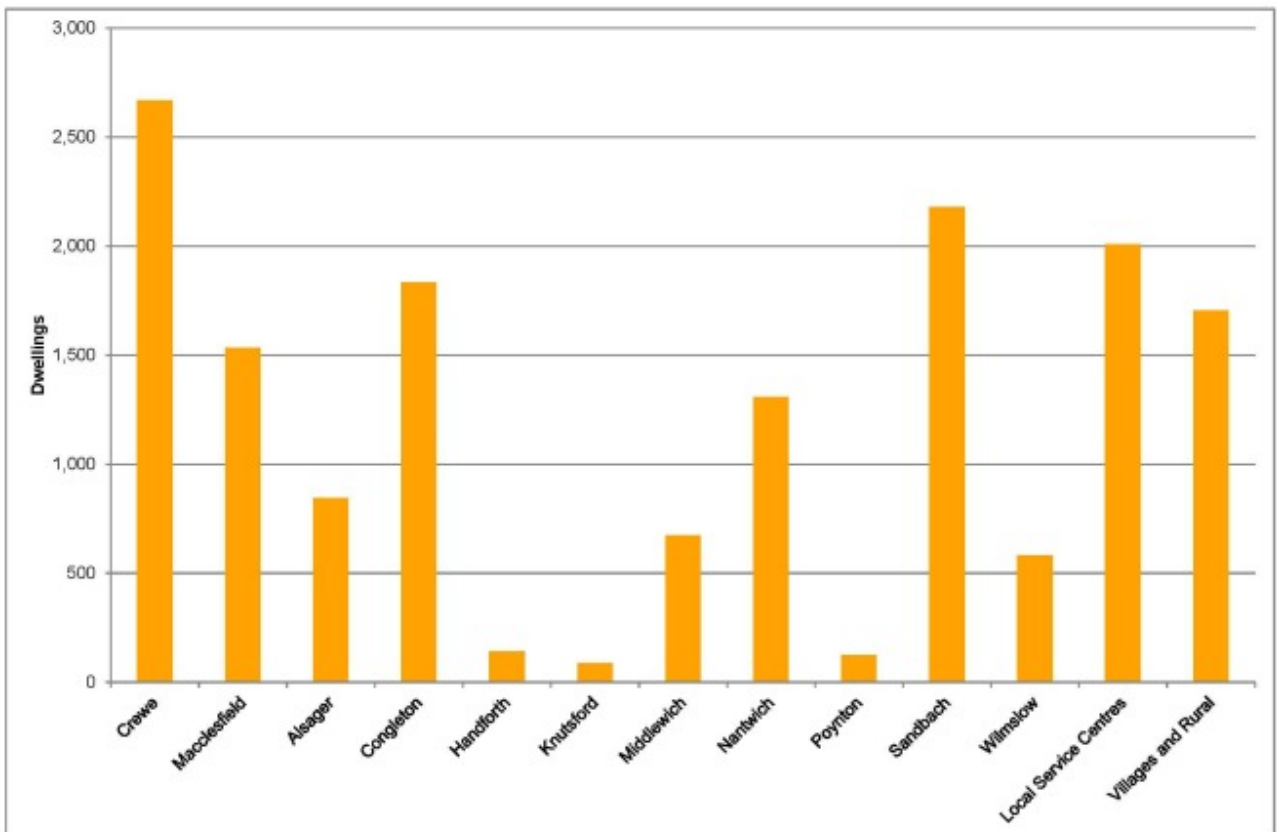




12.24 26% of completions were in the Principal Towns ("PTs") and 50% in the Key Service Centres ("KSCs") in 2019/20. This is similar to 2018/19, with the majority of completions in the KSCs, and the least in the Villages and Rural areas. However the percentage contribution of the KSCs has increased by 5% this year (2019/20) with the corresponding reduction being shared between the PTs and the Local Service Centres ("LSCs"), in comparison to the previous year (2018/19).

PG5 Housing completions by location from 2010 (SA1)

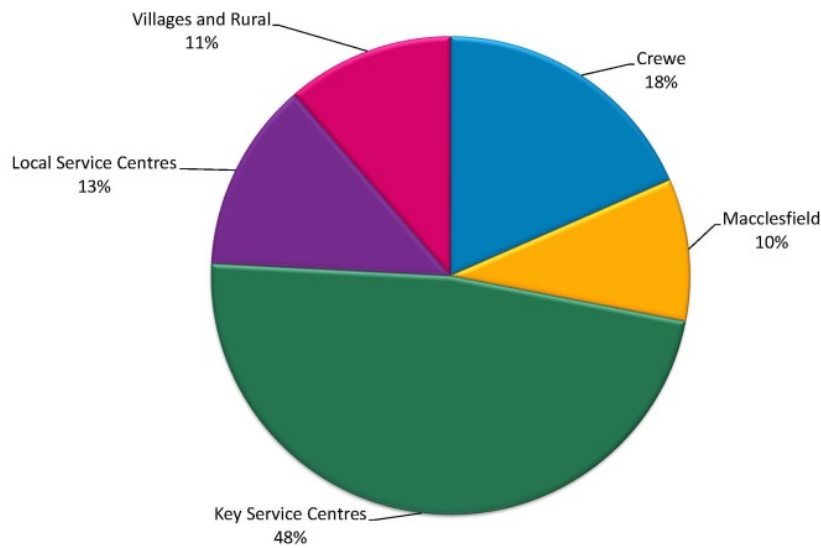
Figure 12.4 Housing Completions by Location from 2010



12.25 4,201 dwellings (net) were completed in the PTs between 1/04/10 and 31/03/20, with 7,770 dwellings (net) in the KSCs, 2,007 dwellings (net) in the LSCs and 1,705 dwellings (net) in the Villages and Rural areas.



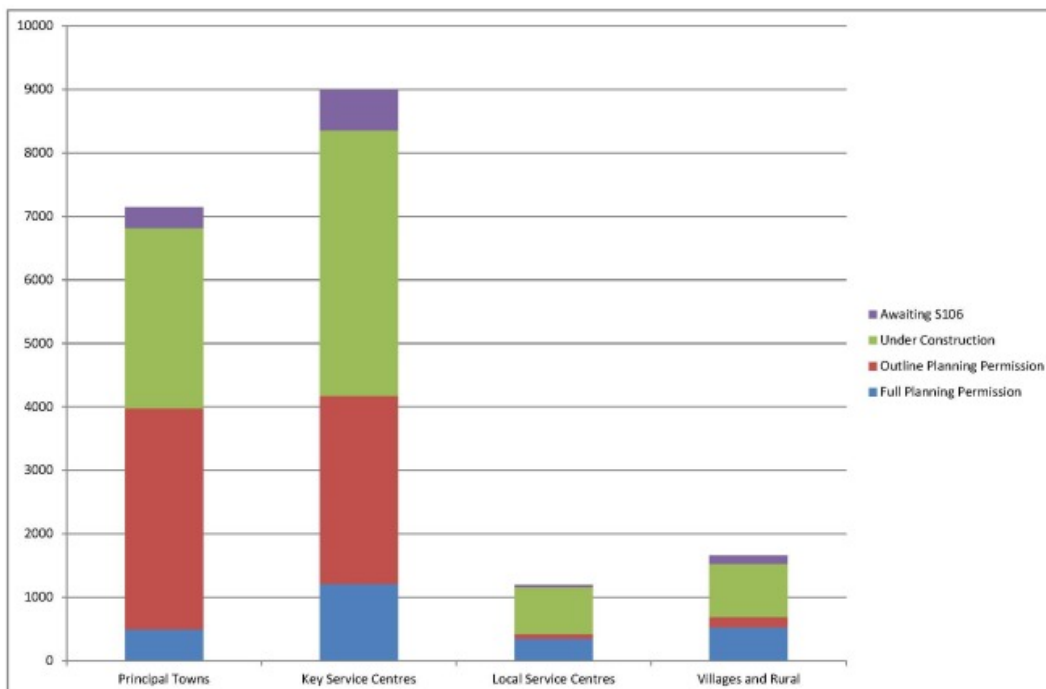
Figure 12.5 Proportion of Housing Completions by Location from 2010



12.26 28% of housing completions have been in the PTs, 48% in the KSCs, 13% in the LSCs, and 11% in the Villages and Rural areas. This distribution is very similar to the cumulative proportions reported in the previous year's monitoring report.

PG6 Location of housing commitments by type

Figure 12.6 Location of Housing Commitments by Type



12.27 At 31 March 2020 there were commitments for 18,981 dwellings, with 38% in the PTs, 47% in the KSCs, and 15% in the LSCs, and Villages and Rural areas. This is similar to the previous year, however the number of commitments has decreased; the proportion in the PTs has increased by 1%, with a corresponding decrease in the LSCs.



Contextual Indicators

PG7 Population size

12.28 384,200 in 2019.⁽²⁵⁾ The population of the Borough has increased since 2013.

Table 12.5 Population Size

2013	2014	2015	2016	2017	2018	2019
373,000	374,600	375,700	377,300	378,800	380,800	384,200

PG8 Population forecast

12.29 Growth from 369,100 in base year (2010) to 427,100 (2030).⁽²⁶⁾

PG9 Count of active enterprises (SA17)

12.30 19,500 (which equates to a business density of 618 active enterprises per 10,000 residents aged 16+) (2020).⁽²⁷⁾ The number of active enterprises increased continuously from 2014 to 2018, before falling by about 4% between 2018 and 2020 – but remains higher than its pre-2017 level. The business density is above the North West and UK averages.

Table 12.6 Count of Active Enterprises

2014	2015	2016	2017	2018	2019	2020
17,300	18,500	18,900	20,000	20,200	19,600	19,500

Table 12.7 Business Density (number of active enterprises per 10,000 residents aged 16+) in 2020

Cheshire East	North West	UK
618	450	508

25 ONS mid-year population estimates up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.

26 Population forecasts produced by Opinion Research Services ("ORS") for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Exam Library reference [PS E033] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

27 Sources: 'UK Business Counts – enterprises' data for 2014-20, ONS, NOMIS. ONS Crown Copyright 2020. [2] ONS mid-year population estimates up to mid-2019 (June 2020 release). Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0. Notes: [1] Business counts are for a reference date in March: e.g. "2020" means March 2020. [2] 2020 densities calculated using 2019 population estimates.



PG10 Unemployment rates (for economically active residents aged 16+) (SA2/17/19/20)

12.31 4.2% (8,500 people) (April 2019 to March 2020).⁽²⁸⁾ Unemployment rates in the Borough are similar to those in the North West and Great Britain, and have remained between 2.5% and 4.5% in recent years.

Table 12.8 Unemployment Rates (for Economically Active Residents Aged 16+)

Comparator (2019/20)		Trend				
North West	Great Britain	2015/16	2016/17	2017/18	2018/19	2019/20
4.0%	3.9%	2.7%	4.4%	2.6%	2.6%	4.2%

PG11 GVA (economic output) per capita

12.32 £39,200 in 2018.⁽²⁹⁾ Real (inflation-adjusted) GVA per capita in the Borough is higher than that in the North West and UK, and has generally increased year-on-year since 2013.

Table 12.9 GVA Per Capita

Comparator (2018)		Trend					
North West	UK	2013	2014	2015	2016	2017	2018
£25,100	£28,500	£33,900	£35,800	£35,200	£37,400	37,800	39,200

PG12 Jobs density (SA17)

12.33 0.96 in 2018.⁽³⁰⁾ Jobs density in the Borough is higher than that in the North West and UK, and increased during 2013-15, but has remained broadly static since then.

Table 12.10 Jobs Density

Comparator (2018)		Trend					
North West	UK	2013	2014	2015	2016	2017	2018
0.84	0.86	0.88	0.91	0.96	0.93	0.95	0.96

28 Cheshire East data: Model-based estimates of unemployment, April 2015 - March 2016 to April 2019 - March 2020, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. NW and GB data: Annual Population Survey April 2019 - March 2020, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.

29 Table 2, 'Regional gross value added (balanced) per head and income components' data file, 'Regional economic activity by gross domestic product, UK: 1998 to 2018' statistical release, ONS, December 2019. [2] 'GDP quarterly national accounts time series' data set, ONS, December 2019. Notes: [1] Figures are in 2018 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data excludes 'Extra-Regio' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).

30 Jobs Density data, ONS, NOMIS, ONS Crown Copyright <https://www.nomisweb.co.uk/>.



PG13 Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively) (SA17)

12.34 The Borough has a slightly higher proportion of workers in Management/Professional occupations than the North West or UK averages; conversely, the proportion in Admin/Skilled and Personal Service/Sales occupations is slightly below the regional and national averages. The statistics shown below indicate that the proportion of Cheshire East workers in Management/Professional occupations was lower in 2019/20 than in 2018/19, while the opposite is true for the other broad occupational groups. However, these statistics are based on the results of a national employment survey, and survey sampling error margins (due to samples of workers not being completely representative of the whole working population) are much larger for small geographical areas such as local authorities. Therefore some of the reported year-on-year changes in employment in different occupational groups reflect survey sampling error, rather than actual changes in the occupational mix of jobs in the Borough.⁽³¹⁾

Table 12.11 Employment by Occupation

	Comparator (April 2019 to March 2020)			Cheshire East (April 2017 to March 2018)
	Cheshire East	North West	UK	
Management/Professional	49.4%	44.1%	47.8%	55.7%
Admin/Skilled	18.4%	20.5%	19.8%	17.3%
Personal Service/Sales	15.3%	17.7%	16.1%	14.4%
Operative/Elementary	16.9%	17.7%	16.3%	12.6%

PG14 Working age population (16 to 64)

12.35 226,800 in 2019.⁽³²⁾ The working age population fell in each consecutive year up to 2018, but then increased in 2019.

Table 12.12 Working Age Population (16 to 64)

2013	2014	2015	2016	2017	2018	2019
229,000	227,900	227,300	226,600	226,100	225,700	226,800

31 Annual Population Survey (residence-based dataset), April 2018 - March 2019 and April 2019 - March 2020, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. The analysis described above is based on SOC2010 (Standard Occupational Classification 2010) Major Group occupational classes: "Management/ Professional" occupations means SOC2010 Major Groups 1-3, "Admin/ Skilled" means Groups 4-5, "Personal Service/ Sales" is Groups 6-7 and "Operative/ Elementary" covers Groups 8-9.

32 ONS mid-year population estimates up to mid-2019 (June 2020 release). ONS Crown Copyright 2020. ONS licensed under the Open Government Licence v. 3.0.



PG15 Labour supply (economically active population) and economic activity rate for working age population (16 to 64)

12.36 190,400 (85.3%) (April 2019 to March 2020).⁽³³⁾ The economic activity rate in the Borough is higher than that in the North West and UK, and the differences from the North West and UK figures are statistically significant (that is, not just due to survey sampling error). The Cheshire East rate has generally increased since 2015/16 and the cumulative increase over this time is statistically significant.

Table 12.13 Labour Supply (Economically Active Population) and Economic Activity Rate for Working Age Population (16 to 64)

Comparator (2019/20)		Trend				
North West	UK	2015/16	2016/17	2017/18	2018/19	2019/20
78.1%	79.0%	79.5%	79.9%	77.5%	81.6%	85.3%

PG16 Labour supply (economically active population) - future change

12.37 Growth from 189,700 in base year (2010) to 207,100 (2030).⁽³⁴⁾

Conclusion

12.38 Net housing completions have risen for the seventh consecutive year, albeit only by a net gain of three in 2019/20. Based on the completions and supply of housing at 31 March 2020, the Council has a 6.4 years supply of housing, and the indicators show that the requirement of 36,000 homes, over the plan period, will be realised and is likely to be exceeded.

12.39 The location of housing completions and commitments are in line with the spatial distribution objectives of the LPS.

12.40 The percentage of empty homes in the Borough has risen slightly.

12.41 The supply of employment land has fallen slightly by 1.5% since the previous year. Unemployment rates have risen, but are similar to those in the North West and Great Britain, and there has been an increase in jobs provision between 2015 and 2019.

Further Actions

- Make sure that Cheshire East has a robust 5 year supply of housing land by progressing the Local Plan
- Continue to monitor the location of housing completions

33 Annual Population Survey (residence-based dataset), April 2015- March 2016 to April 2019 to March 2020, ONS, NOMIS, ONS Crown Copyright <https://www.nomisweb.co.uk/>.

34 Population forecasts produced by ORS for the Cheshire East Housing Development Study 2015, ORS, June 2015, Local Plan Exam Library reference [PS E033] <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Infrastructure

12.42 The LPS Policies monitored in this section are:

- IN 1 Infrastructure
- IN 2 Developer Contributions

Core Output Indicators

MF1 Provision of infrastructure (SA7)

12.43 Priority infrastructure schemes are considered to be those projects that are contained in the latest published Infrastructure Delivery Plan that the Council are generally responsible for bringing forward - transport, education, and recreation and sporting facilities. These infrastructure types will be shown in three separate tables (Tables 12.14 to 12.16). There are 58 projects listed under transport, therefore it is considered appropriate and proportionate to only report on those projects listed as priority 1.

12.44 Table 12.14 details the progress on the transport projects that are considered to be priority infrastructure schemes.

Table 12.14 Priority infrastructure scheme progress - transport

Project	Location	Status
B5077 Crewe Road/B5078 Sandbach Road North junction improvements	Alsager	Linked to development timing.
A536 to A534 Congleton Link Road	Congleton	Under construction.
Sydney Road bridge - construction of an additional bridge for north west bound traffic to allow two way running	Crewe	Completed 1/7/19.
Improvements to Crewe Green roundabout	Crewe	Completed 29/11/18.
North West Crewe Strategy	Crewe	Planning application approved March 2019 - construction due to commence in 2021.
Improvements to the A5020 Weston Gate roundabout	Crewe	Concept design.
Crewe Bus Station facilities relocation	Crewe	Concept design - developer partner appointed.
A6 Disley corridor improvements	Disley	Delivered.
Handforth traffic management measures	Handforth	Initial design.
A537 Adams Hill junction improvements	Knutsford	Linked to development.



Project	Location	Status
Brook Street/Hollow Lane junction improvements	Knutsford	Linked to development.
Macclesfield Town Centre Movement Strategy	Macclesfield	Linked to development or funding bids.
Middlewich Eastern Bypass	Middlewich	Planning application approved 19/7/19 - construction due to commence in 2021.
Burford junction improvements, to include complementary improvements on surrounding network	Nantwich	Option appraisal being undertaken, which will lead to preferred option and detailed design.
Alvaston roundabout junction improvements	Nantwich	Option appraisal being undertaken, which will lead to preferred option and detailed design.
Peacock roundabout junction improvements	Nantwich	Concept design.
Poynton Relief Road (bet London Rd South (A523) and the A555 (proposed SEMMMS))	Poynton	Enabling works underway, main construction due to commence early 2021.
A534 Old Mill Rd/The Hill junction and Old Mill Rd/Middlewich Rd junction improvements	Sandbach	Preferred option identified and detailed design underway. Seeking funding opportunities.
Major upgrade to A34 ⁽³⁵⁾	Wilmslow - Handforth	Some of the improvements undertaken as part of the A6 Manchester Airport Relief Road.
A34/A538 west junction improvements	Wilmslow	Concept design.
A34/Alderley Road/Wilmslow Road	Wilmslow	Detailed design undertaken - linked to development.

12.45 As can be seen from Table 12.14 the majority of the highways projects are at an early stage as at 31/03/20, with three projects (A6 Disley corridor improvements, improvements to Crewe Green roundabout and Sydney Road Bridge) delivered. Progress on these projects will continued to be monitored and reported on in future AMRs.

12.46 Table 12.15 details the progress on the education projects that are considered to be priority infrastructure schemes. Local schools could include primary, secondary, SEN, post 16 or early years.

Table 12.15 Priority infrastructure scheme progress - education

Site	Settlement	Project	Status
LPS 1: Central Crewe	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals

35 New junction on the A555 and spur road to the A34 was looked at as an option but is not being pursued



Site	Settlement	Project	Status
LPS 2: Basford East	Crewe	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 3: Basford West	Crewe	Shavington Primary School 1FE expansion	To be determined in the context of specific planning application proposals
LPS 4: Leighton West	Crewe	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 5: Leighton	Crewe	Mablins Lane Primary School 1/2FE Expansion	To be determined in the context of specific planning application proposals
LPS 6: Crewe Green	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 7: Sydney Road	Crewe	Hungerford Primary School 1FE Expansion	To be determined in the context of specific planning application proposals
LPS 8: South Cheshire Growth Village	Crewe	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 9: The Shavington/Wybunbury Triangle	Crewe	Shavington Primary School 1FE Expansion	To be determined in the context of specific planning application proposals
LPS 10: East Shavington	Crewe	Shavington Primary School 1FE Expansion	To be determined in the context of specific planning application proposals
LPS 11: Broughton Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 12: Central Macclesfield	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 13: South Macclesfield Development Area	Macclesfield	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 14: Land east of Fence Avenue	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 15: Land at Congleton Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals



Site	Settlement	Project	Status
LPS 17: Gaw End Lane	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 18: Land between Chelford Road and Whirley Road	Macclesfield	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 20: White Moss Quarry	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 21: Twyford and Cardway	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 22: Former MMU Campus	Alsager	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 26: Back Lane/Radnor Park	Congleton	Quinta Primary School 1/2FE Expansion	To be determined in the context of specific planning application proposals
LPS 27: Congleton Business Park Extension	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 28: Giantswood Lane South	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 29: Giantswood Lane to Manchester Road	Congleton	New primary school	To be determined in the context of specific planning application proposals
LPS 30: Manchester Road to Macclesfield Road	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 31: Tall Ash Farm	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 32: North of Lamberts Lane	Congleton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 33: North Cheshire Growth Village	Handforth	New primary school and expansion of local schools	To be determined in the context of specific planning application proposals
LPS 34: Land bet Clay Lane and Sagars Road	Handforth	Expansion of local schools	To be determined in the context of specific planning application proposals



Site	Settlement	Project	Status
LPS 36: North West Knutsford	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 37: Parkgate Extension	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 38: Land South of Longridge	Knutsford	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 42: Glebe Farm	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 43: Brooks Lane	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 45: Land off Warmingham Lane West (Phase II)	Middlewich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 46: Kingsley Fields	Nantwich	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 48: Land adj to Hazelbadge Road	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 49: Land at Sprink Farm	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 50: Land south of Chester Road	Poynton	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 53: Land adj to J17 of the M6, south east of Congleton Road	Sandbach	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 54: Royal London inc land west of Alderley Road	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 56: Land at Little Stanneylands	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals
LPS 57: Heathfield Farm	Wilmslow	Expansion of local schools	To be determined in the context of specific planning application proposals



Site	Settlement	Project	Status
LPS 61: Alderley Park Opportunity Site	OSRA ⁽¹⁾	Expansion of local schools	To be determined in the context of specific planning application proposals

1. Other Settlements and Rural Areas

12.47 As can be seen from Table 12.15 the education projects seek to expand local schools, and will be determined in the context of specific planning application proposals; the delivery of these projects will be dependent on sites receiving planning permission and appropriate contributions provided.

12.48 Table 12.16 details the progress on the recreation and sporting facility projects that are considered to be priority infrastructure schemes.

Table 12.16 Priority infrastructure scheme progress - recreation and sporting facilities

Settlement	Project	Status
Alsager	Additional health and fitness accommodation and improvements to main entrance and reception area	Alsager Leisure Centre improvements completed October 2019 including enhancements to the gym and new group fitness studios.
Congleton	Leisure centre	The project has secured the required planning approvals and the Pre-Construction Services stage of the contract has concluded.
Congleton	Sports and recreation hub at Back Lane	No progress at present
Crewe	Sports and recreation hub on the south of the town	No progress at present
Crewe	Sports and recreation hub on the north west side of the town at Leighton	No progress at present
Macclesfield	Additional dry leisure provision to serve the south and east of Macclesfield	No progress at present
Macclesfield	Investment in Leisure Centre and athletics stadium	Capital works to refurbish the Leisure Centre is in progress - due to complete in August 2020.
North Cheshire Growth Village	Sports and recreation hub	Requirements included in The Garden Village at Handforth Supplementary Planning Document, adopted December 2018.

12.49 As can be seen from Table 12.16 half of the recreation and sporting facility projects have progressed as at 31/3/20; progress on these projects will continued to be monitored and reported on in future AMRs.



Local Indicators

I1 Access to social, economic and green infrastructure (SA2)

12.50 All the sites in the LPS have been subject to Sustainability Appraisal; this includes access to open space and local amenities. LPS policies aim to address access issues, where identified.

12.51 Table 12.17 reports on those LPS sites that were either under construction or completed as at 31/3/20. The LPS Policy expectation highlights site specific social, economic and green infrastructure requirements. Unlike the other strategic allocations in the LPS, the strategic locations of Central Crewe and Central Macclesfield (LPS 1 and LPS 12 respectively) do not identify specific development proposals but instead seek to maximise opportunities for improvement and regeneration more generally. While such “windfall” development will assist with improving infrastructure in these areas it is more difficult to monitor and is therefore not reported against this indicator.

Table 12.17 Social, economic and green infrastructure outcomes for LPS sites

LPS Policy expectation	Outcomes	Comment
<p>Site LPS 2 'Basford East, Crewe'</p> <ul style="list-style-type: none"> • Site not under construction 		
<p>Site LPS 3 'Basford West, Crewe'</p> <ul style="list-style-type: none"> • Criterion 3: Creation of local centre including retail to meet local needs, restaurant/takeaway, hotel, car showroom • Criterion 4: Continued access to and servicing of railway • Criterion 6: green infrastructure including ecological mitigation and landscaping, community woodlands, and open space, including outdoor sports and play areas separating the residential areas from the ecological mitigation areas. • Principle b: pedestrian and cycle links to connect the site to existing and proposed residential areas, employment areas, shops schools and health facilities; • Principle d: green infrastructure and tree planting • Principle g: contributions sought from developers to fund tree planting; • Principle h: provision, or where appropriate, financial contributions towards transport, highways, education, health, open space and community facilities; • Principle i: affordable housing; • Principle j: Contribute towards improvements to existing and the provision of new public 	<ul style="list-style-type: none"> • Criterion 3: Local Centre constructed to the south of the site. Currently comprises of public house, petrol filling station with convenience store & drive thru coffee shop. • Criterion 4: Continued access to and servicing of railway – the outline application for the employment uses at the site (14/0378N) retain access points to the railway. • Criterion 6: Green Infrastructure – the majority of the structural landscaping has been planted at the site, including tree planting, bunds, and ecological mitigation areas. The housing site makes provision for open space, outdoor sports and play areas. • Principle b – pedestrian and cycle links. Improvements have been made to footpaths, cycle links and lighting along Jack Mills Way. The S106 agreement for 13/0336N secured contributions for footpath and cycle works. • Principle d: green infrastructure and tree planting. Both the employment and housing sites are on track to meet these objectives. • Principle g – tree planting contribution – the S106 agreement for 13/0336N secured a contribution for off site landscaping. 	<p>The Basford West site is being brought forward in a series of phases. The housing site is under construction with over 200 homes completed at 31/3/2020 and various plots on the employment site have either been completed or were under construction at the 31/3/20. The site is mostly on track to deliver all infrastructure objectives.</p> <p>No application has been received yet for a hotel or car showroom. No contributions were required towards health provision or community facilities at the outline stage, which predated the adoption of the LPS.</p>





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> transport links to Crewe Railway Station, Crewe town centre and villages; Principle k: Potential to provide rail sidings. If not provided, a larger contribution to road infrastructure improvements will be required; Principle i: Habitat and appropriate mitigation measures provided for protected species 	<ul style="list-style-type: none"> Principle h: financial contributions have been secured towards transport, highways, education. Principle i: affordable housing – the reserved matters approval for the housing site (15/2943N) make provision for 93 affordable dwellings (25%). Principle j: transport links. A bus stop links the northern part of the site with the railway station. Principle k: rail sidings. Access to the railway is maintained on the outline permission for the employment site (14/0378N) however new sidings are not included. The S106 agreement for 13/0336N does, however, secure contributions to road infrastructure improvements such as Crewe Green roundabout (now completed) and the A500. Principle l: Habitat and mitigation measures. The housing and employment sites include habitat and ecological mitigation measures, including a management plan. 	
Site LPS 4 'Leighton West, Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 5 'Leighton, Crewe'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 6 'Crewe Green'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 7 'Sydney Road, Crewe'		

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> ● Criterion 2: Green Infrastructure including allotments, equipped children's play area/multi use games area, community woodland, outdoor gym, formal sports pitches ● Principle a: tree planting ● Principle c: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities ● Principle d: Planting and buffering to the northern, eastern, southern and western boundaries of the site ● Principle e: affordable housing ● Principle f: Additional ponds provided within the site ● Principle h: education provision and health infrastructure contributions ● Principle n: The upgrading of Crewe Public Footpath No.4 , along with a green corridor to accommodate the Public Footpath 	<ul style="list-style-type: none"> ● Criterion 2. Green infrastructure expected to be provided including play area, multi-use games area and trim trail. ● Principle a: The development is expected to incorporate tree planting. ● Principle c: Contributions secured via S106 legal agreement to footpath and cycle way improvements and there are links through the site to footpaths. ● Principle d: The development provides planting to boundaries of the site. ● Principle e: The development will provide on-site affordable housing of between 20-30% depending on the phase. ● Principle f: Additional ponds are expected to be provided. ● Principle h: Contributions via S106 legal agreement for education. ● Principle n: Contributions via S106 legal agreement for public footpath improvements. 	<p>Phase 1 of the Sydney Road scheme (249 dwellings) is under construction. Both phases of the Sydney Road site were approved prior to the adoption of the LPS.</p> <p>The outline permissions for Phases 1 and 2 secured the majority of the infrastructure objectives except for contributions to health, formal sports pitches, community woodland and allotments.</p>
<p>Site LPS 8 'South Cheshire Growth Village, South East Crewe'</p>	<ul style="list-style-type: none"> ● Site not under construction 	
<p>Site LPS 9 'The Shavington/Wybunbury Triangle</p>	<ul style="list-style-type: none"> ● Criterion 2: Appropriate retail provision to meet local needs ● Criterion 3: Community Hub and village green ● Criterion 4: Green infrastructure including allotments, community woodland, open space including children's play space, multi use games area and outdoor gym, nature 	<p>It is understood that the site is being brought forward in 3 phases. The original outline consent for the site (12/3114N) was approved in 2014 prior to the adoption of the LPS.</p> <p>Phase 1 of LPS 9 is under construction (200 dwellings) Phase 2 has a reserved matters application pending determination. While many</p>





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> conservation area, open space, undeveloped buffer zone, Village Green Criterion 5: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities. Principle b: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area Principle d: Contributions towards education provision Principle e: Contributions towards health infrastructure Principle f: Green Infrastructure, creation of green spaces, pedestrian and cycle routes Principle m: affordable housing 	<ul style="list-style-type: none"> Criterion 4: Green infrastructure: the outline planning permission for the site secured (via S106 agreement) allotments, woodland, children's play space, a multi use games area and outdoor gym. Criterion 5: pedestrian and cycle links – links have been secured through the site and improvements to Newcastle Road. Principle b: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area – secured via S106 agreement Principle d: Contributions towards education provision – secured via S106 agreement Principle e: Contributions towards health infrastructure – not secured Principle f: Green Infrastructure – secured on Phase 1 but could also be secured on later Phases. Principle m: affordable housing – secured via S106 legal agreement 	<p>of the infrastructure requirements have been secured such as affordable housing, contributions and green infrastructure, it is not possible at this stage to ascertain whether all infrastructure requirements will be met due to the phasing of the site.</p>
<p>Site LPS 10 'East Shavington'</p> <ul style="list-style-type: none"> Criterion 2: green infrastructure including allotments or community woodland, Open space including children's play space, multi use games area or outdoor gym, nature conservation area Criterion 3: pedestrian and cycle links to new and existing residential areas, employment areas, shops, schools and health facilities 	<ul style="list-style-type: none"> Criterion 2: green infrastructure. The approved plans for the site show an area of community orchard to the north-east of the site, open space, landscaping and a wildlife pond. Criterion 3: Cycle and pedestrian links. The S106 agreement for planning permission 13/2069N included contributions towards the Nantwich Road corridor and works around 	<p>The site is likely to deliver all infrastructure requirements except for the provision of allotments and health infrastructure. However it is highlighted that the outline and reserved matters approvals for this site predates the adoption of the LPS.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> ● Criterion 4: On site provision or contributions towards education, health, open space, community facilities; ● Principle c: Contributions towards habitat improvements for the Meres and Mosses Natural Improvement Area ● Principle e: Contributions towards education provision ● Principle f: Contributions towards health infrastructure ● Principle g: green infrastructure including pedestrian and cycle routes ● Principle i: affordable housing 	<ul style="list-style-type: none"> ● the railway station and a crossing on Crewe Road. ● Criterion 4: On site provision or contributions. The S106 agreement for the site includes a contribution towards education. The approved layout includes open space provision. ● Principle c: the S106 for the site includes a contribution towards Wybunbury Moss. ● Principle e: Contribution towards education provision secured as part of the S106 agreement. ● Principle f: Heath infrastructure contributions not secured. ● Principle g: green infrastructure secured on reserved matters approval (15/4046N) ● Principle i: 30% affordable secured by S106 agreement. 	
Site LPS 13 'South Macclesfield Development Area'		
<ul style="list-style-type: none"> ● Criterion 7. green infrastructure 	<ul style="list-style-type: none"> ● Criterion 7. Open space under construction 	<ul style="list-style-type: none"> ● Only part of the allocation is under construction – Barrett's Homes section – 150 homes - application 15/2010M
Site LPS 14 'Land East of Fence Avenue, Macclesfield'		
<ul style="list-style-type: none"> ● Principle g. Retention (or replacement) of playing fields and sporting facilities (site not u/c yet see comments) 	<ul style="list-style-type: none"> ● Principle g. Replacement sporting facilities being developed at new Kings School site 	<ul style="list-style-type: none"> ● Replacement sporting facilities have been provided at the new Kings School site in advance of the old school sites being developed
Site LPS 15 'Land at Congleton Road, Macclesfield'		
<ul style="list-style-type: none"> ● Site not under construction 		
Site LPS 16 'Land south of Chelford Road, Macclesfield'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 17 'Gaw End Lane, Macclesfield'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 18 'Land between Chelford Road and Whirley Road, Macclesfield'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 20 'White Moss Quarry, Alsager'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 21 'Twyfords and Cardway, Alsager'		
<ul style="list-style-type: none"> Criterion 3. Green infrastructure Criterion 4. Amenity open space and children's play space Criterion 6. Pedestrian and cycle links to new and existing community facilities Criterion 7. Open space for indoor/outdoor sports facilities Principle b. existing open space on Cardway to be substantially retained or improved Principle c. retention of woodland Principle e. Contributions towards or delivery of bus services and public transport facilities Principle f. education and health contributions Principle g. affordable housing Principle h. contributions towards improvements to the PROW and informal path to Alsager Railway Station 	<ul style="list-style-type: none"> Criterion 3. Green infrastructure expected to be provided Criterion 4. Trim trail, informal play space and LEAP expected to be provided Criterion 6. Footpath contribution required as part of S106, as is a cycle route along the B5077 Crewe Road/Lawton Road Criterion 7. No sports facilities provided Principle b. Cardway site has not started Principle c. Woodland is to be retained Principle e. s106 requires contributions towards the cost of sustainable transport measures including bus pass/vouchers/season tickets and bus services and public transport facilities to and from the site Principle f. No contributions to education and health 	<p>The Twyfords site is currently under construction, with no start on Cardway; the Twyfords site is due to meet most of its infrastructure objectives. The objectives that aren't due to be met are contributions to education and health, and open space for sports facilities. In relation to education, the Strategic Planning Board ("SPB") report for planning application 11/4 109C says that no education contribution is required for the development as there was significant capacity at local schools. For health contributions, these were not provided as the application was determined prior to the CELPS being adopted and the CCG were not a consulted at that point or if they were, a response was not received. In relation to sports facilities, the SPB report for planning ref 11/4-109M refers to contributions for either a skate park or on site provision of children's play space. The SPB report highlights that parts of the town centre are accessible within 500m walking</p>

LPS Policy expectation	Outcomes	Comment
	<ul style="list-style-type: none"> Principle g. Part of affordable housing provision completed Principle h. Footpath contribution required as part of S106 	<p>distance of the site and most of it within a 1,000m walk. The SPB report states that bus stops exist along the site frontage and within a reasonable walking distance of the site.</p>
<ul style="list-style-type: none"> Criterion 2. Creation of sports and leisure hub Criterion 4. Green infrastructure Criterion 5. Pedestrian and cycle links to new and existing community facilities Principle a. contributions to improvements towards town centre accessibility Principle b. retention of hedges and trees Principle d. education and health contributions Principle f. affordable housing 	<p>Site LPS 22 'Former Manchester Metropolitan University Campus, Alsager'</p> <ul style="list-style-type: none"> Criterion 2. Outdoor sports facilities and Alsager Leisure Centre improvements completed Criterion 4. Open space to be provided Criterion 5. S106 required contributions toward the construction of a pedestrian crossing at Hassall Road Principle a. s106 requires contributions toward the construction of a pedestrian crossing at Hassall Road. Principle b. Trees and vegetation to be retained Principle d. S106 required education contribution; no contributions to health Principle f. Local connection units required as part of s106, buy no affordable housing provided 	<p>The site is under construction and is due to meet most of its infrastructure objectives. The objectives that haven't been met are affordable housing provision and contributions to health. No affordable housing could be provided due to the abnormal costs associated with the sports provision (scheme viability). This is also the case for education. In terms of health no comments were received from the CCG with their requests and justification for a contribution. In relation to town centre accessibility the SPB report for planning application 15/5222C highlights that there are a range of facilities within reasonable walking distance of the site and there are existing bus services available on Hassall Road.</p>
<ul style="list-style-type: none"> Criterion 2. Green infrastructure Criterion 3. Pedestrian and cycle links to shops Criterion 4. On site provision or relevant contributions towards transport 	<p>Site LPS 23 'Radway Green Brownfield, Alsager'</p> <ul style="list-style-type: none"> Criterion 2. Only car park part of site to the north completed – no green infrastructure included. Criterion 3. Only car park part of site to the north completed – no pedestrian and cycle links included. Criterion 4. Only car park part of site to the north completed – no transport included. 	<p>A small part of the site has been completed. The main part of the site is not under construction, therefore there are opportunities to provide green infrastructure, pedestrian and cycle links and transport here, enabling the site to meet its infrastructure objectives.</p>





LPS Policy expectation	Outcomes	Comment
Site LPS 24 'Radway Green Extension, Alsager' <ul style="list-style-type: none"> Site not under construction 		
Site LPS 25 'Radway Green North, Alsager' <ul style="list-style-type: none"> Site not under construction 		
Site LPS 26 'Back Lane/Radnor Park, Congleton'	<ul style="list-style-type: none"> Criterion 5. retention and enhancement of Back Lane Playing Fields (Village Green) Status. Criterion 6. improved recreational facilities linked to Back Lane Playing Fields and the proposed school site Criterion 8. pedestrian and cycle links set in green infrastructure to new and existing community facilities Criterion 9. public open space, as a new country park adjacent to Back Lane Playing Fields Criterion 10. children's play facilities Criterion 11. a new primary school with linked community use Criterion 12. contributions to new health infrastructure Principle b – network of open spaces Principle g – pedestrian and cycle links Principle i – affordable housing Principle p – strategic east to west greenway with pedestrian and cycle links with footbridge over River Dane 	<p>The allocated site is made up of a number of different land ownerships and has come forward through several different planning applications as a reflection of this. There are a number of sites within the allocation with outline planning permission (with certain details yet to be agreed). The current status across the site is that infrastructure objectives have started to be provided but this activity is ongoing.</p> <p>Contributions to education provision have been secured, as appropriate. The education team are looking at the suitable provision of current / future education needs across the whole of north Congleton. The provision of contributions to health infrastructure is dependent on requests from appropriate bodies, including the NHS.</p> <p>A number of sites have provided a policy compliant level of affordable housing. Certain sites within the allocation have provided a reduced level of affordable homes (17.5%). This has taken account of an enhanced contribution towards the delivery of the Congleton Link Road.</p>

LPS Policy expectation	Outcomes	Comment
	<p>Certain sites within the allocation have provided a reduced level of affordable homes (17.5%)</p> <ul style="list-style-type: none"> Principle p – early steps to secure route east/west greenway with footbridge has taken place 	
Site LPS 27 'Congleton Business Park Extension'	<ul style="list-style-type: none"> Site not under construction 	
Site LPS 28 'Giantswood Lane South, Congleton'	<ul style="list-style-type: none"> Principle c/d – pedestrian and cycle links, network of open spaces Principle i – affordable housing Principle m – contribution to education and health infrastructure Principle p - strategic east to west greenway with pedestrian and cycle links 	<p>A number of the objectives for this site have been delivered or are in the process of being delivered.</p>
Site LPS 29 'Giantswood Lane to Manchester Road, Congleton'	<ul style="list-style-type: none"> Principle c/d –Pedestrian and cycle links/open space provided. Principle i – the site has provided a policy compliant level of affordable homes Principle m – contributions have been secured for health and education infrastructure Principle p – strategic east/west greenway route not prejudiced by the development of this site. 	
Site LPS 30 'Manchester Road to Macclesfield Road, Congleton'	<ul style="list-style-type: none"> Principle c/e – pedestrian and cycle links/open space provided Principle d – contributions to education infrastructure provided. Contributions to health infrastructure were not requested. 	<p>The provision of contributions to health infrastructure is dependent on requests from appropriate bodies, including the NHS.</p>





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Principle j – affordable housing Principle o – strategic east to west greenway with pedestrian and cycle links 	<ul style="list-style-type: none"> Principle j – affordable housing provided. Principle o – provision of strategic east/west greenway not prejudiced by the schemes within this allocation. 	
Site LPS 31 'Tall Ash Farm, Congleton'	<ul style="list-style-type: none"> Site not under construction 	
Site LPS 32 'North of Lamberts Lane, Congleton'		
<ul style="list-style-type: none"> Criterion 2 – provision of pedestrian and cycle links Principle a – provision of open space for nature and recreation Principle c – sustainable transport links Principle h – provision of affordable housing 	<ul style="list-style-type: none"> Criterion 2 / principle c – provision of pedestrian and cycle links within the scheme Principle a – open space provided within the layout of the scheme Principle h – affordable housing provided within the scheme. 	A number of the objectives for this site have been delivered or are in the process of being delivered.
Site LPS 33 'North Cheshire Growth Village, Handforth East'	<ul style="list-style-type: none"> Site not under construction 	
Site LPS 34 'Land Between Clay Lane and Sagars Road, Handforth'		
<ul style="list-style-type: none"> Criterion 2 – direct cycle and pedestrian link from the site to the west; a link to the open space to the east Criterion 3 – Retention of trees and woodlands on the edges of the site, with new planting Principle d – improve connectivity to Handforth town centre and the wider area through provision of cycle paths and pedestrian links 	<ul style="list-style-type: none"> Criterion 2 – the proposed footway/ cycleway provides permeability through the site This path provides the required links to the west and the open space to the east, where a bridge is proposed, and a financial contribution was secured towards a hard surfaced path crossing through the adjacent park. Further linkages are provided to the north / west onto Clay Lane and Sagars Road (towards Styal) and to the south onto Sagars Road. 	The site is under construction and will meet its infrastructure objectives.

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Principle e - public open space; provision of or contributions to playing fields and children's play facilities Principle g – contributions to health and education infrastructure Principle h – affordable homes 	<ul style="list-style-type: none"> Criterion 3 – Abundant and strong green infrastructure around the perimeters of the site retained. Principle d – proposed footway / cycleway provides permeability through the site, which provides links south onto Sagars Road towards the train station and east towards Meriton Road Park and Handforth centre. Principle e – amenity greenspace and green infrastructure provided within the site; contributions to outdoor sports provision secured; two children's play areas provided on site. Principle g – contributions secured for education and health infrastructure; linked to the occupation of dwellings. Principle h – 30% affordable housing provided on site. 	
Site LPS 36 'North West Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 37 'Parkgate Extension, Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 38 'Land South of Longridge, Knutsford'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 42 'Glebe Farm, Middlewich'		
<ul style="list-style-type: none"> Site not under construction 		
Strategic Location LPS 43 'Brooks Lane, Middlewich'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Site not under construction 		
<p>Site LPS 44 'Midpoint 18, Middlewich'</p> <ul style="list-style-type: none"> Criterion 2: Provision of and where appropriate, contributions towards the completion of Middlewich Eastern Bypass Criterion 3: Land set aside for the construction of a new railway station Principle a: maximising connectivity to new and existing areas of Middlewich Principle b: Contributions towards public transport and highways Principle c: Contributions to health and education infrastructure 	<ul style="list-style-type: none"> Criterion 2: Contributions towards Middlewich Eastern Bypass. None at 31.3.2020 but the site is not yet fully permissioned/ developed. Criterion 3: Land for railway station - planning permissions granted to date do not prejudice land that might be used for a railway station Principle a. Connectivity - the site is not yet fully permissioned or developed. Principle b:- Contributions. None at 31.3.2020 but the site is not yet fully permissioned/ developed. Principle c: No contributions sought to date for health and education at 31.3.2020 but the site is not fully permissioned/developed. 	<p>The Midpoint 18 site is being delivered in a number of phases. and there are large areas of the site yet to be developed. There are opportunities to safeguard land for the railway station and provide contributions to the bypass/ transport or health.</p> <p>A number of applications have been submitted after the 31 March 2020 that have been approved or have a resolution to grant subject to the completion of a S106 legal agreement that include clauses for contributions towards Middlewich Eastern Bypass or local improvements (20/0860C, 18/1182C and 20/0901C).</p>
<p>Site LPS 45 'Land off Warmingham Lane West (Phase II), Middlewich'</p>		
<ul style="list-style-type: none"> Site not under construction 		
<p>Site LPS 46 'Kingsley Fields, Nantwich'</p> <ul style="list-style-type: none"> Criterion 2. A new mixed-use local centre including convenience retail, B1 office uses, public house and community hall. Criterion 3. a new primary school or financial contributions towards. Criterion 4. A new highway link to Waterlode and the re-alignment of the A51 through the site; 	<ul style="list-style-type: none"> Criterion 2. A new mixed use district centre is included in the approved masterplan. Criterion 3. A site for a new school is included in the approved masterplan and the S106 agreement includes for a contribution to education facilities. Criterion 4. The masterplan delivers the required on site highway improvements to 	<p>The site is being brought forward in 3 phases by three house builders Taylor Wimpy, Redrow and David Wilson homes. The original outline consent for the site (13/2471N) was approved in 2016 prior to the adoption of the LPS. A composite masterplan for the site was provided with application 17/3233D. The site is now under</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Criterion 5. up to 2 hectares of B1 (business); Criterion 6. green infrastructure, including a riverside park extension between Reaseheath College and the town centre; allotments; open space including sports pitches; MUGA; children's equipped play space; outdoor gym and facilities for teenagers; undeveloped land west of the River Weaver, to include public access to the immediate riverside. Principle a. Incorporation of existing mature trees Principle b. pedestrian and cycle link improvements providing new crossing over the River Weaver linking the Connect 2 Greenway route (this may be partly achieved by contributions). Principle h. green spaces linking GI and safe and secure pedestrian and cycle routes. Principle i. Retention of the River Weaver floodplain Principle j. extension of Nantwich Riverside Park and creation of a Riverside Walk, from the southern edge of the site to Beam Bridge. Principle m. affordable housing 	<p>enable suitable access to the propose housing and employment elements.</p> <ul style="list-style-type: none"> Criterion 5. An employment site is provided in the masterplan. Criterion 6. All the required green infrastructure elements are identified in the masterplan. Principle a. The masterplan seeks to maximise existing mature trees and hedgerow retention. Principle b. The masterplan and S106 agreement ensures that required pedestrian and cycle links are provided. Principle h. The masterplan provides for linked greenspaces and pedestrian/cycle routes. Principle i. The masterplan protects the floodplain of the River Weaver. Principle j. The masterplan provides for the extended riverside park and walk. Principle m. Agreed affordable housing provision for the site of 330 affordable dwellings meets 30% policy requirements with 39 affordable completions achieved so far. 	<p>construction. A significant number of the objectives for this site have been delivered or are in the process of being delivered in accordance with the approved masterplan.</p>
<p>Site LPS 47 'Snow Hill, Nantwich'</p> <ul style="list-style-type: none"> Site not under construction 		
<p>Site LPS 48 'Land adjacent to Hazelbadge Road, Poynton'</p> <ul style="list-style-type: none"> Site not under construction 		





LPS Policy expectation	Outcomes	Comment
Site LPS 49 'Land at Sprink Farm, Poynton'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 50 'Land south of Chester Road, Poynton'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 51 'Adlington Business Park Extension, Poynton'		
<ul style="list-style-type: none"> Site not under construction 		
Site LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road, Sandbach'		
<ul style="list-style-type: none"> Criterion 3 – appropriate retail for local needs Criterion 4 – appropriate leisure uses Criterion 5 – green infrastructure including retention of important hedgerows, protection and enhancement of wildlife corridor and Local Wildlife Sites, open space including multi use games area and equipped children's play space. Principle a – avoid development within the functional floodplain, wildlife corridor and Site of Biological Importance / Local Wildlife Site and these features will be retained within appropriate undeveloped buffer zones and a management plan will be required for them Principle c – improved access off Mill Road and a new bridge across the brook to access the employment land beyond. Principle d – contributions to education and health infrastructure 	<ul style="list-style-type: none"> Criterion 3 – the employment sites have not yet received full planning permission. Outline permission has been granted for part of the site (Ref: 12/3948C) for commercial development comprising of family pub/restaurant, 63-bedroom hotel, drive through café, eat in café and office and light industrial commercial units with adjacent residential development; and there is a pending outline application (Ref: 17/4838C) for development of a commercial park to the south of the site. Criterion 4 – same as above. Criterion 5 – green infrastructure to be incorporated; where possible hedgerows are retained and new native species hedgerows created; an ecological buffer zone and open space (including kick-about area and NEAP) to be provided as detailed in reserved matters application (Ref: 15/3531C and 13/5242C). 	<p>The allocated site has come forward through several different planning applications. The areas allocated as housing have received reserved matters approval and currently under construction (Ref: 15/3531C and 13/5242C).</p> <p>The areas allocated for employment have not yet received full planning permission. The area of employment to the north has received outline approval (Ref: 12/3928C) and there is currently a pending outline application for employment to the south of the site (Ref: 17/4838C).</p> <p>The site is due to meet most of its infrastructure objectives but this activity is ongoing and full planning permission has yet to be received for the employment areas.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> ● Principle e – improved access to green corridors ● Principle h – affordable housing ● Principle l – landscaped buffer between the employment land and housing areas. 	<ul style="list-style-type: none"> ● Principle a – a buffer zone is provided and planning conditions attached for the submission of a 10 year management plan for the woodland and ecological buffer zone, and scheme to manage the risk of flooding. ● Principle c – pending outline application (Ref: 17/4838C) for development of a commercial park. It includes the construction of a vehicle bridge to connect Phase 2a with 1 and the creation of a new access onto Old Mill Road. ● Principle d – contributions for education, air quality mitigation and open space required as part of s106 agreement. ● Principle e – creation of improved access to green corridors. ● Principle h – s106 agreement for affordable housing ● Principle i – the illustrative masterplan for the whole site shows an undeveloped buffer between the residential and employment areas. The employment areas have not yet received full planning permission. 	
Site LPS 54 'Royal London including land west of Alderley Road, Wilmslow'		
<ul style="list-style-type: none"> ● Site not under construction 		
Site LPS 55 'Wilmslow Business Park'		
<ul style="list-style-type: none"> ● Site not under construction 		
Site LPS 56 'Land at Little Stanneylands, Wilmslow'		





LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> ● Criterion 2 – direct cycle and pedestrian link from the site to Manchester Road. ● Criterion 3 – new pedestrian and cycle bridge across the River Dean and improvement of public access along the river valley to include a link from Linneys Bridge to Manchester Road. ● Criterion 4 - Retention of trees and woodlands at the edges of the site with new planting. ● Principle c – new vehicular access to Stanneylands Road or Manchester Road. ● Principle d – improve connectivity and accessibility into and out of the site to Handforth centre and the wider local area with provision of cycle paths and pedestrian links. ● Principle e – public open space to the north and west of the site utilising the river valley; provision of or contributions towards playing fields and children’s play facilities. ● Principle g - Contributions to health and education infrastructure. ● Principle h - affordable homes. 	<ul style="list-style-type: none"> ● Criterion 2 – links from the site to Sagars Road provided; financial contribution to improve pedestrian and cycle conditions between the site and Manchester Road. ● Criterion 3 – provision of the bridge is secured and provision of open space and improved footpaths in the river valley. :Link from Linneys Bridge in place with contributions to improving access to Manchester Road. ● Criterion 4 – trees retained with new planting proposed. ● Principle c – new access created via roundabout to Stanneylands Road. ● Principle d – provision of a pedestrian crossing on Stanneylands Road; improvements to route from footbridge to Sagars Road; financial contributions to schemes to improve connectivity ● Principle e – Public open space provided; children’s play provided. ● Principle g – contributions secured for education and health infrastructure. ● Principle h – 30% affordable housing provided on site. 	<p>The site is under construction and will meet most of its infrastructure objectives. The direct pedestrian and cycle link to Manchester Road is dependent upon the co-operation of a third party land owner. A contribution has been secured to provide this link, dependent on co-operation of the third party land owner, which could alternatively be used for general pedestrian/cycle improvements between the site and Handforth centre.</p>
<p>Site LPS 57 'Heathfield Farm (allocation), Wilmslow'</p>		
<ul style="list-style-type: none"> ● Criterion 2 – cycle and pedestrian links to the west; improve links with Summerfields local centre and Wilmslow town centre/railway station. ● Criterion 3 – retention of the public footpath crossing the site. 	<ul style="list-style-type: none"> ● Criterion 2 – Connection to existing footpath/cycleway network on Dean Row Road; links to Dean Row Road and Browns Lane. ● Criterion 3 – Public right of way retained and incorporated into site layout. 	<p>The site is under construction and will meet its infrastructure objectives.</p>

LPS Policy expectation	Outcomes	Comment
<ul style="list-style-type: none"> Principle b - Retention of existing mature trees with new planting. Principle d - Improve connectivity and accessibility into the site through provision of pedestrian/cycle paths including a link to Browns Lane/Pinewood Road. Principle e - public open space within the site and improved links to Browns Lane open space; provision of or contribution to playing fields and children's play facilities. Principle g – contributions to health and education infrastructure. Principle h – affordable homes. 	<ul style="list-style-type: none"> Principle b – Majority of mature trees retained and suitable replacement / new planting provided. Principle d – Connection to existing footpath/cycleway network on Dean Row Road; links to Dean Row Road and Browns Lane. Principle e – Public open space and children's play facilities provided on site; financial contribution to playing fields/outdoor sports facilities secured. Principle g – contributions secured for education and health infrastructure. Principle h – 30% affordable housing provided on site. 	
Site LPS 60 'Wardle Employment Improvement Area'		
<ul style="list-style-type: none"> Criterion 3 – green infrastructure including the retention of public rights of way through the site. Principle b – improvements to canal towpath between the site and the Barbridge Inn 	<ul style="list-style-type: none"> Criterion 3 and Principle b not yet provided fully across the site. 	Spine Road, roundabout access and associated infrastructure has now largely been completed. Reserved matters applications have been received and approved on early phases of the site.
Site LPS 61 'Alderley Park Opportunity Site'		
<ul style="list-style-type: none"> Criterion a. education and health contributions Criterion b. affordable housing Criterion d. retention of protected trees 	<ul style="list-style-type: none"> Criterion a. Education contributions required as part of s106 agreement; no contributions to health Criterion b. Affordable housing off-site sum required as part of s106 agreement and employee housing at an agreed discounted rate Criterion d. Trees to be retained 	The site is under construction and is due to meet its infrastructure objectives. According to the SPB report for planning application 15/5401M there was no evidence that there were any issues locally in relation to health infrastructure, however the applicant indicated that they would make a donation through the Bruntwood Charitable Trust for the provision of new facilities at the local medical practice in Alderley Edge.





Conclusion

12.52 There has been some progress on priority schemes/infrastructure improvements related to LPS sites during the monitoring period, however many of the schemes/improvements require s106/CIL contributions to bridge the funding gap, and the relevant sites have yet to come forward.

12.53 Of the LPS sites that are under construction, many of them are on track to meet their policy expectations. Some of the approvals predate the adoption of the LPS and therefore not all policy requirements are met, for example contributions to health. In some case contributions have not been required for education, for example, due to significant capacity at local schools. Development costs have also impacted the provision of infrastructure, such as affordable housing.

12.54 The Borough has areas of deprivation that need to be addressed, which could be through the provision of appropriate transport infrastructure to make it easier for people to access jobs.

Further Actions

- Continue to monitor progress with the delivery of infrastructure schemes and improvements.
- Make sure that major development schemes provide adequate infrastructure to meet future needs.



Enterprise and Growth

12.55 The LPS Policies monitored in this section are:

- EG 1 Economic Prosperity
- EG 2 Rural Economy
- EG 3 Existing and Allocated Employment Sites
- EG 4 Tourism
- EG 5 Promoting a Town Centre First Approach to Retail and Commerce

12.56 The SPDs monitored in this section are:

- Alsager Town Centre Strategy
- Congleton Princess Street Area Development Brief
- Rural Development

Core Output Indicators

MF7 Net take-up of employment land (SA2/17/19)

12.57 Table 12.18⁽³⁶⁾ provides a ‘gross’ amount of land taken-up for employment uses. The second row of the table accounts for land that has been converted from one employment use to another; such land is deducted from the gross figure to calculate the ‘net’ take-up, as shown in the final row. The land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

Table 12.18 Employment Land Take-up (2019/20)

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross Land Take-up (ha)	1.35	0.00	0.01	0.24	1.15	0.72	5.22	8.69
Redevelopments and Changes of Use (ha)	0.25	0.00	0.00	0.00	1.15	0.00	0.00	1.40
Net Land Take-up (ha)	1.10	0.00	0.01	0.24	0.00	0.72	5.22	7.29

12.58 The 2019/20 employment land net take-up figure of 7.29ha, including 4.40ha of mixed use employment land at Basford West Commercial Park, is a 9% increase on the three year rolling average employment land-take up of 6.68ha. In line with the Monitoring Framework the previous three year rolling average has been used.

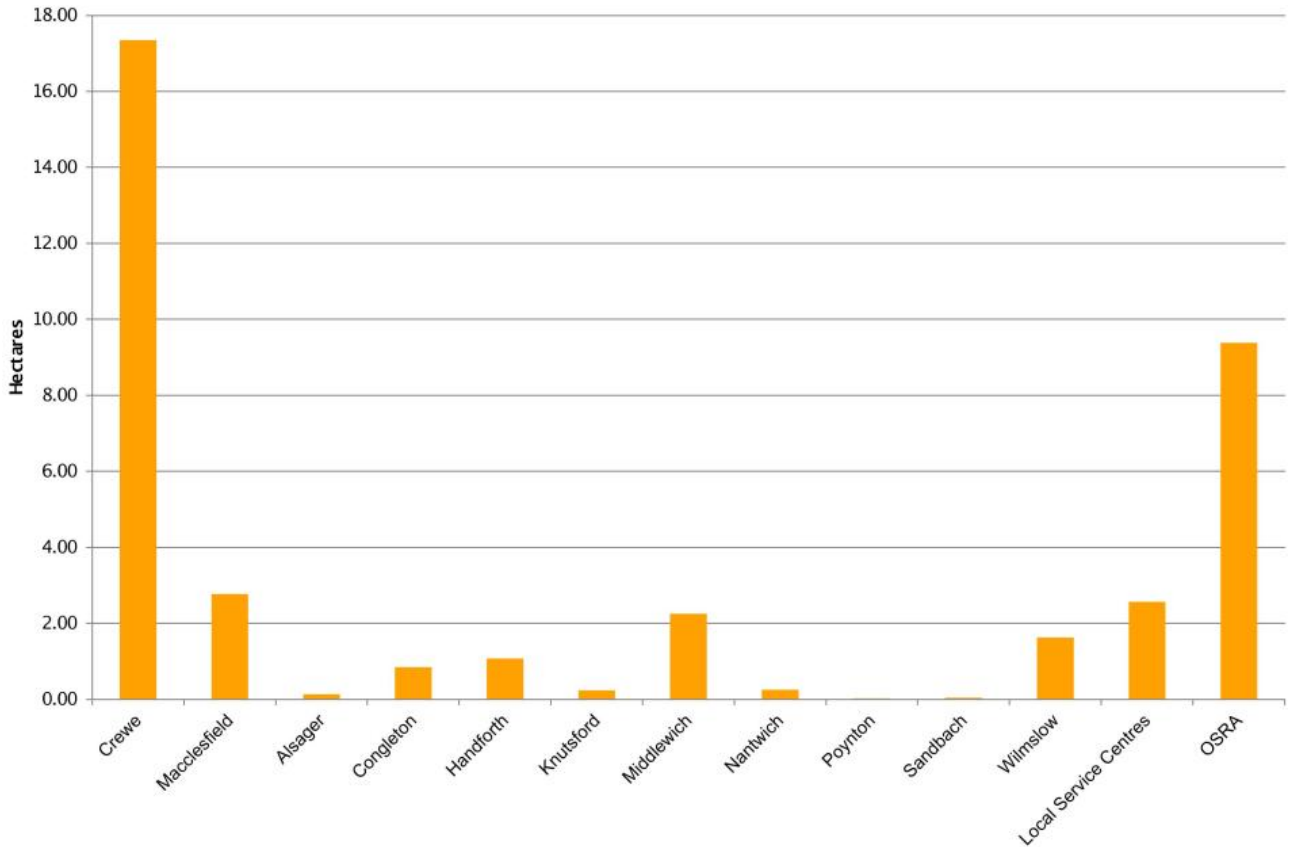
36 Source: CEC Employment Monitoring Database



Table 12.19 Three Year Rolling Average Employment Land Take-up

	2016/17	2017/18	2018/19	Rolling average (ha)
Net Take-up (ha)	5.07	3.36	11.60	6.68

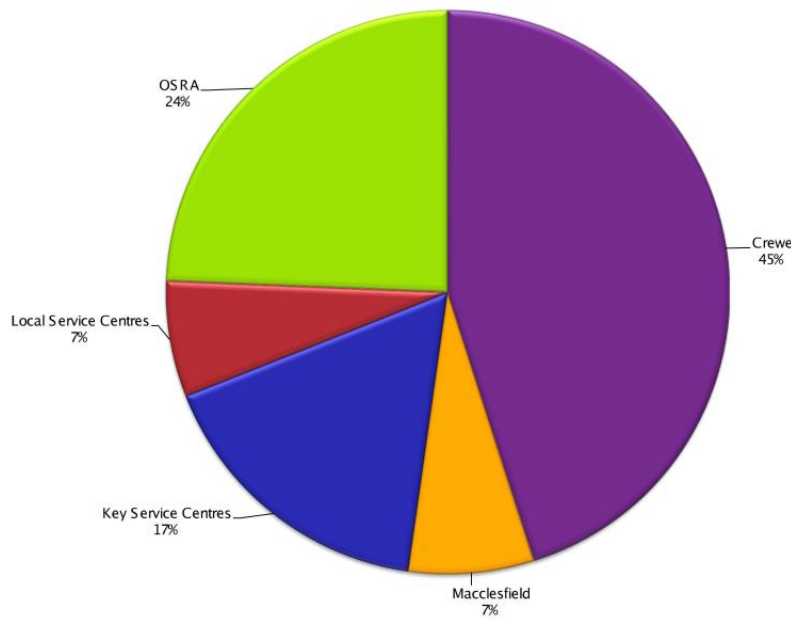
Figure 12.7 Employment land take-up by location from 2010



12.59 38.51ha (net) of employment land was taken up between 1/04/10 and 31/03/20. This was dispersed around the Borough; 20.12ha in the PTs, 6.45ha in the KSCs, 2.56ha in the LSCs, and 9.38ha (made up of several small sites) in the other settlements and rural areas ("OSRA").



Figure 12.8 Proportion of employment land take-up by location from 2010



12.60 52% of employment land taken up was in the PTs, 17% in the KSCs, 7% in the LSCs, and 24% in the OSRA.

MF9 Total amount of land last used for employment purposes lost to other uses (SA2/17/19)

12.61 Table 12.20⁽³⁷⁾ summarises the amount of employment land lost to non-employment uses. An employment use is considered lost when the proposed development is under construction or completed. The amount of employment land lost this year has increased compared to last year's figure of 16.29ha. The majority of the present year's losses were from B2 uses due to the redevelopment of Bombardier Transportations, Crewe. In terms of LPS employment allocations, the LPS identifies 380ha of land to be provided over the Plan period, of which 1.86ha of allocated land were lost. This was from site 'E.1.1 remaining Area B, land to the E of University Way, Crewe'. It is worth noting that the LPS has provided a higher level of housing than the identified need, due to the high level of employment provision; a loss of employment land would result in a reduced need for housing.

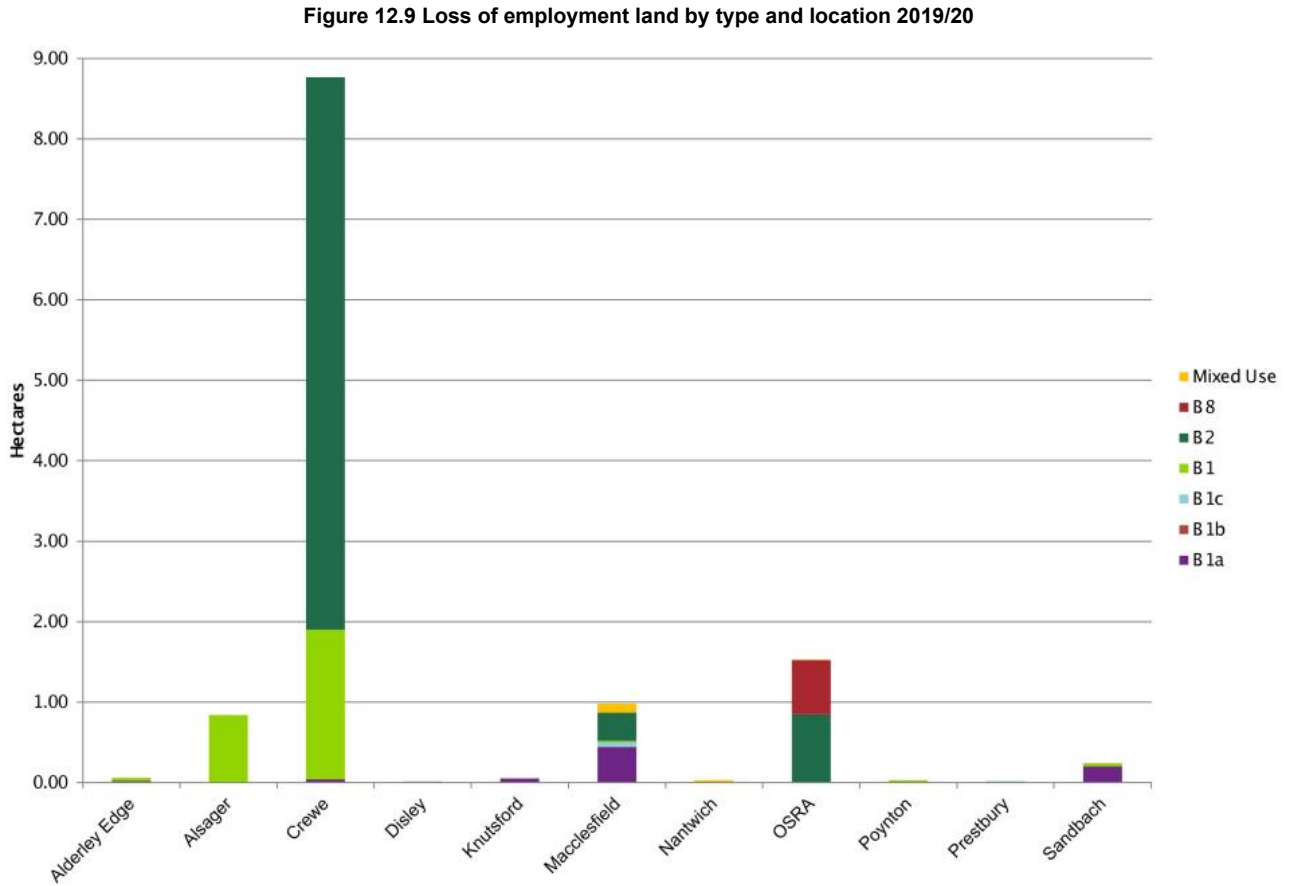
Table 12.20 Employment Land Losses (2019/20)

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Actual Loss During 2019/20 (ha)	0.76	0.00	0.08	2.83	8.07	0.67	0.15	12.56
Loss of employment allocations (ha)	0.00	0.00	0.00	1.86	0.00	0.00	0.00	1.86

37 Source: CEC Employment Monitoring Database



12.62 As shown in Figure 12.9, the majority of existing employment land losses have come from Crewe (8.77ha), followed by OSRA (1.53ha) and Macclesfield (0.98ha). The majority of losses from Crewe are B2 uses, which, as mentioned above, is due to the redevelopment of Bombardier Transportations. For OSRA, the majority of losses are from B2 uses (0.85ha) and for Macclesfield B1a uses (0.44ha).



12.63 The 2019/20 employment land loss figure of 12.56ha is a 12% increase on the three year rolling average employment land loss of 11.18ha. In line with the Monitoring Framework and indicator MF7, the previous three year rolling average has been used. As set out in the Alignment of Economic, Employment and Housing Strategy - Ekosgen Report (July 2015)⁽³⁸⁾ there is an allowance of 120ha for employment land losses (plus an additional 20% flexibility), over 20 years, built into the overall requirement of 380ha. This amounts to an allowance of 7.2ha each year over the plan period. In this case, the rolling average of 11.18ha is above the 7.2ha allowance; it is worth noting that there has been a significant fluctuation in the amount lost year on year.

Table 12.21 Three Year Rolling Average Employment Land Loss

	2016/17	2017/18	2018/19	Rolling average (ha)
Actual Loss (ha)	4.14	13.10	16.29	11.18

38 <https://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



EG1 Total amount of additional employment floorspace (SA2/17/19)

12.64 Gross employment floorspace completions are lower than the previous year, representing a 7% decrease.⁽³⁹⁾

Table 12.22 Floorspace Completions 2019/20

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Gross (sqm)	3,661	0	149	3,285	2,880	1,352	22,185	33,512
Net (sqm)	418	0	-590	-408	-45,264	460	21,350	-24,034

12.65 From 30 May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council had five notifications for changes of use from B1a office to C3 residential in the 2019/20 monitoring period. There is, however, no requirement to notify the area of loss, so the figures in Table 12.22 exclude such losses.

39 Floorspace completions include extensions and infill development at existing employment facilities. Source: CEC Employment Monitoring Database



EG2 Total amount of floorspace completed for town centre uses (SA5/7/18/19)

12.66 The majority of office, leisure and retail development has taken place outside town centres, of which 264.00m² gross and -1,296.65m² net were completed on the edge of town centres. A minus figure represents a reduction in floorspace, which could be for a variety of reasons, including a move to a different use class.⁽⁴⁰⁾

Table 12.23 Retail, Office and Leisure Floorspace Completions 2019/20

Use Class	Town centre completions		Edge of centre completions		Local centre completions		Out of centre completions		Cheshire East total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	1,172.36	-1,013.64	0.00	-758.85	2,487.00	1,298.00	476.60	216.81	4,135.96	-257.68
A2	0.00	-427.00	0.00	-495.80	0.00	0.00	0.00	0.00	0.00	-922.80
B1a	272.00	-2,589.00	264.00	-42.00	0.00	0.00	3,125.00	3,049.00	3,661.00	418.00
D2	813.20	813.20	0.00	0.00	0.00	-2,973.00	3,926.60	2,764.48	4,739.80	604.68
Total	2,257.56	-3,216.44	264.00	-1,296.65	2,487.00	-1,675.00	7,528.20	6,030.29	12,536.76	-157.80



Local Indicators

EG3 Vacant retail units in town centres (SA18)

12.67 Town centres and high street retailing are facing significant challenges. Changing trends and behaviours in recent decades, driven by a range of economic, demographic, social and technological factors, are affecting the prosperity and vibrancy of high streets up and down the country. With an overall vacancy rate of 10.9%, Cheshire East falls below the average national vacancy rate of 12.1%.⁽⁴¹⁾ Table 12.24⁽⁴²⁾ shows that vacancy levels at eight centres has reduced. Vacancy levels have increased in three centres compared to the previous year. There are three town centres that exceed the average national vacancy rate (Congleton, Crewe and Knutsford). The high proportion of vacant town centre units in Crewe can be partly explained by the redevelopment plans for the Royal Arcade site, which has required the Council to implement a vacant possession strategy for units in that area. Over 40% of the total number of vacant units are within the boundaries of the redevelopment scheme. Demolition on site is due to begin in October 2020 with a planning application scheduled to be submitted in 2021.

12.68 In Congleton, the vacancy rates are elevated by two particular clusters of vacancies; in Capital Walk arcade, and around the Bridestones centre. The former has been closed and is not being actively marketed for lease and the latter is an identified development opportunity site. Excluding these areas, vacancy rates for Congleton are far healthier and indeed below the national average.

Table 12.24 Town Centre Vacancy Levels (2017/18 to 2019/20)

Centre	Number of vacant units			%
	2017/18	2018/19	2019/20	
Alderley Edge	6	8	6	6.2
Alsager	10	9	5	4.0
Congleton	55	53	55	18.3
Crewe	59	58	65	28.4
Handforth	5	1	0	0.0
Knutsford	8	17	27	11.3
Macclesfield	53	66	60	10.8
Middlewich	9	11	7	8.0
Nantwich	11	13	11	4.4
Poynton	9	10	8	6.6
Sandbach	12	20	17	7.5

41 'GB Retail and Leisure Market Analysis. Full Year 2019', Local Data Company, April 2020.

42 Source: CEC Shopping Survey Database



Centre	Number of vacant units			%
	2017/18	2018/19	2019/20	
Wilmslow	26	21	21	7.5
Total	263	287	282	10.9

EG4 Retail floorspace in the key town centres (sqm) (SA7/18)

Table 12.25 Key Town Centre Retail Floorspace (sqm) (2015)⁽⁴³⁾

Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
Alsager	3,730	3,193	1,760	2,681	1,059	882
Congleton	5,067	9,612	3,586	7,054	2,197	4,663
Crewe	18,750	30,060	2,660	10,750	4,210	10,950
Handforth	1,524	1,790	651	1,892	223	1,617
Knutsford	2,149	8,683	3,226	8,254	2,456	1,496
Macclesfield	6,010	41,930	7,260	18,090	10,350	15,310
Middlewich	3,808	1,655	1,941	2,986	1,288	1,248
Nantwich	8,355	13,576	5,985	9,081	3,444	1,681
Poynton	3,212	2,884	1,225	2,420	1,035	1,985
Sandbach	7,354	7,576	1,697	6,140	2,422	1,375
Wilmslow	893	13,708	4,701	6,316	4,169	3,151
Total	60,852	134,667	34,692	75,664	32,853	44,358

EG5 Demand for floorspace in the key town centres (SA7/18)

12.69 The Cheshire East Retail Study Update 2018 (WYG, March 2018)⁽⁴⁴⁾ provides a summary of capacity for new convenience and comparison floorspace across Cheshire East, after implementation of commitments.

43 WYG, Cheshire Retail Study Update 2016

44 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx



Table 12.26 Cheshire East convenience and comparison goods floorspace capacity

Year	Convenience goods floorspace capacity		Comparison goods floorspace capacity ⁽¹⁾	
	Min (sq.m)	Max (sq.m)	Min (sq.m)	Max (sq.m)
2018	400	500	-15,400	-25,600
2020	900	1,500	-14,000	-23,300
2025	2,200	3,400	-,2,200	-3,700
2030	3,100	4,800	11,400	19,100

1. a minus capacity indicates that there is considered to be no requirement for further retail growth during the plan period

EG6 Breakdown of use classes of buildings in town centres (SA7/18)

12.70 A1 uses have generally fallen in the town centres between 2018 and 2020, with the exception of Alsager, Handforth, Nantwich and Poynton, whose proportion of A1 uses has risen. The number of A2 uses has generally fallen in the town centres between 2018 and 2020, with the exception of Alsager, Congleton and Knutsford whose proportion of A2 uses has risen. The number of food and drink type uses, and 'other' uses have grown in the majority of centres.⁽⁴⁵⁾

Table 12.27 Use Class Breakdown of Town Centre Buildings (2018 to 2020)

Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	45	45.9	42	42.9	42	43.3	-6.7
	A2	10	10.2	9	9.2	9	9.3	-10.0
	A3, A4, A5	14	14.3	15	15.3	18	18.6	28.6
	Vacant	6	6.1	8	8.2	6	6.2	0.0
	Other	23	23.5	24	24.5	22	22.7	-4.3
	Sub Total	98	-	98	-	97	-	-
Alsager	A1	50	42.0	51	42.5	51	42.5	2.0
	A2	9	7.6	10	8.3	12	10.0	33.3
	A3, A4, A5	23	19.3	25	20.8	26	21.7	13.0
	Vacant	10	8.4	9	7.5	5	4.2	-50.0

45 Source: CEC Shopping Survey database.



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
	Other	27	22.7	25	20.8	26	21.7	-3.7
	Sub Total	119	-	120	-	120	-	-
Congleton	A1	128	42.2	126	41.6	124	41.2	-3.1
	A2	21	6.9	20	6.6	19	6.3	4.3
	A3, A4, A5	42	13.9	46	15.2	44	14.6	4.8
	Vacant	55	18.2	53	17.5	55	18.3	7.3
	Other	57	18.8	58	19.1	59	19.6	-3.5
	Sub Total	303	-	303	-	301	-	-
Crewe	A1	112	48.9	108	47.3	102	44.5	-8.9
	A2	17	7.4	16	7.0	13	5.7	-23.5
	A3, A4, A5	18	7.9	18	7.9	20	8.7	11.1
	Vacant	59	25.8	58	25.4	65	28.4	10.2
	Other	23	10.0	28	12.3	29	12.7	26.1
	Sub Total	229	-	228	-	229	-	-
Handforth	A1	33	44.0	35	46.7	35	46.7	6.1
	A2	3	4.0	2	2.7	2	2.7	-33.3
	A3, A4, A5	14	18.7	15	20.0	16	21.3	14.3
	Vacant	5	6.7	1	1.3	0	0.0	-100.0
	Other	20	26.7	22	29.3	22	29.3	5.5
	Sub Total	75	-	75	-	75	-	-
Knutsford	A1	132	54.8	129	53.8	118	49.2	-10.6
	A2	17	7.1	15	6.3	15	6.3	11.8
	A3, A4, A5	41	17.0	38	15.8	37	15.4	-9.8
	Vacant	8	3.3	17	7.1	27	11.3	2.4
	Other	43	17.8	41	17.1	43	17.9	0.0
	Sub Total	241	-	240	-	240	-	-
Macclesfield	A1	228	41.1	215	38.5	218	39.2	-4.4
	A2	46	8.3	45	8.1	43	8.7	-6.5



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
	A3, A4, A5	90	16.2	92	16.5	92	17.1	2.2
	Vacant	53	9.5	66	11.8	60	10.8	13.2
	Other	138	24.9	141	25.2	143	25.7	3.6
	Sub Total	555	-	559	-	556	-	-
Middlewich	A1	36	41.4	34	39.0	35	40.2	-2.8
	A2	7	8.0	6	6.9	6	6.9	-14.3
	A3, A4, A5	15	17.2	14	16.1	15	17.2	0.0
	Vacant	9	10.3	11	12.6	7	8.0	-22.2
	Other	20	23.0	22	25.3	24	27.6	20.0
	Sub Total	87	-	87	-	87	-	-
Nantwich	A1	148	59.2	146	58.2	149	59.3	0.7
	A2	20	8.0	19	7.6	18	7.2	-10.0
	A3, A4, A5	44	17.6	45	17.9	44	17.5	0.0
	Vacant	11	4.4	13	5.2	11	4.4	0.0
	Other	27	10.8	28	11.2	29	11.6	7.4
	Sub Total	250	-	251	-	251	-	-
Poynton	A1	67	55.8	65	54.6	69	57.0	3.0
	A2	8	6.7	7	5.9	8	6.6	0.0
	A3, A4, A5	27	22.5	27	22.7	26	21.5	-3.7
	Vacant	9	7.5	10	8.4	8	6.6	-11.1
	Other	9	7.5	10	8.4	10	8.3	11.1
	Sub Total	120	-	119	-	121	-	-
Sandbach	A1	95	41.7	91	39.6	92	40.5	-3.2
	A2	29	12.7	28	12.2	27	11.9	-6.9
	A3, A4, A5	44	19.3	45	19.6	45	19.8	2.3
	Vacant	12	5.3	20	8.7	17	7.5	41.7
	Other	48	21.1	46	20.0	46	20.3	-4.2
	Sub Total	228	-	230	-	227	-	-



Centre	Use Class	2018		2019		2020		% change (2018 to 2020)
		No. Units	%	No. Units	%	No. Units	%	%
Wilmslow	A1	120	42.7	122	43.4	119	42.3	-0.8
	A2	26	9.3	25	8.9	25	8.9	-3.8
	A3, A4, A5	42	14.9	44	15.7	46	16.4	9.5
	Vacant	26	9.3	21	7.5	21	7.5	-19.2
	Other	67	23.8	69	24.6	70	24.9	4.5
	Sub Total	281	-	281	-	281	-	-
Totals		2,586	-	2,591	-	2,585	-	-

Contextual Indicators

EG7 Visitor numbers to popular attractions (SA18)

12.71 The number of visitors to many key attractions appears to have fluctuated unevenly between 2013 and 2019 and the overall total number of visits was around 3% lower in 2019 (1,687,600) than in 2018 (1,732,600).⁽⁴⁶⁾ However, Quarry Bank Mill and Garden has generally seen strong growth in visitor numbers over the longer term, as has Hare Hill Gardens.

Table 12.28 Key Visitor Attractions in Cheshire East (10,000 or more visitors 2014-2019) - 000s of visitors

Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2014	2015	2016	2017	2018	2019
Tatton Park	834.5	875.0	805.0	790.0	*	769.0
Quarry Bank Mill and Garden (NT)	172.4	183.0	213.0	251.5	240.3	285.8
Astbury Mere Country Park	221.4	183.0	245.0	252.6	299.1	211.6
Jodrell Bank Discovery Centre	123.0	128.9	143.4	148.3	148.0	162.0
Lyme Park & Gardens (NT)	114.8	146.7	137.8	193.0	137.9	131.3
Little Moreton Hall & Gardens (NT)	80.8	277.3	249.9	80.5	66.9	63.3
Hare Hill Gardens (NT)	25.0	25.0	27.0	30.0	33.2	34.5

46 2019 Annual Survey of Visits to Visitor Attractions, VisitBritain, October 2020.



Attraction ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾⁽⁵⁾	2014	2015	2016	2017	2018	2019
West Park Museum & Art Gallery	*	*	*	*	22.5	20.5
Capesthorpe Hall & Gardens	3.1	2.4	6.2	9.6	9.7	9.7
Total	1,575.1	1,821.4	1,823.2	965.5	1,732.6	1687.6

1. This is not an exhaustive list of visitor attractions in Cheshire East: it includes only those attractions for which VisitBritain data were available for the year in question and that had 10,000 or more visitors. Hence the stated totals exclude some attractions, particularly smaller ones.
2. An * indicates where data was not available.
3. The figures for individual attractions are rounded off to the nearest 100, but the totals were calculated using unrounded data.
4. (NT) indicates a National Trust property.
5. Some of these figures are estimates, rather than actual counts of visitors.

EG8 Progress on major regeneration schemes (SA18)

Crewe town centre

12.72 In September 2017, Cheshire East Council’s Cabinet approved major regeneration plans for Crewe town centre, utilising around £25m of funding from the Council and Cheshire & Warrington Local Enterprise Partnership through the Government’s Local Growth Fund. Totalling nearly £50m in value, the plans focus on the delivery of the mixed-use Royal Arcade redevelopment, the remodelling of Crewe Market Hall and major investments in the town’s public realm.

Future High Street Fund

12.73 In March 2019, Cheshire East Council submitted expressions of interest for Crewe and Macclesfield for funding from the Government’s Future High Streets Fund. Unfortunately although bids for Macclesfield were submitted seeking funding from both the Future High Street Fund and Heritage High Street Fund, neither were successful in receiving an award from these heavily oversubscribed funds. However since 2019/2020 Crewe has been awarded £14.1m of Future High Street Funds in principle from MHCLG, subject to confirmation of revised proposals, for the delivery of several key town centre regeneration projects that will help to support the regeneration of the town centre and increase footfall for a wider range of uses.

Town Investment Plan

12.74 During 2020 the Council supported the establishment of a Town Board for Crewe, comprising representatives from across the local community. The first task for the Board has been to develop a Town Investment Plan for Crewe, which contains proposals for up to £25m of funding. This has been submitted and the Board and its partners are expecting a response from Government by early spring 2021, in expectation that a number of projects, including some focused on the town centre, will be able to commence by Spring 2022.



Royal Arcade site

12.75 As part of its Cabinet decision in September 2017, the council selected Peveril Securities as its preferred development partner to deliver a leisure-led scheme in Crewe town centre, anchored by a new eight screen cinema, replacement bus station and multi-storey car park. Demolition and site preparation works commenced in 2020 and a hybrid planning application is scheduled to be submitted in Spring 2021, with construction of the new bus station and multi-storey car park proposed to commence in Winter 2021 (subject to planning), and be completed in Spring 2023. Delivery of the wider commercial development is scheduled to be completed by 2025, subject to planning approval and market conditions.

Crewe markets

12.76 Also, as part of its regeneration plans announced in September 2017, the council committed to the remodelling of Crewe Market Hall as the first phase of a planned revival of Crewe's Markets. Following consultation, plans were submitted and then approved to authorise changes to the Grade II Listed Market Hall to make sure that it has the facilities to operate as a successful modern market, supporting independent traders and drawing in more visitors to support the town's regeneration ambitions. In summer 2019, works commenced on the building and these were completed in 2020. Following the procurement of a new market operator, the Market Hall is scheduled to reopen to the public in Spring 2021, supported by a diverse offer and mix of new and exciting businesses.

Public realm

12.77 The redevelopment of the Royal Arcade site in Crewe town centre will include a circa £1.9m investment in public realm located at and around the new bus station, multi-storey car park, leisure and retail units. Alongside this, an additional £4.1m has been allocated for public realm investment in the adjacent Victoria Street and Queensway. Delivery of this public realm scheme will be aligned to delivery of the wider commercial development, which, subject to planning approval and market conditions, is scheduled to be completed by 2025.

12.78 A public realm strategy for the wider town centre has informed the detail of these proposals and has also considered the potential for other public realm investments that seek to better integrate the town's key assets, enhance permeability and encourage linked trips, footfall and increased dwell time.

Primary sub-station

12.79 In order to ensure sufficient and reliable electricity supply to meet the needs of new developments in central Crewe, plans were developed by Scottish Power for a new primary sub-station to be installed in the town centre, at the Council-owned Windycote site off Chester Street. In summer 2019, planning consent was granted and works commenced on the sub-station and associated electricity cabling around the town centre. Works are expected to be completed in 2021.

Macclesfield town centre

12.80 Footfall data now being collected across the Borough's Principal centres and KSCs shows that Macclesfield town centre receives more visits than any other centre in the borough by some considerable margin. Its importance to the Borough is therefore clear and despite



not being awarded Future High Street Funding like Crewe, the Council has continued to pursue regeneration activities as resources allow. During 2019/20 work on regenerating Macclesfield town centre progressed with the following key initiatives:

- In October 2019 the Council approved the Macclesfield Town Centre Strategic Regeneration Framework (SRF), setting a vision for a ‘town that celebrates its quirkiness’. The Framework identifies seven ‘character areas’, suggesting the Heritage Heart, the Station Gateway and the Retail Core as the priority locations for regeneration initiatives. The Framework also sets nine objectives against which any regeneration proposal can be considered and identifies suggested actions to be pursued as and when resources allow.
- Detailed designs were completed for a transformational public realm scheme on Castle Street to improve the pedestrian experience and quality of place, facilitate alfresco activity and encourage private investment in the town centre. Contractual arrangements were made for delivery on site Summer 2020 and stone ordered and acquired ready for start on site. Unfortunately delays and practical issues associated with the COVID-19 pandemic meant that work did not commence as planned in spring 2020 and the decision was taken to look to push delivery to spring/summer 2021.
- The Shop Front Grant Scheme Phase Two was completed for the Lower Mill Street/Park Green area of the town centre, working with local independent businesses with a total of 16 completed schemes.
- Final designs were completed for the creation of a ‘pocket park’ adjacent to Macclesfield Bus Station for delivery on site 2021.
- Drawing from the priorities identified in the SRF, CEC funding was identified for the development of concept designs for public realm works in the Historic Heart of the town centre on Chestergate and Market Place.

Other Towns

12.81 Following the completion of the SRF for Macclesfield, and recognising the town centres of other towns to the communities they serve, CEC funding was identified for the development of Town Centre Vitality Plans for the Borough’s nine KSCs: Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. This work went out for tender, to identify a suitable expert team ready for work to commence in 2020/21.

EG9 Tourist numbers

12.82 There were 16.1 million tourists in 2018 (up from 16.0 million in 2017).⁽⁴⁷⁾



EG10 Economic impact (expenditure/revenue) from tourism

12.83 The economic impact from tourism has increased from £921 million in 2017 (in 2017 prices) to £963 million in 2018 (in 2018 prices), though this change will in part reflect changes in consumer prices (that is, the cost of living), rather than just a change in the volume of tourist activity.⁽⁴⁸⁾

EG11 Total employment supported by tourism

12.84 The total amount of full-time equivalent employment supported by tourism has increased from 11,600 jobs in 2017 to 11,800 jobs in 2018.⁽⁴⁹⁾

EG12 Tourist days

12.85 The number of tourist days was 17.8 million days in 2018 (up from 17.6 million in 2017).⁽⁵⁰⁾

EG13 Bedstock (number of beds)

12.86 The bedstock was slightly higher in 2018 than in 2017.⁽⁵¹⁾⁽⁵²⁾

Table 12.29 Bedstock

	2017	2018
Beds in serviced accommodation	8,000	8,000
Beds in non-serviced accommodation	2,000	2,200
Total stock	10,000	10,100

48 Cheshire East STEAM Final Trend Report for 2009-18, October 2019. Figures are in 'current' prices, that is, they include the effects of inflation as well as increases in the volume of activity.

49 Cheshire East STEAM Final Trend Report for 2009-18, October 2019.

50 Cheshire East STEAM Final Trend Report for 2009-18, October 2019.

51 Cheshire East STEAM Trend Report for 2009-18 (final version), October 2019.

52 The 2018 figures for each category do not sum to the stated overall total due to independent rounding.



EG14 Most deprived Lower Layer Super Output Areas in England (SA3)⁽⁵³⁾

12.87 24 of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) rank among the most deprived 25% of English LSOAs (up from 23 in 2015) and four of these are among England's most deprived 10% (down from six in 2015).

12.88 109 of the Borough's LSOAs are amongst England's least deprived 25% (down from 120 in 2015) and 66 of these are within England's least deprived 10% (up from 63 in 2015).

12.89 The statistics suggest little change (between 2015 and 2019) in the relative deprivation of Cheshire East (compared to other parts of England). However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

12.90 Table 12.30 lists the 24 most deprived LSOAs in 2019.

Table 12.30 Cheshire East LSOAs that Fall Within England's Most Deprived 25%

LSOA code (2011)	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	3.82
E01018462	Crewe	7.54
E01018466	Crewe	7.81
E01018640	Macclesfield	9.14
E01018400	Congleton	10.43
E01018445	Crewe	11.32
E01018459	Crewe	11.94
E01018485	Crewe	12.28
E01018486	Crewe	13.16
E01018645	Macclesfield	13.39
E01018596	Wilmslow	13.87
E01018388	Alsager	14.36
E01018498	Crewe	15.06
E01018463	Crewe	15.82
E01018467	Crewe	16.66
E01018484	Crewe	17.32
E01018477	Crewe	18.26

53 Index of Multiple Deprivation data from the 2019 English Indices of Deprivation, Ministry of Housing, Communities and Local Government (MHCLG), Sept 2019 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>) and 2015 English Indices of Deprivation, DCLG (now MHCLG), Sept 2015 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>).



LSOA code (2011)	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018478	Crewe	19.06
E01018423	Middlewich	20.97
E01018497	Crewe	22.27
E01018631	Macclesfield	23.15
E01018487	Crewe	23.31
E01018461	Crewe	23.47
E01018464	Crewe	24.60

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010.
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018476 in Crewe has a percentile value of 3.82, which means it is outside England's most deprived 3%, but inside England's most deprived 4%.

EG15 Lower Super Output Areas with a deprived living environment in England (SA2/4/12/16)

12.91 According to the 2019 Indices, 37 (15.8%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England (down from 45, or 19.2%, in 2015) and 19 (8.1%) were amongst England's 10% most deprived. 90 (38.5%) of LSOAs were classified as being amongst the 25% least deprived in England and 40 (17.1%) were amongst England's 10% least deprived.⁽⁵⁴⁾

Conclusion

12.92 Employment land continues to be taken up, with the three year rolling average of employment land losses currently above the allowance, that is, the average level of loss assumed by the LPS over the Plan period.

12.93 There has been limited development in town centres. The vacancy rate for the Borough is below the national average, and there has been a general decrease in the number of A1 and A2 uses in the Borough's town centres.

12.94 Work is progressing on the regeneration of Crewe and Macclesfield town centres.

12.95 The economic impact of tourism, and the number of jobs it supports remained broadly stable in 2018 (compared to 2017), however the number of visitors to key attractions has, generally, fluctuated between 2014 and 2019.

Further Actions

- Continue work to regenerate the town centres of Crewe and Macclesfield.

⁵⁴ Living Environment Deprivation domain data from the 2019 English Indices of Deprivation, Ministry of Housing, Communities and Local Government (MHCLG)), Sept 2019 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>) and 2015 English Indices of Deprivation, DCLG (now MHCLG), Sept 2015 (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>).



- Consider measures to improve the attractiveness of town centres to investors/retailers, including through partnership working.
- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration in the Local Plan process.
- Continue to pursue opportunities to link planned economic growth to areas of deprivation to make sure that residents are able to benefit from this growth, through training for example.
- Continue to monitor employment land losses, including their location and use class.



Stronger Communities

12.96 The LPS Policies monitored in this section are:

- SC 1 Leisure and Recreation
- SC 2 Indoor and Outdoor Sports Facilities
- SC 3 Health and Well-being
- SC 4 Residential Mix
- SC 5 Affordable Homes
- SC 6 Rural Exceptions Housing for Local Needs
- SC 7 Gypsies and Travellers and Travelling Showpeople

12.97 The SPDs monitored in this section are:

- Affordable housing and mixed communities
- Designing out crime

Core Output Indicators

MF4 Gross total of affordable housing units provided (SA1)

12.98 Table 12.31 shows the number of affordable units completed over the last five years.⁽⁵⁵⁾ In 2019/2020, 21% of the total number of dwellings built on all sites across the Borough, irrespective of the size and type of development, were affordable, down 1% on that of the previous year. However, this is a decrease of just 23 dwellings on the number of affordable dwellings built in 2018/19.

Table 12.31 Provision of Affordable Homes

2015/16	2016/17	2017/18	2018/19	2019/20
448	372	655	729	706

MF6 Net additional pitches for Gypsy, Traveller and Travelling Showpeople (SA3)

12.99 17 additional pitches in 2019/20 (all permanent) compared to ten additional pitches in 2018/19 (eight transit and two permanent).⁽⁵⁶⁾

55 Source: CEC Housing Database

56 Cheshire Partnership Gypsy Traveller Coordinator.



MF12 Provision of outdoor sports facilities (SA4)

12.100 An updated Playing Pitch Strategy (PPS) (2019) has been produced, which contains an updated strategy, assessment report and action plan. The PPS links to LPS Policy SC 2 'Indoor and Outdoor Sports Facilities' and emerging draft SADPD Policy REC 3 'Green space implementation'.

MF13 Provision of indoor sports facilities (SA4/7/18)

12.101 A progress and evidence review document has been produced (February 2019). The indoor sports strategy documents and progress made have been assessed in line with the monitoring and review process, as set out in the 2017 Indoor Sports Strategy (p32). Emerging draft SADPD Policy REC 2 'Indoor sport and recreation implementation' clarifies the formula for contributions for the provision/improvement of facilities required under LPS Policy SC 2 'Indoor and Outdoor Sports Facilities'.

Local Indicators

SC1 Number of crimes (SA6)

12.102 Cheshire East has seen an increase in crime rates between 2016/17 and 2019/20; the rates in the different crime types have fluctuated over this period.⁽⁵⁷⁾ One of the main reasons behind the increase is due to improved crime recording processes, which were brought in to make sure that victims of crime receive the service they deserve. The changes have meant that incidents that may previously been recorded as anti-social behaviour, are now recorded as disorder in a public area. These improvements are most notable in incidents such as public order offences and violent offences. Cheshire Constabulary has also continued to see an increase in the number of reported sex offences. Much of this increase can be attributed to a rise in the reporting of non-recent sexual offences as confidence increases among those who have not felt they can report the abuse previously.

Table 12.32 Number of Crimes

Type of Crime	2016/17	2017/18	2018/19	2019/20
Violence/person	5,746	8,664	10,910	12,430
Drug offences	582	582	514	429
Sexual offences	550	827	924	849
Robbery	81	117	150	180
Criminal damage & arson	2,944	3,515	3,216	3,244

57 Source: Cheshire Constabulary



Type of Crime	2016/17	2017/18	2018/19	2019/20
Burglary	1,441	1,646	1,593	1,666
Vehicle offences	1,196	1,248	1,267	1,418
Possession/weapons	94	133	139	114
Public order	2,918	5,456	5,672	5,032
Theft/stolen goods	4,689	5,584	5,722	5,080
Other offences	334	551	558	5,060
Total	20,575	28,323	30,665	31,062

SC2 Percentage of working age (16-64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none (SA20)

12.103 The percentage of the working age population whose highest qualification is NVQ Level 4 and above is (as of 2019) higher than that in the North West and the UK. However, these gaps are not statistically significant, that is, they may just be the result of survey sampling error. The Cheshire East proportion is slightly lower than in 2019, though this change is not statistically significant. The percentage of the working age population with no qualifications is lower (though not by a statistically significant margin) than those in the North West and UK.⁽⁵⁸⁾

Table 12.33 Percentage of Working Age Population whose Highest Qualification is NVQ Level 1/2/3/4 or Higher/Other/None

	2019			Cheshire East 2018
	Cheshire East	North West	UK	
NVQ4+	41.9%	36.1%	40.2%	44.7%
NVQ3	16.5%	17.6%	16.8%	17.4%
Trade Apprenticeship	2.3%	2.9%	2.9%	1.8%
NVQ2	16.9%	17.9%	15.7%	16.2%
NVQ1	9.2%	10.5%	9.9%	10.0%
Other	6.8%	6.3%	6.6%	5.0%
None	6.4%	8.7%	7.9%	4.9%

58 Annual Population Survey (residence-based dataset), Jan-Dec 2018 to Jan-Dec 2019, ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>.



SC3 Average earnings (gross weekly pay of full-time employees) - residence based measure (SA17)

12.104 £623.30 in 2019 (15% higher than in 2014).⁽⁵⁹⁾ Average earnings in the Borough are notably higher than those in the North West and the UK as a whole.

Table 12.34 Average Earnings (Median Gross Weekly Pay of Full-time Employees)

Comparator (2019)		Trend					
North West	UK	2014	2015	2016	2017	2018	2019
£555.80	£584.90	£541.50	£536.60	£541.80	£557.70	£588.00	£623.30

SC4 Average (mean) house price in the Borough (SA1)

12.105 £227,800 (March 2020). House prices in the Borough have fallen significantly below the England average, but are higher than those in the North West. They have increased steadily in recent years, rising 15% between 2015 and 2019, and by a further 2% between 2019 and 2020.⁽⁶⁰⁾

Table 12.35 Average (Mean) House Price in the Borough

	2015	2016	2017	2018	2019	2020
England	£203,400	£222,700	£231,800	£240,400	£243,000	£250,000
North West	£135,300	£141,400	£149,600	£155,600	£160,700	£166,800
Cheshire East	£193,100	£202,600	£207,600	£218,200	£222,900	£227,800

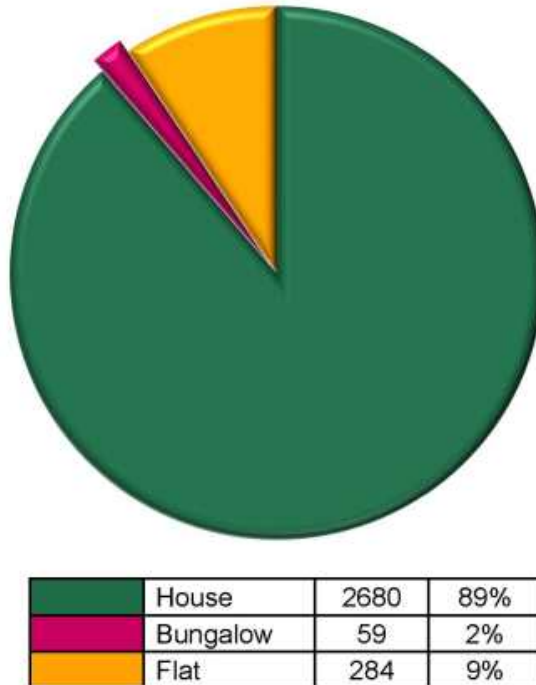
59 Annual Survey of Hours and Earnings – 2020 provisional and 2019 revised results (published Nov 2020), ONS, NOMIS. ONS Crown Copyright <https://www.nomisweb.co.uk/>. Note: Figures are residence-based, that is, they relate to employed people living, (but not necessarily working) in the geographical area in question. They are median earnings and relate to full-time employees only. They include overtime.

60 Land Registry House Price Index (HPI). Data obtained on 6/11/20 from <http://landregistry.data.gov.uk/app/ukhpi/explore>. Note: Figures relate to March of each year.



SC5 Type of dwelling completed (SA1)

Figure 12.10 Type of Dwelling Completed (2019/20)

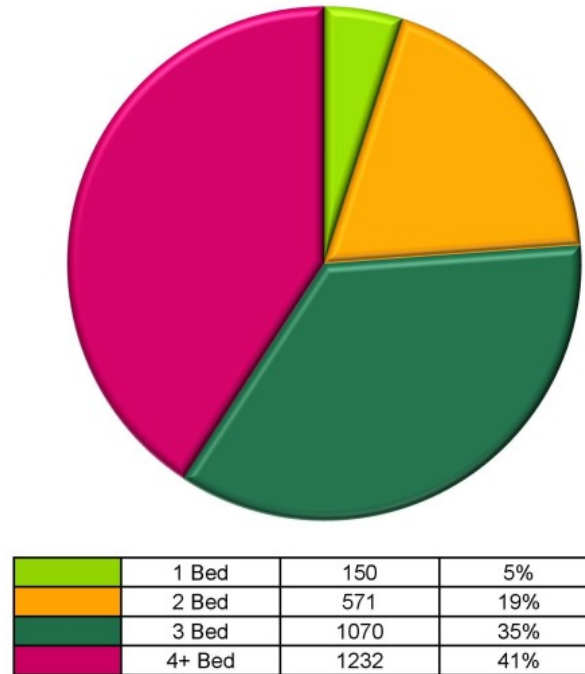


12.106 89% of the new build dwellings completed in 2019/20 were houses; a 1% increase on last year. 2% were bungalows, whilst the percentage of flats has decreased to 9%, from 11% the previous year. Of the 3,023 new build houses or bungalows completed in 2019/20, 78% were detached or semi-detached properties, with 22% being terraced properties; this represents a small increase in the proportion of terraced properties from that in the previous year, with the corresponding decrease in the proportion of detached properties.



SC6 Size of dwelling completed (SA1)

Figure 12.11 Size of Dwelling Completed (2019/20)



12.107 A mix of sizes have been completed. The percentage share of 1-bedroomed homes has decreased by 1% from the previous year. The proportion of two-bedroomed homes has stayed the same as last year at 19%. The provision of three-bedroomed homes has increased by 3% to 35%, while the provision of four-bedroomed homes has decreased by 2% from the previous year (2018/19).

Contextual Indicators

SC7 New assembly and leisure facilities (use class D2) completed (SA4/7/18)⁽⁶¹⁾

- 2,592.40m² gross, 1,903.80m² net in 2018/19
- 4,739.80m² gross, 604.68m² net in 2019/20



SC8 Fuel poverty (SA3)

12.108 16,441 (9.8%) of Cheshire East's 167,004 households were in fuel poverty in 2018. This is below the proportions for the North West (12.1%) and England (10.3%), and lower than in 2017 (10.5%).⁽⁶²⁾

Conclusion

12.109 Average earnings have grown in recent years (2014 to 2019), but house prices have risen much faster over the same period, and therefore affordability of dwellings remains an issue; the size of homes in terms of the number of bedrooms has remained the same proportions as last year; 76% are three or more bedrooms. The Borough has an ageing population, however a low proportion of the number of dwellings completed were bungalows, up 1% from the previous year, but still only representing 2% of the new stock; 89% of the completed housing stock were houses.

Further Actions

- Continue to use the planning system and Section 106 Agreements to secure further provision of affordable housing.
- Seek a greater mix of housing types to make sure that the needs of the Borough are met in terms of affordability and the ageing population.

62 'Sub-regional Fuel Poverty (England)' data tables for 2017 and 2018, Department for Business, Energy & Industrial Strategy ("DBEIS"), June 2019 (2017 data) and April 2020 (2018 data) and 'Fuel Poverty Statistics England: Detailed Tables' with 2018 data, DBEIS, April 2020 (<https://www.gov.uk/government/collections/fuel-poverty-statistics>).



Sustainable Environment

12.110 The LPS Policies monitored in this section are:

- SE 1 Design
- SE 2 Efficient Use of Land
- SE 3 Biodiversity and Geodiversity
- SE 4 The Landscape
- SE 5 Trees, Hedgerows and Woodland
- SE 6 Green Infrastructure
- SE 7 The Historic Environment
- SE 8 Renewable and Low Carbon Energy
- SE 9 Energy Efficient Development
- SE 10 Sustainable Provision of Minerals
- SE 11 Sustainable Management of Waste
- SE 12 Pollution, Land Contamination and Land Instability
- SE 13 Flood Risk and Water Management
- SE 14 Jodrell Bank
- SE 15 Peak District National Park Fringe

12.111 The SPDs monitored in this section are:

- Cheshire East Design Guide
- Over Peover
- Prestbury
- Local list of historic buildings
- Smallwood Village Design Statement
- Development on backland and gardens
- Extensions and householder development
- Prestbury Village Design Statement
- Poynton
- Trees and development
- Nature conservation strategy
- Stapeley Water Gardens
- Bollington
- Sustainable development

Core Output Indicators

MF11 Mineral provision and landbanks (SA15)

12.112 Data for this monitoring year was requested from mineral operators later than usual and was collected directly by MHCLG rather than Cheshire East Council as the Mineral Planning Authority. Publication of the data is expected in 2021. Unfortunately this means that a position on mineral sales and landbanks is not possible for this monitoring year. Data for 2018 is shown as the latest position.



12.113 A planning application reference 17/3605W for a new quarry to extract 3.3mt of silica and construction sand at Rudheath Lodge, New Platt Lane, Cranage was approved. The whole site is within Cheshire East and Cheshire West and Chester Council administrative areas.

Table 12.36 Cheshire East Land-won Aggregate Landbanks

Method	At 31/12/18			At 31/12/19		
	Annual Supply Provision	Permitted Reserve	Landbank	Annual Supply Provision	Estimated Permitted Reserve	Landbank
Aggregate Land-Won Sand and Gravel						
Annual production figure ⁽⁶³⁾	0.502 mt	2.52 mt	5.02 yrs	-	-	-
Last ten years sales average	0.440 mt	2.52 mt	5.73 yrs	-	-	-
Last three years sales average	0.433 mt	2.52 mt	5.82 yrs	-	-	-
Annual apportionment figure	0.71 mt	2.52 mt	3.55 yrs	-	-	-
Aggregate Crushed Rock						
Last ten years sales average	0.001 mt	4.89 mt	>50 yrs	-	-	-
Last three years sales average	0.001 mt	4.89 mt	>50 yrs	-	-	-
Annual apportionment figure	0.04 mt	4.89 mt	>50 yrs	-	-	-

12.114 Only two of the four permitted primary industrial sand sites had reserves of ten or more years at the end of the 2018 monitoring period.

MF14 Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance (SA11)

12.115 With the exception of Local Wildlife Sites and Local Geological Sites, the number of designated sites in the Borough has not changed since previously reported on.⁽⁶⁴⁾

63 2018 sales data is the first year for data collection using the annual production figure methodology. Source: draft 2019 LAA (2018 sales data)

64 CEC Environmental Planning service and CEC Strategic Planning service



Table 12.37 List of Designated Sites (2020)

Designated Site	Number of Sites
Special Area of Conservation	2
Special Protection Area	1
Ramsar site	3
Site of Special Scientific Interest	33
National Park	1
National Nature Reserve	2
Local Nature Reserve	8
Local Wildlife Site - Grade A	128 (32%)
Local Wildlife Site - Grade B	116 (29%)
Local Wildlife Site - Grade C	98 (25%)
Local Wildlife Site - Not graded	58 (15%)
Local Geological Site	23

12.116 As shown in Table 12.38, in 2019/20 there were no planning permissions granted that resulted in the loss of a Local Wildlife Site.⁽⁶⁵⁾

Table 12.38 LGS, LNRs, SSSIs and LWSs Impacted by Planning Decisions

	2018/19		2019/20	
	Positive	Negative	Positive	Negative
Local Wildlife Site	0	1	0	0
Local Geological Site	0	0	0	0
Local Nature Reserve	0	0	0	0
Site of Special Scientific Interest	0	0	0	0

MF15 Listed Buildings at risk of loss (SA12)

12.117 10 in 2019/20 (10 in 2018/19).⁽⁶⁶⁾

65 CEC Environmental Planning service
66 Cheshire Historic Environment Record



MF16 Waste arisings and the amounts of waste recycled, recovered or going for disposal (SA14)

12.118 In 2018/19, 181,288 tonnes of waste material was collected by Cheshire East, of which 177,870 tonnes was collected from households across the Borough. This marks a decrease from the previous year of 13,590 tonnes. Of the total amount, 51.6% was sent for either recycling or composting, 6.7% was sent to landfill and 41.8% incinerated (with energy generated). The amount of waste sent to landfill has reduced significantly for the third consecutive year.

Table 12.39 Cheshire East Waste Statistics

	2017/18 (tonnes)	2018/19 (tonnes) ⁽¹⁾
Total LACW waste	194,878	181,288
Recycled/composted	108,699 (55.8%)	93,602 (51.6%)
Energy recovery	37,562 (19.3%)	75,867 (41.8%)
Landfill	48,262 (24.8%)	12,173 (6.7%)

1. Column content does not sum to 100% owing to the 355 tonnes of unspecified treated waste

SE1 New and converted dwellings on previously developed land (PDL) (SA10/16)

12.119 The percentage of new and converted dwellings on PDL has decreased by 8%, from 34% in 2018/19 to 25% in 2019/20.⁽⁶⁷⁾

SE2 Total amount of employment floorspace on PDL - by type (SA10/16)

12.120 The proportion of new employment floorspace on PDL has risen slightly from 15% in 2018/19 to 16% in 2019/20.⁽⁶⁸⁾ The results reflect the completion of a large greenfield development at Basford West Commercial Park.

Table 12.40 Amount of Employment Floorspace on PDL 2019/20

	B1a	B1b	B1c	B1	B2	B8	Mixed Use	Total
Greenfield (m²)	2,407	0	0	2,558	0	1,152	22,010	28,127
PDL (m²)	1,254	0	149	727	2,880	200	175	5,385
Percentage on PDL	34	0	100	22	100	15	1	16

67 CEC Housing Monitoring Database

68 CEC Employment Monitoring Database



SE3 Number of planning applications approved contrary to EA advice on water quality grounds (SA9)

12.121 None in 2019/20 and none in 2018/19.⁽⁶⁹⁾

SE4 Number of planning applications approved contrary to EA advice on flood risk (SA9)

12.122 Two in 2019/20 and none in 2018/19.⁽⁷⁰⁾ 19/5367N was approved contrary to EA advice as, given the small nature of the proposed summer house, it was considered unreasonable and not proportionate to require the applicant to carry out a Flood Risk Assessment in respect of potential flooding impacts. 20/0597N was approved contrary to EA advice as, given the small nature of the proposal and that similar development could be carried out under Permitted Development it was considered to be unreasonable and not proportionate to require the applicant to carry out a Flood Risk Assessment in respect of potential flooding impacts.

SE5 Renewable energy generation (SA13)⁽⁷¹⁾

12.123 Please note that the capacity is not stated on all applications.

Table 12.41 Renewable Energy Generation

	Onshore Wind	Solar photovoltaics	Hydro	Heat source	Battery Storage	Biomass	Total
Approved applications	0	1	0	2	0	0	3
Approved capacity (kW) ⁽⁷²⁾	0	0	0	123,416	0	0	123,416
Installed applications	0	2	0	3	1	1	7
Installed capacity (kW)	0	4	0	123,416	20,000	100	143,520

69 Environment Agency <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>
 70 Environment Agency <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history>
 71 CEC Renewable Energy Monitoring Database
 72 Approved capacity i.e. kilo wattage, is not always specified on planning application forms and supporting plans for renewable energy schemes installed during the monitoring year.



12.124 Renewable energy schemes permitted in the monitoring year continue to fall in line with recent years. The total number of approved applications is recorded as three owing to one application being approved for both the installation of solar panels and a ground source heat pump. The number of renewable energy installations has increased compared to 2018/19.

Table 12.42 Renewable Energy Generation Trends

	2017/18	2018/19	2019/20
Approved applications	8	5	3
Approved capacity (kW)	20,419	270,100	123,416
Installed applications	6	1	7
Installed capacity (kW)	892	2,700	143,520

SE6 Sales of primary land-won aggregates (SA15)

12.125 Information on sales of land-won sand and gravel in Cheshire East is not yet available for the monitoring year 2019/2020. The latest data is for the period 2018/2019.⁽⁷³⁾

Table 12.43 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region 2005-2018 (million tonnes)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Cheshire East														
Sand and gravel	0.63	0.58	0.60	0.47	0.35	0.42	0.26	0.40	0.41	0.75	0.51	0.46	0.29	0.55
Crushed rock	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001	0.002	0.001	0.001	0.001
Cheshire Sub-region⁽⁷⁴⁾														
Sand and gravel	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	1.17	1.11	1.17	0.96	1.34
Crushed rock ⁽⁷⁵⁾	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001	0.002	0.001	0.001	0.001

⁷³ draft Cheshire East Local Aggregate Assessment 2019

⁷⁴ Combines Cheshire East and Cheshire West and Chester Boroughs

⁷⁵ Cheshire West and Chester does not contain permitted crushed rock resources





SE7 Produced and handled construction, demolition and excavation waste (SA15)

12.126 No further data has been made available on the sales of secondary or recycled aggregates since the previous reporting year. Until provision of consistent data in this field is made mandatory, evidence gaps will remain and data will continue to be considered unreliable at best. As an alternative measure, the amount of produced and handled construction, demolition and excavation waste has been reported.

12.127 Construction, demolition and excavation materials include concrete, stone and bricks and are used for engineering works and restoration/recovery projects as well as creating secondary aggregates. An increase in the amount of construction, demolition and excavation waste being handled or produced in an area may represent an increase in the amount of recycled aggregate available for use. This reduces the requirement for the production of new primary aggregates and need for disposal of construction, demolition and excavation materials. In Cheshire East, the amount of handled construction, demolition and excavation materials decreased from 662,037 tonnes in 2017 to 463,709 tonnes in 2018. Production increased from 170,371 tonnes in 2017 to 213,934 tonnes in 2018.⁽⁷⁶⁾

Table 12.44 Produced and Handled Construction, Demolition and Excavation Waste (tonnes)

	2017	2018
Produced	170,371	213,934
Handled	662,037	463,709

SE8 Capacity of new waste management facilities (SA14)

12.128 No planning permissions were granted during the monitoring year that increased the capacity of waste management facilities.

Table 12.45 Waste Management Capacity Change

	2018/19	2019/20
No. of planning applications proposing new capacity granted permission	1	0
Total new capacity (tonnes per annum)	75,000	0

76 draft North West Aggregate Working Party Annual Monitoring Report using 2018 data.



Local Indicators

SE9 Housing energy efficiency rating (SA13)

12.129 The average Standard Assessment Procedure ("SAP") rating received by new build dwellings across Cheshire East was 83 in 2019/20.⁽⁷⁷⁾ This is an increase of one on the 2018/19 figure.⁽⁷⁸⁾

SE10 Number of heritage listings (SA12)

12.130 There has been some change in heritage listings between 2019 and 2020, with additional buildings listed, and the addition of a World Heritage Site (Jodrell Bank Observatory).⁽⁷⁹⁾

Table 12.46 Heritage Listings

	2019	2020
World Heritage Sites	0	1
Listed Buildings	2,649	2,652
Conservation Areas	77	77
Scheduled Monuments	106	106
Registered Parks and Gardens	17	17
Areas of Archaeological Potential	10	10
Registered Battlefields	1	1
Total	2,860	2,864

SE11 Heritage at risk (SA5/12)

12.131 The number of heritage assets at risk has remained the same between 2018/19 and 2019/20. The Council is also aware of a number of Grade II Listed Buildings at risk that are not monitored by Historic England. This is currently being looked into, and, based on a survey undertaken thus far for Grade IIs (roughly 60%), 23% are considered to be at risk.

77 Ratings are expressed on a scale of 1 to 100 - the higher the number, the better the rating.

78 CEC Building Control and Planning Systems team

79 Cheshire Historic Environment Record

Table 12.47 Heritage at Risk⁽⁸⁰⁾

	2017/18	2018/19	2019/20
Conservation Areas at risk	3	3	3
Conservation Areas lost	0	0	0
Grade I Listed Buildings at risk	3	4	4
Grade II* Listed Buildings at risk	4	4	4
Grade II Listed Buildings at risk	1	2	2
Listed Buildings lost	0	0	0
Scheduled Monuments at risk	7	7	7
Scheduled Monuments lost	0	0	0
Registered Parks and Gardens of Historic Interest at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	0	0
Total	At risk	19	21
	Lost	0	0

SE12 Number of Conservation Area appraisals undertaken (SA12)

12.132 None in 2019/20.⁽⁸¹⁾

SE13 Locally important buildings lost (SA12)

12.133 The number of locally important buildings lost has remained at zero in 2019/20.⁽⁸²⁾

SE14 Landscape types and coverage (SA12)

12.134 14 landscape character types in Cheshire East in 2018: LCT 1 Sandstone Ridge, LCT 2 Sandstone Fringe, LCT 3 Undulating Farmland, LCT 4 Cheshire Plain East, LCT 5 Wooded Estates and Meres, LCT 6 Woodland, Heaths, Meres and Mosses, LCT 7 Lower Wooded Farmland, LCT 8 Salt Flashes, LCT 9 Mossland, LCT 10 River Valleys, LCT 11 Higher Wooded Farmland, LCT 12 Upland Footslopes, LCT 13 Enclosed Gritstone Upland, LCT 14 Moorland Hill and Ridges.⁽⁸³⁾

80 Historic England

81 CEC Environmental Planning service

82 CEC Environmental Planning service

83 Cheshire East Landscape Character Assessment, LUC, May

2018 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>



12.135 The Cheshire East Landscape Character Assessment (2018)⁽⁸⁴⁾ replaced the previous Cheshire-wide assessment carried out in 2008, which had identified 20 landscape character types.

SE15 Highest, lowest and average air quality in Air Quality Management Areas (SA10)

12.136 Cheshire East has 19 Air Quality Management Areas ("AQMA"), all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. AQMAs affect 17 wards across Cheshire East. Overall, the results indicate that there has generally been an improvement in average air quality ratings since the previous monitoring period.

Table 12.48 Average, Max and Min Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites in AQMAs

AQMA	Nitrogen dioxide ($\mu\text{g}/\text{m}^3$) ⁽¹⁾		
	2017	2018	2019
A6 Market Street, Disley	Average: 43.9 Max: 55.6 Min: 32.3	Average: 36.0 Max: 43.6 Min: 28.5	Average: 37.8 Max: 46.5 Min: 29.8
A556 Chester Road, Mere	Average: 25.0 Max: 38.5 Min: 13.5	Average: 28.5 Max: 34.3 Min: 20.9	Average: 28.6 Max: 32.3 Min: 23.2
A523 London Road, Macclesfield	Average: 34.3 Max: 41.1 Min: 30.3	Average: 31.7 Max: 38.1 Min: 27.3	Average: 30.6 Max: 37.4 Min: 25.9
A50 Manchester Road, Knutsford	Average: 32.8 Max: 32.8 Min: 32.8	Average: 31.3 Max: 31.3 Min: 31.3	Average: 30.1 Max: 30.1 Min: 30.1
A54 Rood Hill, Congleton	Average: 42.4 Max: 45.0 Min: 39.8	Average: 35.5 Max: 37.8 Min: 33.1	Average: 34.7 Max: 35.9 Min: 33.4
A34 Lower Heath, Congleton	Average: 60.0 Max: 60.0 Min: 60.0	Average: 48.2 Max: 48.2 Min: 48.2	Average: 46.8 Max: 46.8 Min: 46.8
A34 West Road, Congleton	Average: 42.3 Max: 54.7 Min: 29.9	Average: 38.3 Max: 48.0 Min: 28.5	Average: 34.5 Max: 43.6 Min: 25.3
A5022/A534 Sandbach	Average: 31.0 Max: 40.5 Min: 21.5	Average: 28.2 Max: 36.6 Min: 19.7	Average: 29.2 Max: 31.9 Min: 26.5

84 Cheshire East Landscape Character Assessment, LUC, May 2018
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>



AQMA ^s	Nitrogen dioxide ($\mu\text{g}/\text{m}^3$) ⁽¹⁾		
	2017	2018	2019
Hospital Street, Nantwich	Average: 38.5 Max: 47.0 Min: 28.7	Average: 34.2 Max: 40.1 Min: 27.1	Average: 34.2 Max: 39.3 Min: 29.0
Nantwich Road, Crewe	Average: 29.9 Max: 36.7 Min: 24.5	Average: 28.9 Max: 33.1 Min: 25.6	Average: 28.6 Max: 33.0 Min: 23.7
Earle Street, Crewe	Average: 29.1 Max: 29.1 Min: 29.1	Average: 33.0 Max: 35.9 Min: 27.8	Average: 34.3 Max: 35.0 Min: 33.5
Wistaston Road, Crewe	Average: 26.8 Max: 29.2 Min: 24.4	Average: 25.5 Max: 27.7 Min: 23.3	Average: 31.4 Max: 31.3 Min: 31.3
Chester Road, Middlewich	Average: 39.2 Max: 43.0 Min: 35.3	Average: 38.3 Max: 42.0 Min: 34.5	Average: 36.8 Max: 40.7 Min: 32.8
Broken Cross, Macclesfield	Average: 27.8 Max: 32.5 Min: 25.6	Average: 24.8 Max: 29.0 Min: 22.9	Average: 27.2 Max: 31.5 Min: 22.6
Hibel Road, Macclesfield	Average: 32.5 Max: 44.6 Min: 24.4	Average: 28.3 Max: 38.4 Min: 22.2	Average: 28.4 Max: 38.7 Min: 22.4
Park Lane, Macclesfield	Average: 29.6 Max: 37.1 Min: 22.7	Average: 27.6 Max: 34.4 Min: 21.6	Average: 26.6 Max: 34.1 Min: 19.7
Middlewich Road, Sandbach	Average: 36.8 Max: 38.5 Min: 35.2	Average: 34.4 Max: 36.2 Min: 32.5	Average: 33.1 Max: 35.0 Min: 31.3
A533 Lewin Street, Middlewich	Average: 37.7 Max: 42.8 Min: 31.4	Average: 36.4 Max: 41.2 Min: 31.6	Average: 33.8 Max: 37.9 Min: 29.9
A537 Chelford Road, Knutsford	Average: 45.1 Max: 45.1 Min: 45.1	Average: 39.7 Max: 39.7 Min: 39.7	Average: 35.9 Max: 35.9 Min: 35.9

1. Air Quality Objective = 40 $\mu\text{g}/\text{m}^3$ Annual Mean

SE16 Length of Public Rights of Way network (SA2)

12.137 There has been an increase in length of the Public Rights of Way ("PROW") network due to the creation of new PROW and the diversion of existing routes.⁽⁸⁵⁾

85 CEC Rights of Way Improvement Plan: Implementation Plan 2015-19.



Table 12.49 Length of Public Rights of Way network

Category of PROW	2010 (km)	2015 (km)
Public footpath	1,787	1,793
Public bridleway	104	112
Restricted byway	36	36
Byway open to all traffic	7	7
Total	1,935	1,947

SE17 Household waste collection per head (kg) per annum (SA14)

12.138 The amount of household waste collected per head has decreased from 480.7kg in 2017/18 to 463.1kg in 2018/19.⁽⁸⁶⁾

SE18 Households served by kerbside collection (SA14)

12.139 The percentage of households served by kerbside collection of two or more recyclables has remained at 100% in 2018/19.⁽⁸⁷⁾

SE19 Density of new housing developments (SA16)

12.140 The percentage of new housing developments at a density of 30 dwellings per hectare or more has decreased by 3% in 2019/20 in comparison to the percentage in 2018/19.

Table 12.50 Density of New Housing Developments

	2018/19		2019/20	
	No. of Dwellings	Percentage	No. of Dwellings	Percentage
Less than 30 dwellings per hectare	2,169	71%	2,424	74%
Between 30 and 50 dwellings per hectare	500	16%	499	15%
Above 50 dwellings per hectare	387	13%	340	10%

86 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).

87 DEFRA Local Authority Collected Waste statistics - Local Authority data (England).



SE20 Brownfield Land Register (SA10/16)

12.141 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to prepare, maintain and publish registers of previously developed (brownfield) land. Brownfield land registers are intended to provide up-to-date and consistent information on sites that local authorities consider to be appropriate for residential development. The Council published its latest Part 1 Brownfield Land Register in December 2020 and in accordance with the relevant regulations, this will be updated on an annual basis.⁽⁸⁸⁾ There are 104 sites on the Brownfield Land Register. Of these sites, 49 are considered suitable, available and achievable for residential led development. The 55 sites not considered suitable, available and achievable were either completed or are under construction at the base date for residential development and as such they are no longer considered available for redevelopment. The published guidance on the preparation of brownfield registers requires these sites to remain on the register but an 'end date' is added to the final column.

Contextual Indicators

SE21 Listed Building enforcement cases

12.142 27 alleged offences were investigated during 2019/20.

SE22 Average CO₂ emissions per person (SA8)

12.143 6.8 tonnes per capita in 2018.⁽⁸⁹⁾

12.144 Average CO₂ emissions in Cheshire East are higher than in the North West and UK. The amount of emissions has fluctuated over time, but have generally followed a downward trend over the 2013-18 period.

Table 12.51 Average CO₂ Emissions Per Person

Comparator (tonnes) (2018)		Trend (tonnes)					
North West	UK	2013	2014	2015	2016	2017	2018
5.3	5.2	8.3	7.4	7.4	7.2	6.9	6.8

Conclusion

12.145 No schemes had a negative impact on a Local Wildlife Site.

88 https://www.cheshireeast.gov.uk/planning/spatial_planning/brownfield-register.aspx

89 UK local authority and regional carbon dioxide emissions national statistics: 2005 to 2018, DBEIS, June 2020:

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>



12.146 There has been an 8% decrease in the percentage of housing development and a slight increase in the proportion of employment floorspace completed on previously developed land.

12.147 There continues to be heritage at risk in the Borough, albeit the number of heritage assets at risk between 2018/19 and 2019/20 remained the same.

12.148 There has generally been an improvement in air quality ratings, with the average CO₂ emissions per person largely reducing.

Further Actions

- Continue to monitor the impact of development on designated sites, and encourage the use of mitigation measures or compensation in line with LPS policies
- Consider measures to increase the use of previously developed land for development
- Encourage the implementation of sustainable transport measures through the planning application process to help reduce air pollution
- Further actions in terms of minerals can be found in the draft Cheshire East Local Aggregate Assessment 2019⁽⁹⁰⁾

90 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/minerals-background-evidence.aspx



Connectivity

12.149 The LPS Policies monitored in this section are:

- CO 1 Sustainable Travel and Transport
- CO 2 Enabling Business Growth Through Transport Infrastructure
- CO 3 Digital Connections
- CO 4 Travel Plans and Transport Assessments

12.150 The SPD monitored in this section is:

- Crewe Rail Gateway

Core Output Indicators

MF10 The percentage of premises (business/residents) which have access to fibre broadband service (>24Mbs) (SA17)

12.151 95.5%. The Government's target for 100% UK full fibre coverage is 2033; this would provide speeds of 1,000Mbps.

MF17 Progress on key highways schemes listed in Policy CO 2 (SA7)

12.152 Table 12.52 shows the progress made on key highways schemes listed in LPS Policy CO 2, as at 31 March 2020.

Table 12.52 Progress on Key Highways Schemes Listed in Policy CO 2

Scheme	Progress
A6 to Manchester Airport Relief Road	Scheme opened to traffic in Oct 2018.
Crewe Green Roundabout junction improvements	Completed 29/11/18.
Completion of Crewe Green Link Road South	Completed December 2015.
Macclesfield Town Centre Movement Strategy	Linked to development or funding bids.
Congleton Link Road	Under construction.
Poynton Relief Road	Enabling works underway, main construction due to commence early 2021.
Middlewich Eastern Bypass	Planning application approved 19/7/19. Construction due to commence in 2021.
A51 corridor north of Nantwich junction improvements	Envisaged to be implemented by 2030 to support the growth policies in the LPS.



Scheme	Progress
A534 corridor improvements in Sandbach	Preferred option identified and detailed design underway. Seeking funding opportunities.
Major upgrade to A34 ⁽⁹¹⁾	Some of the improvements undertaken as part of the A6 Manchester Airport Relief Road.
A537/A50 corridor improvements through Knutsford	Linked to development.
B5077 Crewe Road/B5078 Sandbach Road junction improvements in Alsager	Linked to development timing.

MF18 New major developments within 500m of a bus stop served by a commercial bus service (SA2)

12.153 This is a new Core Output Indicator for which the Borough Council has not yet set up monitoring practices; this will be addressed in future AMRs. However, it is worth noting that all the sites allocated in the LPS have been subjected to an accessibility assessment, which includes identifying whether a site is located within 500m of a bus stop. Also, where an application is made for development where the site is not within 500m of a bus stop served by a commercial bus service, this could be made a condition of the approval.

Local Indicators

C1 Average minimum travel time for residents to reach key services, by mode of travel (SA2/7)

12.154 Average minimum travel times by public transport/walking and car have worsened between 2016 and 2017, with longer travel times for Cheshire East residents compared to England for both public transport/walking.⁽⁹²⁾

Table 12.53 Average Minimum Travel Time for Residents to Reach the Nearest Key Services, by Mode of Travel

	2017 (minutes)		2016 (minutes)
	Cheshire East	England	
Public transport/walking	19.9	17.8	19.7
Cycle	15.2	15.2	15.3
Car	10.7	10.8	10.6

91 A34 and A555 corridor improvements in Handforth was looked at as an option and is not being pursued

92 <https://www.gov.uk/government/statistical-data-sets/journey-times-to-key-services-jts01> [1] Journey time statistics Table JTS0101 Average minimum travel time to reach the nearest key services by mode of travel, England, 2017, Department for Transport (DfT). [2] Journey time statistics Table JTS0104 Average minimum travel time to reach the nearest key services by mode of travel, Local Authority, England, 2017, DfT



Conclusion

12.155 Progress has been made on a number of key highways schemes.

12.156 Average minimum travel times has worsened, with public transport/walking above those for England.

Further Actions

- Continue to monitor progress on key highways schemes
- Make sure that major development schemes provide adequate infrastructure to meet future needs, including transport and key services

Development Plan Sites and Strategic Locations

12.157 Table 12.54 identifies progress made with regards to the Sites and Strategic Locations in the Development Plan, which is currently made up of allocated sites in the LPS and NDPs.

Table 12.54 Progress with LPS Strategic Sites and Locations

Policy	Progress
LPS 1 Central Crewe	<p>Target: 400 homes LPS 1 is effectively a windfall allowance for the built up area of Crewe. The position with regard to windfall completions and commitments (base date 31 March 2020) is set out in the Housing Monitoring Update (base date 31 March 2020). (93)</p>
LPS 2 Basford East, Crewe	<p>Target: 850 homes and 24ha of employment land 14/4025N - outline permission granted 9/02/16 for the erection of up to 490 residential dwellings and a primary school. 17/2851N - S106 Deed of variation proposal on 14/4025N decided 4/8/17. 15/1537N – outline permission granted 23/12/16 for mixed-use development of up to 325 residential dwellings, B1, D1, A1, and A3/A4. 19/2545N - reserved matters granted 5/11/19 pursuant to 15/1537N. 19/5934N - reserved matters application submitted pursuant to 14/4025N. 19/0652N - reserved matters application submitted pursuant to 14/4025N condition 1 and condition 32. 19/3649N - hybrid application submitted for mixed use and residential development a) in full: the conversion, alteration and extension of the former mill and two farm buildings to business/professional services (Classes A2 and B1) and/or food and drink (Class A3) and/or non-residential community uses (Class D1) and/or leisure uses (Class D2). Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>

93 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx





Policy	Progress
<p>LPS 3 Basford West, Crewe</p>	<p>Target: 370 homes and 22.16ha of employment land</p> <p>17/1071N - full permission granted 7/4/17 for construction of road to provide access to approved development plots. 14/0378N – outline permission granted 18/07/14 for B2 and B8. Site under construction. 18/0377N – reserved matters granted 1/5/18 pursuant to 14/0378N. 13/0336N – outline permission granted 11/02/14 for residential development (up to 370 units), offices (B1), local centre comprising food and non-food retail (A1) and restaurant/public house (A3/A4), hotel (C1), car showroom and associated works including construction of new spine road with accesses from Crewe Road and A500. Site under construction. 15/2943N – reserved matters granted 24/09/15 for the construction of 370 dwellings, associated on site highways infrastructure, car parking and pedestrian routes, formal and informal open space provision and associated works. Site under construction. 17/1360N - full permission granted 6/7/17 for erection of a pub/restaurant including managers flat, car parking and ancillary works. 17/3374N - reserved matters granted 3/1/18 pursuant to 14/0378N for phase 1 of Basford West. Development completed 12/3/20. 18/0475N - reserved matters granted 2/5/18 pursuant to 14/0378N of Basford West. 19/3526N - reserved matters granted 8/11/19 pursuant to 14/0378N for the erection of a building for use within class B2 and B8 on plot 5. 19/2489N - full permission granted 27/9/19 for the erection of two units totaling 12,615 sqm (135,784 sqft) for use within B1(b), B1(c), B2 and B8, with ancillary office use on plot 1. Site under construction.</p> <p>Completions 2019/20: 65 homes, 4.40ha of employment land</p> <p>Completions to date: 218 homes, 4.40ha of employment land</p>
<p>LPS 4 Leighton West, Crewe</p>	<p>Target: 850 homes and 5ha of employment land</p> <p>18/6118N - full permission granted 3/7/19 for highway infrastructure measures and associated works in the Leighton area of Crewe (North West Crewe Package). 19/1371N - outline application submitted for the development of up to 400 residential units (C3), associated infrastructure and open space. 19/2178N - outline application submitted for the development of up to 850 residential units (C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space.</p> <p>Completions 2019/20: 0 homes, 0ha of employment land</p> <p>Completions to date: 0 homes, 0ha of employment land</p>

Policy	Progress
LPS 5 Leighton, Crewe	<p>Target: 500 homes 16/2373N – outline permission granted 15/01/18 for 400 residential dwellings, open space and new access off Sydney Road.</p> <p>18/6118N - full permission granted 3/7/19 for highway infrastructure measures and associated works, in the Leighton area of Crewe (North West Crewe Package).</p> <p>19/2178N - outline application submitted for the development of up to 850 residential units (C3), land reserved for new primary school, a local centre (Use Class A1-A4, AA, B1a, C3 and D1) and associated infrastructure and open space.</p> <p>Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 6 Crewe Green	<p>Target: 150 homes 17/3096N - full permission granted 5/10/17 for redevelopment and extension of Crewe Green Roundabout to provide additional traffic lanes and improvements to pedestrian and cyclist facilities, landscaping and re-contouring of the roundabout, and ancillary works. Completed 29/11/18.</p> <p>Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 7 Sydney Road, Crewe	<p>Target: 525 homes On the northern parcel of land: 15/0184N – outline application allowed at appeal 14/09/16 for up to 275 dwellings, open space and associated works, with all detailed matters reserved apart from access. 15/5184N – outline application submitted to run alongside the appeal (for 15/0184N) for residential development of up to 250 dwellings, open space and associated works, all other matters reserved apart from access. 19/4337N - reserved matters submitted pursuant to 19/2859N as originally granted permission under 15/0184N. On the southern parcel of land: 13/2055N – outline permission granted 14/08/15 for up to 240 residential dwellings, open space and new access off Sydney Road. 15/2818N - outline permission granted 19/1/17 on a small parcel of the land for the erection of up to 12 dwellings. 18/4050N - reserved matters granted 14/6/19 pursuant to 13/2055N. 18/4051N - reserved matters granted 27/6/19 pursuant to 15/2818N.</p> <p>Completions 2019/20: 0 homes Completions to date: 0 homes</p>





Policy	Progress
LPS 8 South Cheshire Growth Village, SE Crewe	<p>Target: 650 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 9 The Shavington/Wybunbury Triangle	<p>Target: 400 homes 12/3114N – outline permission granted 23/01/14 for up to 360 dwellings, local centre of up to 700 sqm (with 400 sqm being a single convenience store). 14/3039N – reserved matters granted on part of the site 11/12/14 for residential development comprising 200 dwellings. Site under construction. 15/2783 - full permission granted 1/12/15 for two semi's and two detached houses. Site under construction. 18/2492N - reserved matters application submitted pursuant to 12/3114N. Completions 2019/20: 27 homes Completions to date: 193 homes</p>
LPS 10 East Shavington	<p>Target: 275 homes 13/2069N – outline application allowed at appeal 25/07/14 for the construction of up to 275 dwellings. 15/4046N – reserved matters granted 15/12/15 for the construction of 275 dwellings including landscaping, recreation and amenity open space. Site under construction. Completions 2019/20: 46 homes Completions to date: 70 homes</p>
LPS 11 Broughton Road, Crewe	<p>Target: 175 homes 15/0366N – outline permission granted 13/10/16 on northern part of the site for the erection of up to 129 homes with associated highways and open amenity space, landscaping and ecological protection zone. 19/3515N - reserved matters application submitted pursuant to 15/0366N as amended by 19/3356N. No application submitted on southern parcel of land, which could meet the remaining requirement of 46 homes (175 homes in LPS). Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 12 Central Macclesfield	<p>Target: 500 homes LPS 12 is effectively a windfall allowance for the built up area of Macclesfield. The position with regard to windfall completions and commitments (base date 31 March 2020) is set out in the Housing Monitoring Update (base date 31 March 2020). ⁽⁹⁴⁾</p>

94 https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_housing_land_assmnt/housing-monitoring-update.aspx

Policy	Progress
LPS 13 South Macclesfield Development Area	<p>Target: 1,050 homes and 5ha of employment land 15/2010M - full permission granted 28/2/17 for 150 dwellings on part of the site. Site under construction. 14/0282M - resolution to grant outline planning permission for 220 homes subject to the signing of a S106 legal agreement. 17/1874M - outline permission granted 17/01/19 for 950 homes. Completions 2019/20: 4 homes, 0ha of employment land Completions to date: 22 homes, 0ha of employment land</p>
LPS 14 Land East of Fence Avenue, Macclesfield	<p>Target: 250 homes 15/4287M - outline permission granted 23/01/17 for up to 300 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 15 Land at Congleton Road, Macclesfield	<p>Target: 300 homes and 10ha of employment land 17/2206M - full application dismissed at appeal 23/01/19 for creation of a roundabout junction and new access road at Congleton Road. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 16 Land south of Chelford Road, Macclesfield	<p>Target: 200 homes 17/4034M - outline permission granted 27/02/19 for 232 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 17 Gaw End Lane, Macclesfield	<p>Target: 300 homes 18/3245M - resolution to grant outline permission for 310 dwellings subject to the signing of a S106 legal agreement. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 18 Land between Chelford Road and Whirley Road, Macclesfield	<p>Target: 150 homes 17/4277M - outline permission granted 22/01/19 for up to 135 dwellings. 18/0294M - outline permission granted 27/02/19 for 31 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 19 (Safeguarded) South West Macclesfield	<p>Safeguarded for potential development beyond the Plan period.</p>





Policy	Progress
LPS 20 White Moss Quarry, Alsager	<p>Target: 350 homes 13/4132N- outline permission granted 16/09/15 for up to 350 residential dwellings; extra care facility; relocation and redevelopment of existing garden centre; provision of local services including A1 uses: 465 square metres convenience store, 3no. 95 square metres retail units, D1 uses: children's day care centre and doctors surgery, public house/restaurant; and, provision of public open space and associated highway improvements and biodiversity enhancement. 18/4547C - reserved matters application submitted pursuant to 13/4132N. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 21 Twyfords and Cardway, Alsager	<p>Target: 550 homes 11/4109C - outline permission granted 21/11/13 for up to 332 dwellings (Twyfords). 16/2229C - reserved matters granted 16/12/16 for 268 dwellings (Twyfords). Site is under construction. 15/2101C - outline permission granted 6/07/17 for up to 110 dwellings (Cardway). 19/0208C - full permission granted 27/03/19 for a change of use from B1 to residential care home. Completions 2019/20: 23 homes Completions to date: 43 homes</p>
LPS 22 Former Manchester Metropolitan University, Alsager	<p>Target: 400 homes Manchester Metropolitan University Campus Development Brief SPD, adopted October 2008. 15/5222C - full permission granted 4/5/17 for 426 dwellings. Site under construction. Completions 2019/20: 63 homes Completions to date: 145 homes</p>
LPS 23 Radway Green Brownfield, Alsager	<p>Target: None - site is existing employment land 16/3021N - full permission granted 8/9/17 for a change of use from car park (sui generis) to a mixed B2 (general industrial) and B8 (storage and distribution). Development completed 31/3/18. 18/3348N - outline permission granted 22/1/19 for commercial development (B1a, B1c, B2, B8). Completions 2019/20: 0 ha of employment land Completions to date: 1.2ha of employment land</p>
LPS 24 Radway Green Extension, Alsager	<p>Target: 25ha of employment land No planning applications on the site as at 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>

Policy	Progress
LPS 25 Radway Green North, Alsager	<p>Target: 12ha of employment land 19/0529C - outline permission allowed on appeal 26/3/20 for B1a, B1c, B2, B8.</p> <p>Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 26 Back Lane/Radnor Park, Congleton	<p>Target: 750 homes and 7.10ha of employment land 13/2746C - outline permission granted 19/8/14 for 170 dwellings (land between Black Firs Lane, Chelford Road and Holmes Chapel Road, Somerford). Superseded by 16/5156C - full permission granted 12/5/17 for 170 dwellings and associated works, which in turn is superseded by 18/4449C - full permission granted 20/12/18 for 203 dwellings. Site under construction. 16/1922C – outline permission granted 21/12/17 for residential development (200 dwellings) on land to the east of Black Firs Lane and to the south of Back Lane, Somerford. 16/1824M – outline permission granted 21/9/18 for demolition of the existing building and access for a mixed use development comprising residential dwellings (275) and employment development incorporating an element of leisure uses (land to the north of the existing Radnor Park Trading Estate, land at Back Lane). 16/0514C – outline permission granted 21/12/17 for demolition of some existing buildings and the development of a residential scheme composing up to 140 dwellings, open space, landscape, and access and associated infrastructure (land at Back Lane). 16/3840C - full permission granted 26/2/18 for 83 dwellings (land north of Chestnut Drive and west of Back Lane). Site under construction. 18/4888C - reserved matters granted 13/9/19 pursuant to 16/0514C. Site under construction. 19/1763C - reserved matters granted 29/7/20 pursuant to 16/0325C. Completions 2019/20: 101 homes, 0ha of employment land Completions to date: 136 homes, 0ha of employment land</p>
LPS 27 Congleton Business Park Extension	<p>Target: 625 homes and 13ha of employment land 14/5383C - outline application submitted for up to 150 residential dwellings (land off Giantswood Lane). 19/5596C - outline application submitted for the erection of a residential development (Use Class C3), employment and commercial floorspace (Use Classes B1/B2/B8/C1/D2) and a local centre (Use Classes A1/A2/A3/A4/A5/D1) with associated landscaping, drainage and other infrastructure. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>





Policy	Progress
LPS 28 Giantswood Lane South, Congleton	<p>Target: 150 homes 14/1680C - outline permission granted 11/09/15 for up to 96 dwellings (land between Manchester Road and Giantswood Lane). 16/3107C - full permission granted 15/5/17 for 96 dwellings. Superseded by 17/5573C - full permission granted 22/11/18 for 131 dwellings. Site under construction. Completions 2019/20: 58 homes Completions to date: 120 homes</p>
LPS 29 Giantswood Lane to Manchester Road, Congleton	<p>Target: 500 homes 17/1000C - outline application approved subject to the signing of a S106 legal agreement for up to 500 dwellings and community uses (land between Manchester Road and Giantswood Lane). Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 30 Manchester Road to Macclesfield Road, Congleton	<p>Target: 450 homes 14/4451C – full permission granted 24/10/16 for 137 dwellings (land off Manchester Road). Site under construction. 14/4452C – full permission granted 17/4/18 for 95 dwellings (land off Manchester Road). Site under construction. 16/4558C – full permission granted 8/03/17 for 201 dwellings (land off Manchester Road). Site under construction. 13/0918C – outline permission granted 13/10/14 for 45 dwellings. 16/6117C - reserved matters granted 28/2/18 pursuant to 13/0918C. 13/0922C – outline permission granted 5/11/14 for 49 dwellings. 16/6113C - reserved matters granted 28/2/18 pursuant to 13/0922C. Completions 2019/20: 113 homes Completions to date: 172 homes</p>
LPS 31 Tall Ash Farm, Congleton	<p>Target: 225 homes 15/2099C – outline permission granted 29/09/16 for demolition of existing building and the development of up to 236 dwellings including access. 18/2049C - reserved matters granted 9/1/20 pursuant to 15/2099C. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
LPS 32 North of Lamberts Lane, Congleton	<p>Target: 225 homes 13/3517C – outline permission granted 16/05/14 for 220 dwellings (land west of Goldfinch Close). 15/0001C – reserved matters granted 7/12/15 (following outline approval 12/3025C) for erection of up to 40 dwellings (land off Goldfinch Close and Kestrel Close). Site under construction. 15/0501C - full permission granted 7/12/15 for 38 dwellings. Site under construction. 15/0505C - reserved matters granted 27/11/15 (following outline approval 12/3028C) for 38 dwellings (land off the Moorings). 16/6144C - reserved matters granted 2/6/17 for 120 dwellings. Site under construction. 18/6255C - reserved matters application submitted for 62 dwellings. Completions 2019/20: 23 homes Completions to date: 54 homes</p>
LPS 33 North Cheshire Growth Village, Handforth East	<p>Target: 1,500 homes and 12ha of employment land The Garden Village at Handforth SPD adopted 21/12/18 19/0623M - hybrid application submitted for a new mixed-use settlement comprising: (1) Outline application, including: demolition works (unspecified); around 1,500 homes (class C3); employment uses (class B1 & B2); mixed-use local (village) centre (classes A1-A5 inclusive, B1(a), C1, C2, C3, D1 & D2); (2) Full application for initial preparation and infrastructure works (IPW), including: ground remediation, re-profiling and preparation works; highway works; drainage works; utilities works; replacement A34 bridge works: green infrastructure works; and other associated infrastructure. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 34 Land between Clay Lane and Sagars Road, Handforth	<p>Target: 250 homes 17/3894M – outline permission granted 2/8/18 for up to 250 dwellings with associated works including demolition of 15 Hampson Crescent. 19/2202M – reserved matters granted 23/12/19 for erection of 224 dwellings (gross), landscaping, public open space, internal access roads, garages, car parking, and associated infrastructure. Completions 2019/20: -1 home Completions to date: -1 home</p>
LPS 35 (Safeguarded) North Cheshire Growth Village Extension	<p>Safeguarded for potential development beyond the Plan period.</p>





Policy	Progress
LPS 36 North West Knutsford	<p>LPS 36(A) Land North of Northwich Road</p> <p>Target: 175 homes 17/3853M - outline permission granted 18/2/19 for 190 dwellings (C3), serviced land for allotments; community orchard, playing pitch, landscaping and open space. 19/1392M - reserved matters granted 31/1/20 pursuant to 17/3853M. Completions 2019/20: 0 homes Completions to date: 0 homes</p> <p>LPS 36(B) Land West of Manchester Road</p> <p>Target: 75 homes and 7.5ha of employment land 19/0032M - outline application submitted for 60 dwellings and 7.5ha business park Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p> <p>LPS 36(C) Land East of Manchester Road</p> <p>Target: 250 homes 18/3672M - resolution to grant outline planning permission for a mixed residential use area (dwellings (C3), hotel (C1), and/or a residential care home (C2)); local centre comprising of retail, residential and community uses (A1, A2, A3, A4, A5, D1 and C3) subject to the signing of a S106 legal agreement. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 37 Parkgate Extension, Knutsford	<p>Target: 200 homes and 6ha of employment land 19/0732M - full permission granted 12/7/19 for 14 units (B1c, B2, B8). 19/0732M - full permission granted 12/7/19 for the erection of 14 no. units with access and servicing arrangements, car parking, landscaping and associated works (Use Classes B1(C)/B2/B8). 13/2935M - outline permission granted 24/06/15 for 200 dwellings. 18/2996M - reserved matters application submitted pursuant to 13/2935M. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>

Policy	Progress
LPS 38 Land South of Longridge (allocation)	<p>Target: 225 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 39 (Safeguarded) Land South of Tabley Road, Knutsford	<p>Safeguarded for potential development beyond the Plan period.</p>
LPS 40 (Safeguarded) Land North of Tabley Road, Knutsford	<p>Safeguarded for potential development beyond the Plan period.</p>
LPS 41 (Safeguarded) Land adjacent to Booths Hall, Knutsford	<p>Safeguarded for potential development beyond the Plan period.</p>
LPS 42 Glebe Farm, Middlewich	<p>Target: 525 homes On eastern parcel of land: 13/3449C – outline permission granted 20/2/18 for residential development (approximately 450 dwellings), retail unit (A1, A2, A3, A4 and/or A5) and supporting infrastructure. On western parcel of land: 18/0083C - full application submitted for proposed erection of 90 residential dwellings, access, landscaping and associated works. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 43 Brooks Lane, Middlewich	<p>Target: 200 homes 17/6366C - outline application submitted for a mixed use development including residential, cafe, marina and other ancillary works. Completions 2019/20: 0 homes Completions to date: 0 homes</p>





Policy	Progress
LPS 44 Midpoint 18, Middlewich	<p>Target: 70ha of employment land Midpoint 18 Development Brief SPD adopted February 2007. 31584/1 - outline permission granted 29/4/02 for B1, B2 and B8. Site under construction. 11/0899C - outline permission granted 11/7/11 for B1, B2 and B8, appropriate leisure and tourism (including hotel) uses, the completion of the Southern section of the Middlewich Eastern bypass. 15/2609C - full permission granted 17/8/15 for B1 office/B2/B8 warehouse and yard facility. Development completed 31/3/18. 17/5116C - full permission granted 18/9/18 for two employment buildings (B2 and B8). Completions 2019/20: 0 ha of employment land Completions to date: 0.86ha of employment land</p>
LPS 45 Land off Warmingham Lane West (Phase II)	<p>Target: 235 homes 15/5840C – outline permission granted 30/01/19 for up to 235 dwellings. 19/0782C - full permission granted 10/10/19 for the partial removal of an existing pipeline corridor and the creation of a new pipeline corridor diversion. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 46 Kingsley Fields, Nantwich	<p>Target: 1,100 homes and 1.82ha of employment land 13/2471N – outline permission granted 20/01/16 for up to 1,100 dwellings. 16/4601N – reserved matters granted 10/02/17 for 1,000 dwellings. Site under construction. 16/4602N – full permission granted 27/3/17 for 3 dwellings. Site under construction. Completions 2019/20: 151 homes, 0ha of employment land Completions to date: 200 homes, 0ha of employment land</p>
LPS 47 Snow Hill, Nantwich	<p>Target: None No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
LPS 48 Land adjacent to Hazelbadge Road, Poynton	<p>Target: 150 homes 17/6471M - full permission granted subject to the signing of a S106 legal agreement for 133 dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
LPS 49 Land at Sprink Farm, Poynton	<p>Target: 150 homes 17/4256M - outline permission granted 27/11/18 for 150 dwellings. 19/1972M - reserved matters application submitted for the erection of 148 dwellings, landscaping, public open space, associated infrastructure and parking. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
LPS 50 Land south of Chester Road, Poynton	<p>Target: 150 homes 17/3896M - outline permission granted 25/9/18 for a residential development. 18/6078M - reserved matters granted 15/10/19 pursuant to 17/3896M. Completions 2019/20: -1 home Completions to date: -1 home</p>
LPS 51 Adlington Business Park Extension, Poynton	<p>Target: 9.92ha of employment land 15/4865M - full permission granted 22/6/17 (eastern parcel) for erection of logistics warehouse (6,728sqm Use Class B8) and ancillary trade sales, with associated access, parking, ecological wildlife corridor. 17/5389M - full permission granted 9/3/18 (eastern parcel) for B2 and B8 with ancillary offices. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
LPS 52 (Safeguarded) Woodford Aerodrome, Poynton	<p>Safeguarded for potential development beyond the Plan period.</p>





Policy	Progress
<p>LPS 53 Land adj to J17 of M6, SE of Congleton Road, Sandbach</p>	<p>Target: 450 homes and 20ha of employment land 12/3948C – outline permission granted 9/03/15 for commercial development including hotel, office & light commercial units, and up to 250 dwellings. 15/3531C – reserved matters pursuant to part of 12/398C area granted 10/06/16 for 232 homes. Site under construction. 12/4874C – outline permission granted 20/11/13 for 50 homes. 13/5239C – reserved matters to 12/4874C granted 10/07/15 for 50 homes. Site under construction. 13/5242C – full permission granted 13/10/18 for 138 dwellings. 16/6026C - reserved matters pursuant to 12/3948C granted 11/06/18 for the construction of a spine road. 17/4496C - reserved matters pursuant to 15/3531C granted 13/02/18 for a partial re-plan of layout providing 101 dwellings (5 additional). 17/4838C - outline application submitted for the development of a commercial park including office use, industrial units, storage and distribution, a sports facility and a local centre. Completions 2019/20: 79 homes, 0ha of employment land Completions to date: 149 homes, 0ha of employment land</p>
<p>LPS 54 Royal London inc land west of Alderley Road, Wilmslow</p>	<p>Target: 175 homes and 5ha of employment land 16/2314M - outline permission for B1a office granted 9/08/16. 17/3747M – reserved matters pursuant to 16/2314M for B1a office granted 22/03/2018. 17/5837M – outline permission granted 11/10/2018 for up to 60 dwellings (land west of Alderley Road). 17/5838M – outline permission granted 5/12/18 for up to 120 dwellings (land east of Alderley Road). 19/3420M - outline permission granted 19/2/20 up to 17,000sqm of new office development (Use Class B1) and up to 1,100 associated car parking spaces; access improvements for vehicles and creation of new pedestrian and cycle routes; and the enhancement of existing and provision of new landscaping (renewal of 16/2314M). 20/3107M - full application submitted for surface water drainage improvement works comprising alterations to existing culverts; the creation of new culverts; the excavation of material and formation of two flood storage basins; and temporary stockpiling of material. Completions 2019/20: 0 homes, 0ha of employment land Completions to date: 0 homes, 0ha of employment land</p>
<p>LPS 55 Wilmslow Business Park</p>	<p>Target: 6.3ha of employment land 17/2008M – creation of access road granted 5/10/17. 19/4759M - outline application submitted for up to 17,162m2 of B1 office floorspace and ancillary amenity space, car parking, cycle hub, landscaping and associated infrastructure. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>

Policy	Progress
LPS 56 Land at Little Stanneylands, Wilmslow	<p>Target: 200 homes 17/4521M – full permission for 174 dwellings granted 19/02/2018. Site under construction. Completions 2019/20: 35 homes Completions to date: 35 homes</p>
LPS 57 Heathfield Farm (allocation), Wilmslow	<p>Target: 150 homes 17/5637M – full permission granted 7/8/18 for 161 dwellings. Site under construction. Completions 2019/20: 38 homes Completions to date: 38 homes</p>
LPS 58 (Safeguarded) Land at Heathfield Farm, Wilmslow	<p>Safeguarded for potential development beyond the Plan period.</p>
LPS 59 (Safeguarded) Land at Upcast Lane/Cumber Lane, Wilmslow	<p>Safeguarded for potential development beyond the Plan period.</p>
LPS 60 Wardle Employment Improvement Area	<p>Target: 61ha of employment land 13/2035N - outline permission granted 24/06/14 for means of access for employment development comprising light industry, general industrial, and storage and distribution uses (B1(c)/B2/B8 Use Classes). 17/2432N - reserved matters granted 24/8/18 for site access works following 13/2035N. Now complete. 19/2805N - reserved matters granted 18/10/19 pursuant to 13/2035N for Units 2A & 2B on Phase 3a. Site under construction. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>





Policy	Progress
<p>LPS 61 Alderley Park Opportunity Site</p>	<p>Target: 275 homes 15/5401M - hybrid planning application approved 13/06/16 for the demolition of a number of specified buildings (detailed permission); and a mixed-use development, including up to 275 dwellings (outline permission). Site under construction. 15/4472M - full permission granted 9/03/16 for the refurbishment and partial redevelopment of Block 15 (CTL Building) with laboratory, office and manufacturing (assembly) spaces for research and development and associated uses (B1). 16/3663M - full permission granted 25/11/16 for the change of use of land (parkland) to a junior football pitch (D2). 16/5853M - reserved matters granted 30/03/17 for 73 dwellings. Site under construction. 17/0212M - reserved matters granted 8/9/17 for conversion of historic courtyard buildings to create 17 residential units including selective demolition to facilitate conversion, demolition of other contemporary buildings & 3 new build units. Creation of 14 new residential units within the wider historic courtyard, with podium car parking. Demolition of the Watergarden building and erection of a 5-storey residential apartment building comprising 23 units, with underground car parking. Site under construction. 17/5946M - prior approval granted 19/1/18 for change of use from offices (use class B1a) to 60 residential units (use class C3). 18/6058M - prior approval granted 6/2/19 for change of use from B1a to 81 houses. 18/0403M - reserved matters granted 20/4/18 pursuant to 15/5401M for 50 homes. Site under construction. 18/2289M - reserved matters granted 29/8/18 pursuant to 15/5401M for the extension of the Parklands office building to provide additional office floorspace (use class B1). Site under construction. 19/3286M - outline application submitted for a residential development of up to 25 dwellings with associated landscaping and infrastructure. Completions 2019/20: 57 homes Completions to date: 119 homes</p>
<p>NP Calveley Site A Station Road, Calveley</p>	<p>Target: 8 homes 17/4731N - retrospective permission granted 13/6/18 for nine dwellings (only 8 dwellings on approved plan). Site under construction. Completions 2019/20: 8 homes Completions to date: 8 homes</p>
<p>NP Calveley Site B land adj to The Mount, Calveley</p>	<p>Target: 6 homes No planning applications on the site as at 31/03/20. Completions 2019/20: 0 homes Completions to date: 0 homes</p>

Policy	Progress
NP Calveley Site C Station House, Nantwich Road, Calveley	<p>Target: 4 homes 17/2324N - outline permission granted 17/8/17 for up to four dwellings. Completions 2019/20: 0 homes Completions to date: 0 homes</p>
NP Calveley Site D Nantwich Road, Calveley	<p>Target: None - site is existing employment land 17/4498N - full permission granted 2/12/17 for change of use of land and the erection of a light industrial & storage unit. Site under construction, Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
NP Moston Site V, Hall Lane employment site	<p>Target: None - site is existing employment land No planning applications on the site as at 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>
NP Moston Site W, Booths Lane mixed use development site (aka Albion Lock)	<p>Target: None - site is existing employment land 09/2083C - outline permission granted 14/5/2014 for the redevelopment of the site for a mix of uses. 14/4212C - reserved matters granted 27/2/15 pursuant to 09/2083C in respect of the residential element of the scheme (371 dwellings). Site under construction. 17/5070C - outline permission granted subject to the signing of a S106 legal agreement for (revisions to 09/2083C) in respect of zones 2, 5 and 6, to provide up to 100 residential units (C3) plus care home (C2) or 120 residential units, up to 2,600 sqm of commercial uses including retail (A1), restaurant/pub (A4) plus offices (B1), with public open space and associated infrastructure. 17/5068C - full permission granted 1/10/18 for the construction of an office building. 17/5223C - full permission granted 15/1/19 for a three storey 66 bed care home for the elderly. Site completed. Completions 2019/20: 122 homes, 0ha of employment land Completions to date: 229 homes, 0ha of employment land</p>
NP Moston Site X, Dragon's Lane employment site	<p>Target: None - site is existing employment land No planning applications on the site as at 31/03/20. Completions 2019/20: 0ha of employment land Completions to date: 0ha of employment land</p>





Conclusion

12.158 Progress has been made on a number of LPS sites, with full, outline and reserved matters planning applications submitted or approved, and some sites are under construction, with few sites where no progress appears to have been made. Going forward it is anticipated that any sites that continue to show little or no progress will be closely monitored and further action may be taken to enable the delivery of those sites.

Further Action

- Consider measures to bring forward development of LPS allocations, for example working closely with developers and landowners to better understand any constraints to development and to better manage the delivery of sites.



13 Glossary

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

Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: affordable housing for rent; starter homes; discounted market sales housing; other affordable routes to home ownership.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (also see Previously Developed Land).
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	The UK Census is a count of people and households, which gathers information that can be used to set policies and estimate the resources required to provide services for the population. The UK Census is usually undertaken every ten years.
Commercial and Industrial Waste	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).



Conservation Area

Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.

Conservation Area Appraisal

A published document defining the special architectural or historic interest that warranted the area being designated.

Construction, Demolition and Excavation Waste

Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.

Convenience Goods

The provision of everyday essential items, such as food.

Development

Defined under the 1990 Town and Country Planning act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.

Development Plan Document

A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.

Employment Land

Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).

Forecast

A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.

Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:

- Check the unrestricted sprawl of large built-up areas
- Prevent neighbouring towns from merging
- Safeguard the countryside from encroachment
- Preserve the setting and special character of historic towns
- Assist urban regeneration by encouraging the recycling of derelict and other urban land

Green Belts are defined in a Local Planning Authority's Development Plan.



Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.
Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2019). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous four (2004, 2007, 2010 and 2015) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Jobs density	The number of filled jobs in an area divided by the number of working-age residents in that area. High job densities indicate that demand for labour exceeds supply. The shortfall may be met by inward commuting. Conversely, many of those living in areas with a low jobs density may have to commute to work in other areas.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.



Labour supply (also sometimes referred to as the economically active population)

The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.

Landbank

The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.

Landscape Types and Description

LCT 1 Sandstone Ridge: stands prominently above the surrounding Plain and is a visually distinctive landmark in the landscape. It is located in the south west of the Borough, adjacent to the Cheshire West border, and runs from Bickerton to Peckforton Castle, continuing northwards into Cheshire West. The ridge dips down into the Sandstone Fringe type where Salter's Lane crosses the landscape. The ridge has a very strong cultural and natural character including a concentration of prehistoric features, semi-natural woodland and heathland, disused quarries, rock exposures, narrow sunken lanes and sandstone buildings and walls.

LCT 2 Sandstone Fringe: a transitional landscape type that rises to the adjacent Sandstone Ridge. To the east and south is the Undulating Farmland landscape type. Occasional hills are found in the Sandstone Fringe. Overall, this is a predominantly a farmed landscape with sparse settlement and strong rural qualities. Hedgerows with mature trees divide the small-medium scale fields. Roads are mostly narrow rural lanes that lead to farms. There are prominent views to the adjacent ridge and longer views to the uplands of the Pennines.

LCT 3 Undulating Farmland: defined by its undulating topography and the associated small to medium scale enclosure into which it is divided. Land use is mainly pasture and settlement consists of small villages/hamlets and scattered farms. A range of archaeological features are found in the landscape including Bronze Age barrows and post medieval canal locks. Views in this type often include the prominent Sandstone Ridge although they are dependent upon location, the nature of the immediate topography and the presence/absence of woodland.

LCT 4 Cheshire Plain East: large expanse of flat and very slightly undulating land comprising a relatively large proportion of the Cheshire East landscape. Woodland cover is low, with small coverts scattered intermittently across the area, however numerous hedgerow trees create the perception of a well-treed landscape. It is a working, farmed landscape with field patterns comprising a mix of medieval enclosure and post medieval improvement bound by hedgerows with mature trees.



Settlement is predominantly low density villages and dispersed farms, although there are influences from adjacent urban areas. Some parts of the landscape are intensively farmed. The lack of woodland cover enables long views across the plain.

LCT 5 Wooded Estates and Meres: defined by a concentration of historic estates and their associated features, including parkland and formal gardens, a high density of woodland and mosses, and meres that are often utilised as ornamental lakes.

The topography of the type ranges from flat ground, through broad undulations to occasional steeper slopes. Fields are varied in size and shape and are generally of medieval or post-medieval origin. Settlement is mainly dispersed with a limited number of small nucleated villages and hamlets including Rostherne and Marbury.

LCT 6 Woodland, Heaths, Meres and Mosses: well wooded character type associated with an area of former grazed heathland and still retains a heathy character. It is defined by blocks of mixed woodland interspersed with small relict heath, meres and mosses and is located in the northern half of the Borough, either side of the A535 south of Chelford. The landscape is crossed by brooks, with large water bodies created more recently through sand and gravel extraction.

Beyond the woodlands and water bodies, the flat or undulating landscape consists of large fields defined by straight hedgerow boundaries.

LCT 7 Lower Wooded Farmland: covers a large area and is divided into seven character areas extending from High Leigh and Arley in the north, east to Poynton and Congleton and as far south as Audlem. This very gently rolling landscape type has many similarities with the Cheshire plain, yet it has a greater concentration of woodland and a slightly higher settlement density with more nucleated hamlets and villages.

Land use is a mix of arable and pasture, while settlement largely retains its dispersed pattern. Intensive reorganisation during the post-medieval period saw the dilution of some medieval field patterns. The landscape is very rural, although has been impacted in places by the presence of major transport routes and nearby large urban areas.

LCT 8 Salt Flashes: found in the centre of the Borough, west of Sandbach and incorporates an area of pools or 'flashes' associated with former salt works. The presence of salt has had a dramatic impact on the local landscape resulting in unique and valuable inland saline habitats. What began as the small-scale exploitation of natural brine springs escalated and intensified following the Industrial Revolution leading to the creation and eventual collapse of a number of large underground cavities, thus forming salt flashes, which are effectively water-filled craters surrounded by salt marsh. The



factories and infrastructure associated with the salt industry have been cleared away and areas of derelict land regenerated.

LCT 9 Mossland: a small but distinctive landscape type that occurs in five locations across the Borough. The type relates to surviving fragments of peat bog, known locally as mosses. Mosses were once a widespread natural habitat in Cheshire East but drainage in particular, as well as peat cutting and settlement expansion has subsequently reduced this rare habitat to a handful of areas.

LCT 10 River Valleys: contains the major rivers in the Borough; the Weaver, Dane and Bollin. Many of the largest settlements in the Borough are associated with the river valleys. The water power provided by the rivers to support textile mills increased their importance during the Industrial Revolution. The slopes of the valleys are densely wooded and sparsely settled, creating intimate landscapes. In the present day, they are important natural habitats and form popular destinations for recreation.

LCT 11 Higher Wooded Farmland: located between the foothills to the east along the boundary with the Peak District National Park and the flatter expanses of the Cheshire lowlands to the west extending from Poynton in the north to Alsager in the south of the Borough. This gently rolling landscape is dominated by dairy farming and valued for its rural character particularly given its closeness to urban areas and market towns. It is defined by a high density of woodland and veteran trees compared with much of the Borough, historic field patterns bounded by hedgerows, as well as small isolated ponds, mosses and meres, which are dotted across the landscape.

LCT 12 Upland Foothlopes: distinctive upland landscape of steep slopes and wooded steam valleys running from Disley in the north to Alsager in the south, providing a buffer between urban areas (Stockport, Bollington, Macclesfield and Congleton) and the hills and scattered settlements of the Peak District National Park. Exposed linear ridges form prominent local landmarks from which there are panoramic views of the surrounding landscape. Dominated by livestock farming and dairying, the landscape has an intricate pattern of fields bounded by hedgerows and dry stone walls. The type has a strong cultural character with small villages and farms built of local stone as well as a scattering of features relating to past industrial activity including stone quarries, mills and canals.

LCT 13 Enclosed Gritstone Upland: defined by high rolling hills located on the fringe of the open moorland of the Peak District National Park. This is a pastoral farming landscape enclosed by dry stone walls with remnant pockets of open heathland commons and typically low tree cover except for



the extensive conifer plantations in the Macclesfield Forest.

The area has high levels of tranquillity and high open slopes afford expansive views across surrounding landscapes.

LCT 14 Moorland Hills and Ridges: forms a small area of unenclosed moor, which extends across into the Peak District National Park. It is located on the eastern boundary of the Borough, south of Macclesfield Forest. This wild unsettled landscape has panoramic views to the surrounding hills and over the undulating farmland to the west.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. Historic England is responsible for designating buildings for listing in England.
Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste.
Local Development Scheme	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Local Geological Site	A non-statutory locally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Local Nature Reserve	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.



Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Lower Layer Super Output Area (LSOA)	Small geographical areas that are of similar size in terms of population (in 2011, when their boundaries were last revised, their average population was around 1,500 and all of them had a population of at least 1,000 but no more than 3,000). LSOAs were created by the Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Previously Developed Land	Land that is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development



	<p>control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</p>
Primary (Land-won) Aggregates	<p>Naturally occurring sand, gravel and crushed rock used for construction purposes.</p>
Principal Towns	<p>The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.</p>
Projection	<p>An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.</p>
Ramsar Sites	<p>Wetlands of international importance, designated under the 1971 Ramsar Convention.</p>
'Real' (or 'constant price') GDP/GVA	<p>In the context of economic output measures (for example GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, that is, after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.</p>
Recycled Aggregates	<p>Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.</p>
Renewable Energy	<p>Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.</p>
Scheduled Monument	<p>Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.</p>
Secondary Aggregates	<p>Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.</p>
Site of Special Scientific Interest	<p>Sites designated by Natural England under the Wildlife and Countryside Act 1981.</p>
Special Area of Conservation	<p>Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.</p>



Special Protection Area	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Standard Assessment Procedure (SAP)	Methodology used by the Government to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives.
Sustainability Appraisal	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	<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.' 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 which recognises the needs of everyone• Effective protection of the environment• Prudent use of natural resources• Maintenance of high and stable levels of economic growth and employment
Unemployment Count	All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation ("ILO"). This definition of unemployment is different from the claimant count, which records those people who are claiming Jobseeker's Allowance or out of work and claiming Universal Credit, or (following policy changes in the wake of COVID)



who are in work but have a low income. The unemployment count (using this ILO-consistent definition) may therefore differ significantly from the claimant count.

Unemployment Rate

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

Use Classes

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

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))
- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)





Appendices



Appendix A: LPS Housing and employment monitoring

A.1 This Appendix illustrates the distribution of housing and employment land across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres tiers of the settlement hierarchy, as well as the total figures for Local Service Centres and the Other Settlements and Rural Areas. It updates the figures in LPS Appendix A 'Proposed growth distribution'.

A.2 The figures are up-to-date as of 31 March 2020 and will be updated yearly through the AMR.

Housing growth distribution

A.3 Tables A.1 to A.5 illustrate the distribution of housing growth across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres, as well as the total figures for Local Service Centres and Other Settlements and Rural Areas.

Table A.1 Housing distribution: Principal Towns

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Crewe (7,700)	LPS 1 'Central Crewe' (400)			189	189
	LPS 2 'Basford East' (850)		815	35	850
	LPS 3 'Basford West' (370)	218	152		370
	LPS 4 'Leighton West' (850)			850	850
	LPS 5 'Leighton' (500)		400	100	500
	LPS 6 'Crewe Green' (150)			150	150
	LPS 7 'Sydney Road' (including extended site) (525)	-1	524		523
	LPS 8 'South Cheshire Growth Village' (650)			650	650
	LPS 9 'The Shavington/ Wyburnbury Triangle' (400)	193	171	36	400
	LPS 10 'East Shavington' (275)	70	205		275
	LPS 11 'Broughton Road' (175)			46	175
	Other sites		2,188	1,875	
Crewe subtotal		2,668	4,271	2,056	8,995
Macclesfield (4,250)	LPS 12 'Central Macclesfield' (500)			231	231
	LPS 13 'South Macclesfield Development Area' (1,050)	22	1,078		1,100
	LPS 14 'Land east of Fence Avenue' (250)			300	300



Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
	LPS 15 'Land at Congleton Road' (300)			300	300
	LPS 16 'Land south of Chelford Road' (200)		232		232
	LPS 17 'Gaw End Lane' (300)		310		310
	LPS 18 'Land between Chelford Road and Whirley Road' (150)		166		166
	Other sites	1,511	782		2,293
	Macclesfield subtotal		1,533	2,868	531
All Principal Towns (11,950)	Principal Towns total	4,201	7,139	2,587	13,927

Table A.2 Housing distribution: Key Service Centres

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total	
Alsager (2,000)	LPS 20 'White Moss Quarry' (350)		350		350	
	Site allocations	LPS 21 'Twyfords and Cardway' (550)	43	399	178	620
		LPS 22 'Former MMU campus' (400)	145	298		443
	Other sites	657	206		863	
	Alsager subtotal		845	1,253	178	2,276
Congleton (4,150)	Site allocations	LPS 26 'Back Lane/Radnor Park' (750)	136	762		898
		LPS 27 'Congleton Business Park Extension' (625)			625	625
		LPS 28 'Giantswood Lane South' (150)	120	11		131
		LPS 29 'Giantswood Lane to Manchester Road' (500)		500		500
		LPS 30 'Manchester Road to Manchester Road' (450)	172	352		524
		LPS 31 'Tall Ash Farm' (225)		236		236
		LPS 32 'Lamberts Lane' (225)	54	166		225
	Other sites	1,351	496		1,847	
Congleton subtotal		1,833	2,523	630	4,986	



Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Handforth (2,200)	Site allocations	LPS 33 'North Cheshire Growth Village' (1,500)			1,500	1,500
		LPS 34 'Land between Clay Lane and Sagars Road' (250)	-1	224		223
	Other sites		142	270		412
	Handforth subtotal		141	494	1,500	2,135
Knutsford (950)	Site allocations	LPS 36 'Land North of Northwich Road' (175)		190		190
		LPS 36 'Land West of Manchester Road' (75)		60		60
		LPS 36 'Land East of Manchester Road' (250)		275		275
		LPS 37 'Parkgate extension' (200)		200		200
		LPS 38 'Land south of Longridge' (225)			225	225
	Other sites		88	79		167
	Knutsford subtotal		88	804	225	1,117
Middlewich (1,950)	Site allocations	LPS 42 'Glebe Farm' (525)		534		534
		LPS 43 'Brooks Lane' (200)			200	200
		LPS 45 'Land off Warmingham Lane West (Phase II) (235)		235		235
	Other sites		672	156		828
	Middlewich subtotal		672	925	200	1,797
Nantwich (2,050)	Site allocations	LPS 46 'Kingsley Fields' (1,100)	200	803	97	1,100
	Other sites		1,107	147		1,254
	Nantwich subtotal		1,307	950	97	2,354
Poynton (650)	Site allocations	LPS 48 'Land adjacent to Hazelbadge Road' (150)		133		133
		LPS 49 'Land at Sprink Farm' (150)		150		150
		LPS 50 'Land south of Chester Road' (150)	-1	126		125
	Other sites		124	30		154
	Poynton subtotal		123	439	0	562
Sandbach (2,750)	Site allocations	LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road' (450)	149	272	25	446



Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
	Other sites		2,031	817		2,848
	Sandbach subtotal		2,180	1,089	25	3,294
Wilmslow (900)	Site allocations	LPS 54 'Royal London including land west of Alderley Road' (175)		180		180
		LPS 56 'Little Stanneylands' (200)	35	139		174
		LPS 57 'Heathfield Farm' (150)	38	123		161
	Other sites		508	73		581
	Wilmslow subtotal		422	515	0	1,096
All Key Service Centres (17,600)	Key Service Centres total		7,770	8,992	2,855	19,617

Table A.3 Housing distribution: Local Service Centres

Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Local Service Centres (3,500)	Site allocations	NP Wrenbury HOU 1 'New Road, Wrenbury' (10)			10	10
	Other sites		2,007	1,193		3,200
All Local Service Centres (3,500)	Local Service Centres total		2,007	1,193	10	3,210

Table A.4 Housing distribution: Other Settlements and Rural Areas

Area (expected level of development)	Type		Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
Other Settlements and Rural Areas (2,950)	Site allocations	LPS 61 'Alderley Park Opportunity Site' (275)	119	262		381
		NP Calveley 'Site A, Station Road, Calveley' (8)	8			8
		NP Calveley 'Site B, Land adjacent to The Mount, Calveley' (6)			6	6
		NP Calveley 'Site C, Station House, Nantwich Road, Calveley' (4)		4		4
	Other sites		1,578	1,389		2,904



Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
All Other Settlements and Rural Areas (2,950)	Other Settlements and Rural Areas total	1,705	1,655	6	3,366

Table A.5 Housing distribution: All areas

Area (expected level of development)	Type	Completions to 31/3/20	Commitments at 31/3/20	Remainder of allocation (without permission)	Total
All areas (36,000)	All areas total	15,683	18,979	5,458	40,120

Employment growth distribution

A.4 Tables A.6 to A.10 illustrate the distribution of employment land across the Borough as set out in the LPS, for each settlement in the Principal Towns and Key Service Centres, as well as the total figures for Local Service Centres and Other Settlements and Rural Areas.

A.5 The figures for take-up between 2010 and 2020 are the gross take-up of new employment land for B1, B2 and B8 uses. The take-up figures do not include redevelopment of existing employment sites for employment use or the losses of employment land to other uses.

A.6 The overall employment land figure includes an allowance for the replacement of existing and allocated employment sites that are lost to other uses. Therefore there is no requirement to replace sites lost from the employment land supply during the plan period.

A.7 All employment land figures in this appendix are shown in hectares.

Table A.6 Employment distribution: Principal Towns

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Crewe (65.00)	LPS 2 'Basford East' (24.00)		1.02		22.98	24.00
	LPS 3 'Basford West' (22.16)	4.40	18.23		0.00	22.63
	LPS 4 'Leighton West' (5.00)				5.00	5.00
	E.1.3 'Weston Interchange' (0.60)				0.60	0.60
	E.1.1 'Meadow Bridge' (0.43)				0.43	0.43
	E.1.1 'Land E of University Way' (1.55)				1.55	1.55



Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
	E.1.1 'Area B, E of University Way' (2.31)			1.86	0.45	2.31
	Other sites	12.95	0.72	1.34		15.01
	Crewe subtotal	17.35	19.97	3.20	31.01	71.53
Macclesfield (20.00)	Site allocations	LPS 13 'South Macclesfield Development Area' (5.00)		2.92	2.08	5.00
		LPS 15 'Land at Congleton Road' (10.00)			10.00	10.00
		E7 'Hurdsfield Road' (1.33)			1.33	1.33
	Other sites	2.77	0.15	1.68		4.60
	Macclesfield subtotal	2.77	3.07	1.68	13.41	20.93
All Principal Towns	Principal Towns total	20.12	23.04	4.88	44.82	92.46

Table A.7 Employment distribution: Key Service Centres

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Alsager (40.00)	Site allocations	LPS 23 'Radway Green Brownfield' (0.00) ⁽⁹⁵⁾				0.00
		LPS 24 'Radway Green Extension' (25.91)			25.91	25.91
		LPS 25 'Radway Green North' (11.70)		11.70		0.00
	Other sites	0.13				0.13
	Alsager subtotal	0.13	11.70	0.00	25.91	37.74
Congleton (24.00)	Site allocations	LPS 26 'Back Lane/Radnor Park' (7.10)		6.30	0.80	7.10
		LPS 27 'Congleton Business Park Extension' (13.00)			13.00	13.00
	Other sites	0.84	0.04	2.20		3.08
	Congleton subtotal	0.84	6.34	2.20	13.80	23.18
Handforth (22.00)	Site allocations	LPS 33 'North Cheshire Growth Village' (12.00)			12.00	12.00

95 LPS 23 is not counted as contributing to the employment requirement as it is a redevelopment site and is not new employment land.



Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
	E3 '61MU site, Stanley Green Industrial Estate' (4.92)				4.92	4.92
	E3/E4 'Land to the rear of Handforth Dean Retail Park' (2.64)				2.64	2.64
	Other sites	1.07		1.26		2.33
	Handforth subtotal	1.07	0.00	1.26	19.56	21.89
Knutsford (15.00)	LPS 36 'North West Knutsford' (7.50)				7.50	7.50
	LPS 37 'Parkgate extension' (7.13)		5.38		1.75	7.13
	Other sites	0.23				0.23
	Knutsford subtotal	0.23	5.38	0.00	9.25	14.86
Middlewich (75.00)	LPS 44 'Midpoint 18' (70.00) ⁽⁹⁶⁾	0.86	69.33		50.81	121.00
	'New Farm, Centura Foods' (7.83)				7.83	7.83
	'Brooks Lane, Road Beta' (5.40)				5.40	5.40
	Other sites	1.39	0.92			2.31
	Middlewich subtotal	2.25	70.25	0.00	64.04	136.54
Nantwich (3.00)	LPS 46 'Kingsley Fields' (1.82)				1.82	1.82
	Other sites	0.25	1.76			2.01
	Nantwich subtotal	0.25	1.76	0.00	1.82	3.83
Poynton (10.00)	LPS 51 'Adlington Business Park Extension' (9.91)		3.68		6.23	9.91
	Other sites	0.02				0.02
	Poynton subtotal	0.02	3.68	0.00	6.23	9.93
Sandbach (20.00)	LPS 53 'Land adjacent to J17 of M6, south east of Congleton Road' (20.00)		4.86		15.14	20.00
	Other sites	0.04				0.04
	Sandbach subtotal	0.04	4.86	0.00	15.14	20.04
Wilmslow (10.00)	LPS 54 'Royal London including land west of Alderley Road' (5.00)		4.48		0.52	5.00

96 The overall remaining site area of LPS 44 is 121ha, but the expectation is that up to 70ha will be developed over the plan period.



Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
	LPS 55 'Wilmslow Business Park' (6.31)				6.31	6.31
	Other sites	1.62				1.62
	Wilmslow subtotal	1.62	4.48	0.00	6.83	12.93
All Key Service Centres	Key Service Centres total	6.45	108.45	3.46	162.58	280.94

Table A.8 Employment distribution: Local Service Centres

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
Local Service Centres (7.00)	Site allocations				1.57	1.57
	'Land adj Lowerhouse Mill (E of Albert Road)' (1.57)					
	Other sites	2.56	0.74	1.24		4.54
All Local Service Centres	Local Service Centres total	2.56	0.74	1.24	1.57	6.11

Table A.9 Employment distribution: Other Settlements and Rural Areas

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total	
Other Settlements and Rural Areas (69.00)	Site allocations ⁽⁹⁷⁾	LPS 60 'Wardle Employment Improvement Area' (61.68)		48.00		13.68	61.68
		LPS 61 'Alderley Park Opportunity Site' (0.00) ⁽⁹⁸⁾					0.00
		NP Calveley 'Site D, Nantwich Road, Calveley' (0.00)					0.00
		NP Moston, Site V, Hall Lane employment site (0.00)					0.00
		NP Moston, Site W, Booths Lane mixed use development site (0.00)					0.00

97 Sites D, V, W and X are not counted as contributing to the employment requirements as they are existing developed sites and are not new employment land.

98 LPS 61 is not counted as contributing to the employment requirement as it is a redevelopment site and is not new employment land.



Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
	NP Moston, Site X, Dragon's Wharf employment site (0.00)					0.00
	Other sites	9.38	6.07			15.45
All Other Settlements and Rural Areas	Other Settlements and Rural Areas total	9.38	54.07	0.00	13.68	77.13

Table A.10 Employment distribution: All areas

Area (expected level of development)	Type	Take-up to 31/3/20	Commitments at 31/3/20	Losses to 31/3/20	Remainder of allocation (without permission)	Total
All areas (380.00)	All areas total	38.51	186.30	9.58	222.25	456.64