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Statement of Case Appendices

Appeal against the decision of Cheshire East Council to refuse an application for outline planning permission for the erection of up to 27No. dwellings with details of access (all other details reserved)

Land off School Lane, Marton

Application number: 15/2274M

Appeal Reference: APP/R0660/W/15/3138078

Appendix	Page
1. Committee Report and Committee Report Update.	3
2. Inspector's Interim Views on the Legal Compliance and Soundness of the Submitted Local Plan Strategy.	33
3. RE A002 Programme Officer letter on examination Resumption.	54
4. PS A020 Programme Officer letter re suspension.	60
5. RE A007 Notes on the procedural meeting on 6th October 2015.	63
6. Inspector's timetable (eLPS).	69
7. Land at Wistaston Green Road appeal decision 2228115.	71
8. Suggested revisions to Local Plan Strategy Document PS E041	97
9. Email exchange with CEC Neighbourhood Planning Manager	124
10. Five Year Housing Land Supply Position Statement (September 2014).	126
11. Appeal decision 2225591.	241

12. Peaks and Plains Statement	260
13. Marton and District CE Aided Primary School Consultation Response.	262
14. Tree Preservation Order.	264
15. TPO Letter	272
16. Rural Area Settlements Services/Facilities	274

Appendix 1

Committee Report and Committee Report Update

Application No: 15/2274M

Location: Land Off, SCHOOL LANE, MARTON

Proposal: Outline application for up to 27 No. dwellings with details of access. All other details reserved

Applicant: Hollins Strategic Land LLP

Expiry Date: 17-Aug-2015

SUMMARY

The application site is located within Countryside Beyond the Green Belt and the Jodrell Bank consultation zone, as defined by the Macclesfield Local Plan.

Although policy GC5 seeks to restrict development in the open countryside, the policy does not preclude residential development in such areas. An assessment of the contribution the site makes to the landscape/wider countryside has been undertaken. As the site is surrounded by residential development it is concluded that development of the site would not significantly harm the wider landscape/countryside in this location.

The Council cannot currently demonstrate a 5 year housing land supply. The development would provide up to 18 No. market houses and 9 No. affordable houses, which would make a beneficial contribution to meeting an acknowledged shortfall within the Borough.

The 3 No. roles of sustainability outlined in the NPPF (social, environmental and economic) have been considered to arrive at a conclusion regarding the overall sustainability of the proposal. Benefits have been balanced against the disadvantages. As well as the additional social benefit of provision of housing, the site has the potential to provide a high quality public open space accessible to existing residents in Marton as well as future residents of the new dwellings. The proposed development has a limited and acceptable degree of impact on: 1) the landscape (inc. loss of agricultural land), 2) trees and hedges, 3) ecology, 4) surrounding highways network, 5) the character and appearance of the area, 6) heritage assets and 7) neighbouring residential amenity. There are no significant environmental health concerns arising from the proposal.

The proposed development would provide some economic benefits, such as 1) the employment opportunities and the wider economic benefits to the construction industry supply chain; 2) future residents contributing to the local economy, which would assist in sustaining, and potentially increasing, existing amenities and 3) some contribution to the local economy via use of local amenities by construction workers.

Balanced against these benefits, it is acknowledged that the proposed development would change the village in respect of increasing the number of existing dwellings and residents relatively significantly. The outlook would change for a number of residents from their

properties. There would be a change in an area of existing landscape and a loss of some agricultural land. There would be some loss of trees and hedges with a corresponding ecological impact. There is a potential for a limited impact on the setting of the nearby listed building. There would be some increase in the number of vehicles using the surrounding highway network. However, none of these impacts are considered to be significant and they do not justify withholding planning permission.

Bearing all the above factors in mind it is considered that the proposed development does constitute a sustainable form of development within the broad context of sustainability outlined in the NPPF. As such, in accordance with para 14 of the NPPF, the proposal should be approved without delay.

Therefore, subject to the receipt of outstanding consultations and representations, a recommendation of approval is made, subject to conditions, informatives and Heads of Terms for Recreation Outdoor Sports (details to be confirmed) and 9 No. affordable housing units, secured via a s106 Agreement.

RECOMMENDATION: APPROVAL, subject to conditions, informatives and s106 Agreement

REASON for REPORT

The proposal is for up to 27 No. dwellings.

PROPOSED DEVELOPMENT

It is noted that the application has been amended twice during the course of the submission; the application initially included a small community car park accessed off Oak Road. The first amendment moved the access points away from Protected Trees. In response to further consultation comments received (in particular, concerns raised by the Arboricultural, Design/Listed Building and Greenspace Officers), the applicant amended the plans a second time, opting to remove the car park from the proposal, thereby allowing a) a better relationship between the proposal and neighbouring Listed Building, b) potential provision of a high quality public open space (village green) can be provided within the site and c) a reduction in the potential impact on trees and hedges.

This application now seeks outline planning permission for the erection of up to 27 No. dwellings and approval of access; the main access is taken off School Lane and there are 3 No. pedestrian access points from School Lane, Oak Lane and the A34 respectively. All other details, i.e. appearance, layout, scale and landscaping, have been reserved for approval at a later stage. It is noted that the Masterplan submitted provides an illustrative layout. This illustrative layout has enabled Officers to consider whether or not 27 No. dwellings could be accommodated within the site whilst also being able to potentially address all other key planning matters and accord with the required Development Plan policies.

SITE DESCRIPTION

The application site is a field located off School Lane, Marton, covering an area just under 1.3ha. The land is Grade 2 Agricultural land and is gently undulating. There is a relatively small derelict brick building located towards the south-western corner of the site (previously a Smithy). The site lies within Countryside Beyond the Green Belt and the Jodrell Bank Consultation Zone, as defined in the Local Plan. There are 4 No. Listed Buildings within the proximity of the site, the nearest of which is 'Greenacre', a Grade II Listed residential dwelling located on School Lane opposite the proposed main access into the site. The other 3 No. Listed buildings are all Grade II residential properties and are sited beyond the boundaries of the existing properties located around the site's boundaries. It is noted that following the submission of the application a Tree Preservation Order has been attached to a number of trees within and around the site.

School Lane passes by the north-western boundary of the site; there are residential properties on School Lane opposite the site. There is a residential property immediately beyond the north/north-eastern boundary of the site. Oak Lane passes by the eastern boundary of the site and there are residential properties and a Primary School opposite the site along its eastern boundary. Oak View is off Oak Lane and the rear gardens of residential properties located on Oak View (these properties are bungalows) back directly up to the south-eastern boundary of the site. The south-western boundary of the site partly abuts the rear boundaries of residential properties located along the A34 and partly abuts the A34 itself.

PLANNING HISTORY

The following planning history is noted for completeness, though the history is not particularly relevant now given that planning policy and guidance has changed considerably at National, Regional and Local Levels since the determination of these applications in the late 1980s.

49464P Residential development for nine dwellings. Refused, 05.08.1987.

58234P Use of land for residential purposes comprising eight detached houses, six starter houses and six elderly persons units. Refused, 17.05.2015

The reasons for refusal of both applications was similar, i.e contrary to the provisions of the County Structure Plan (1975) and its First Alteration (1985), specifically the policies relating to development in rural areas; and contrary to policies in the Macclesfield Local Plan pertaining to countryside.

NATIONAL & LOCAL POLICY

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise (this statement is repeated in the NPPF, para 2).

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plans (January 2004).

National Policy/Guidance

National Planning Policy Framework (NPPF)

Para 6 of the NPPF states that

The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 14 states that at the heart of the NPPF

...is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means

...approving development proposals that accord with the development plan without delay...and

where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *specific policies in the Framework indicate development should be restricted.*

Sustainable development includes economic, social and environmental roles (NPPF para 7)

Para 47 of the NPPF states that Local Planning Authorities should “...boost significantly the supply of housing...” Furthermore

Para 49 states that

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Additional sections of the NPPF of particular relevance to the appraisal and determination of the application are:-

- Part 1- Building a strong, competitive economy
- Part 3 - Supporting a prosperous rural economy
- Part 4 - Promoting sustainable transport
- Part 6 - Delivering a wide choice of high quality homes
- Part 7 - Requiring good design

- Part 8 - Promoting healthy communities
- Part 10 - Meeting the challenge of climate change, flooding and coastal change
- Part 11 - Conserving and enhancing the natural environment
- Part 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

The NPPG came into force on 6th March 2014, replacing a range of National Planning Policy Guidance Notes and complimenting the NPPF.

Local Policy - Development Plan

Macclesfield Borough Local Plan – saved policies (MBLP)

Since publication of the NPPF the saved policies within the Macclesfield Borough Council Local Plan are still applicable but should be weighted according to their degree of consistency with the NPPF. The saved Local Plan policies considered to be most relevant are outlined below:

- NE11 (Nature conservation)
- NE18 (Accessibility to nature conservation)
- BE1 (Design guidance)
- BE2 (Historic fabric)
- BE16 (Setting of Listed Buildings)
- GC5 (Countryside beyond the green belt)
- GC14 (Jodrell bank)
- RT5 and DC40 (Children's play provision and amenity space)
- H1 (Housing phasing policy)
- H2 (Environmental quality in housing developments)
- H5 (Windfall housing sites)
- H8 & H9 (Affordable housing)
- H13 (Protecting residential areas)
- T2 (Support public transport)
- T3 (Improve conditions for pedestrians)
- T4 (Access for people with restricted mobility)
- T5 (Provision for cyclists)
- T6 (Highway improvements)
- IMP1 (Provision for infrastructure)
- IMP2 (Need for transport measures)
- DC1 (High quality design for new build)
- DC3 (Protection of the amenities of nearby residential properties)
- DC5 (Design and natural surveillance)
- DC6 (Circulation and access)
- DC8 & DC37 (Requirements for landscaping)
- DC9 (Tree protection)
- DC15 (New infrastructure & facilities)

- DC16 (Servicing by existing infrastructure)
- DC17 & DC18 (Water resources)
- DC36 (Road layouts and circulation)
- DC38 (Guidelines for space, light and privacy for housing)
- Development
- DC63 (Contaminated land)

Other Material Considerations

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy: -

- PG2 (Settlement Hierarchy)
- PG5 (Open Countryside)
- PG6 (Spatial Distribution of Development)
- SC4 (Residential Mix)
- SC5 (Affordable Homes)
- SD1 (Sustainable Development in Cheshire East)
- SD2 (Sustainable Development Principles)
- SE3 (Biodiversity and Geodiversity)
- SE5 (Trees, Hedgerows and Woodland)
- SE 1 (Design)
- SE 2 (Efficient Use of Land)
- SE 4 (The Landscape)
- SE 13 (Flood Risk and Water Management)
- SE 6 (Green Infrastructure)
- IN1 (Infrastructure)
- IN2 (Developer Contributions)

Interim Planning Statement: Affordable Housing - Feb 2011

Strategic Market Housing Assessment (SHMA)- Up-date Sept' 2013

Strategic Housing Land Availability Assessment (SHLAA)- Jan 2013

Article 12 (1) of the EC Habitats Directive 1992

The Conservation of Habitats and Species Regulations 2010

Nature Conservation Strategy (SPD) – 2006

Designing Out Crime (SPD) - 2006

Trees & Development Guidelines (SPG) - 2004

It is noted that a Marton Neighbourhood Plan is being prepared. However, this is not at a stage that is sufficient for it to be given weight within the appraisal.

CONSULTATIONS

Head of Strategic Infrastructure (Highways)

No objections, subject to an informative requiring the developer to enter into section 278 agreement with the Highway Authority for the proposed works (illustrated in drawing numbers SK21519-003 rev A) that are within the existing highway boundaries.

Heritage & Design – Landscape

No objections, subject to conditions re 1) ground levels/landscape earthworks, 2) landscape details, 3) implementation of landscape details and 4) details of boundary treatments. If CE are not adopting the open space a landscape management plan should form part of a s106 Agreement.

Heritage & Design – Conservation/Design/Listed Buildings

No objections, subject to details of the access being designed (at reserved matters stage) in a manner that ensures no detrimental impact on the Listed Building, 'Greenacre'.

Heritage & Design - Forestry

Awaiting comments in respect of the latest amended illustrative site plan. However, no objections were raised in respect of the first amended illustrative plan, which ensured that access points did not impact on protected trees. As the latest amendment removes the car park from the application there is less impact on trees and hedges and therefore no objections are anticipated. It is recommended a condition be attached to any approval requiring an Arboricultural Impact Assessment be submitted with any reserved matters application.

Heritage & Design – Ecology

Noted that there would be some loss of hedgerow, but also that additional hedgerow could be planted as mitigation. Recommend conditions related to the following, if approved: 1) buffer zone to protect retained hedgerow habitat, 2) protection of breeding birds, 3) features for roosting bats and breeding birds to be incorporated into reserved matters application, 4) appropriate gaps for hedgehogs to be incorporated into reserved matters application.

Environmental Protection

No objections, subject to following conditions and informatives: 1) noise impact assessment, 2) restriction on hours of noise generative construction activities and associated deliveries to the site, 3) details of piling to be submitted (if undertaken), 4) a Travel Plan to be submitted, 5) electric vehicle charging point to be provided for each dwelling, 6) details of dust control to be submitted and 7) a Phase II contaminated Land investigation to be undertaken/submitted and a contaminated land informative be added.

United Utilities

No objections, subject to conditions relating to foul water and surface water.

Education

No objections. Officers have concluded that there would be no detriment to education. Further details will be sought from Education and provided in a committee up-date.

Housing

No objections, subject to the appropriate level of affordable housing being secured via a s106 Agreement.

Greenspace

No objections

Jodrell Bank

No comments received as of 23.09.2015.

Flood Risk

No objections, subject to conditions re 1) details of surface water, 2) details of design, management and maintenance plan for surface water drainage using sustainable drainage methods (SUDS), 3) details of management of overland flow.

TOWN/PARISH COUNCIL

Marton Parish Council

Object for the following reasons:

Comments on original submission

- Not sustainable – Limited infrastructure, facilities, services available; the Transport Statement submitted makes some claims that are untrue or misleading: the proposed pedestrian links onto School Lane and the A34 do not connect to footpaths; there is no public transport (the 'D & G little bus' has stopped running and the bus that takes pupils/students to College in Macclesfield is barely a service); using the National Cycle Network route 55 to Congleton & Macclesfield is not a practical proposition; there is no mains gas in Marton, and the proposed use of LPG could lead to high heating costs and may not be sustainable; the vehicle is the only viable means of transport; although the applicant has shown how utilities services can be provided to the site they haven't demonstrated how foul and surface water will be dealt with; it doesn't accord with emerging local plan policies Section 9, SD1 and SD2.
- Highway safety, inadequate parking and access – There are parking problems around the School at drop-off/collection times, resulting in parking on School Lane, the resultant increase in vehicle use will make the current situation worse/unsafe; the proposed car park would not solve the traffic problems around the School; the Parish Council commissioned an independent assessment of the highway issues and the results reinforced the Parish Council's concerns; additional traffic will compound problems on the surrounding road network.

- Loss of greenfield and preference for brownfield development – Loss of 1,28 ha of agricultural land; Marton PC endorses the general approach of CEC of developing brownfield land before greenfield; the Parish Council has engaged with local residents and identified brownfield sites that could yield between 10-20 dwellings, which would meet the quota for the area.
- Overlooking surrounding properties, loss of privacy – Given the variation in ground levels all surrounding houses would experience loss of privacy (houses on the A34, those on School Lane and particularly the affordable housing bungalows for the elderly on Oak View, which would lose their view over the pasture and experience overlooking; the scale parameters in the Design & Access Statement refer to heights between 4.5 to 12m, which could be a block of flats; the car park would be visually intrusive and result in noise; the 'village green' would be no use to the community and children congregating there would cause noise that would impact on the elderly.
- Loss of trees and hedgerows – The loss of trees and hedges, which may be more than proposed to satisfy highway requirements, is not acceptable and would impact on bats feeding
- Inappropriate development for the area – Scale of development would represent a 70% increase, which would be detrimental to the character of the village by in-filling a much loved green space; it doesn't respect local context, street-pattern or scale; additional housing should be proportionate to the size of the village, such as barn conversions and small-scale developments on brownfield sites.
- Previous planning decisions – There have been 2 No. applications for residential properties on the site which have been refused.
- The Marton Residents View – This has been presented to CEC (May 2014) within the Village Plan; residents have stated their wish to retain green fields and develop brownfield sites; Marton has an emerging Neighbourhood Plan.
- Errors in the application – The population was 245 in 2011 Census (not circa 300, as claimed); there have been a number of traffic accidents, not just the one claimed; the responses in the HSL survey (Statement of Community Involvement) did not show strong points of support as claimed; the number of local residents who attend the School is a small proportion of its in-take, a local survey revealed that one of the dislikes was the parking around the School (this differs to the claim that residents benefit from the Primary School); the site has regularly been used for grazing, not sporadically as claimed; the application is for 27 No. dwellings, but only 26 are shown on the plan; the access to the first house on School Lane is via a private drive, not an estate road as claimed; the space under the canopy of a large tree is not a high quality village green/community space, as claimed; the claim that there are no clear views of countryside from the site is factually incorrect as surrounding fields can be seen; the proposed seeks to use LPG for heating, from 3 No. tanks, but these are not shown on the plans
- Contravenes policy – Paras 17-19 of PPS1, Paras 13-14 of PPS3, section 9 of the emerging CEC Local Plan ('sustainable development'), the Macclesfield Borough Local Plan and the emerging Martin Village Neighbourhood Plan.
- Transport Technical Note submitted by Marton PC – Concludes as follows: concerns about the methodology, falls short in design provision and doesn't provide evidence in some areas; questions regarding safe highway design have not been answered, given insufficient room to provide footways; recommend a reason for refusal of 'lack of information'.

Comments on first amendment

- New access will impact on hedgerows and trees; sections of the hedgerow are defined as “important” and should not be removed (CE Ecologist comments support this).
- The location and size of the car park is not workable and puts the safety of children at risk.
- The consultation views from the Strategic Infrastructure Manager (no objections) have been arrived at using erroneous information.
- The PC still conclude that the applicant has failed to show a safe and viable access route to the proposed site; the risk associated with School traffic has not been addressed; the proposal is inappropriate in scale and not sustainable; the proposal is totally against the wishes and views of Marton residents (expressed in the Village Plan and emerging Neighbourhood Plan).
- Urge the Planning Officer and Council to take these views into consideration when assessing the application.

Response to other comments published on the website/additional information submitted

- Whilst the applicant’s highway consultant has made some changes to the locations of the points of access, there is no clear resolution to the Parish Council’s concerns about the adverse impact on trees and hedge lines despite the applicant claiming that the impact is reduced.
- Also impact on the Listed Building, ‘Greenacre’ (as noted by the Council’s Design & Conservation Officer).
- The amendments and up-dated comments of the Strategic Infrastructure Manager do not address the range of highway safety concerns raised previously by the Parish Council and detailed in the transport Technical Note submitted in objection.
- The requirement for a s278 should be at the outline planning application not the reserved matters stage’
- The pedestrian links are not safe and reinforces the view of the PC that the proposal would not provide a variety of transport modes to future residents and therefore would not be sustainable; future residents would have to rely on vehicles.

Comments on latest amendment (now the current proposal)

The Parish Council has provided an initial response to the latest amendment, i.e. removal of the car park from the scheme and changes to the illustrative site layout. The PC wishes to consider the amendment in more detail. However, key points initially raised are summarised below:

- Consider the application should be deferred to later committee
- Although the PC couldn’t see how the proposed car park was safe or practical, its omission from the proposal will result in a net loss of parking spaces in the vicinity of the school (i.e. spaces lost on School Lane due to the access point to the site). The issue of current parking on verges will be compounded
- It is likely that the roads of the proposed development will be used for parking at school drop-off and collection times, which will result in traffic safety issues

- The resultant highways safety issues may be considered ‘severe’ under the NPPF (para 32) and a reason for refusal. No evidence has been provided to demonstrate that the escalation of traffic will not become a significant problem
- Fail to see how “existing hedgerows are retained and enhanced wherever possible”. Hedgerow 3 will have to be removed
- The amendments strengthen the Parish Council’s view that planning permission should not be granted

REPRESENTATIONS

As of 20.09.15 47 No. representations have been received during the course of the application, details of which can be read on file. A summary of objections/issues raised is provided below:

- Detrimental to the area
- Village would be “swallowed up”; not a suitable scale of proposal
- Out of proportion to the village – 25% increase
- No particular need for housing in Marton which couldn’t be addressed via brownfield sites
- Marton developing its own neighbourhood plan, which will include identifying brownfield sites for, and addressing, local housing needs
- Would increase the population by half
- “Village green” would impact on residential amenity
- Tiny village green is not much use
- Overlooking
- Impact on residential outlook
- Detrimental to peaceful rural life of the area
- Disturbance from construction traffic
- If a School car park is needed it would need to be larger; only traffic issue is around drop-off & collection times at School, similar to many other areas
- Car park could be used for unsociable activities
- There are few facilities/services – no public transport, no mains gas, no footpaths, limited street-lighting, small shop, limited broadband
- Infrastructure wouldn’t support it
- Waste-water/sewerage systems already struggling
- No long-term employment opportunities locally for young people; therefore future residents would need to commute
- Will increase amount of vehicles, particularly on School Lane; vehicles will be essential for incoming residents; traffic congestion & safety issues, particularly at School drop off/collection times, and for other pedestrians and cyclists
- Inadequate parking provided for residents and visitors
- Proposed car park could be used for unsociable activities
- No indication of impact on operations of radio telescope (i.e. Jodrell Bank) which is of international importance
- Not sustainable development
- Doesn’t protect the countryside
- Properties not in keeping with properties on School Lane

- Following further discussions with the Parish Council the School are happy to support the Parish Council's preferred brownfield sites for housing

ADDITIONAL INFORMATION

The applicant has submitted the following documents, details of which can be read on file:

- Transport Statement and a Transport Technical Note up-date
- Heritage Statement and an up-dated Heritage Statement
- Design & Access Statement
- Tree Survey Report and up-dated Report
- Ecological Assessment and up-dated Assessment
- Bat Survey
- Desk Study Assessment Report (Environmental Conditions)
- Utilities Statement
- Flood Risk Assessment & Drainage Strategy Management
- Agricultural Land Report
- Planning Statement
- Affordable Housing Statement
- Expression of Interest (Registered Social Landlord)
- S106 Proforma
- Statement of Community Involvement

APPRAISAL

There are three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent. (Paras 7 & 8 NPPF).

Key issues:

- Principle of the development
- Housing land supply
- Affordable housing
- Public Open Space
- Impact upon the landscape (Countryside Beyond the Green Belt), trees & hedgerows and agricultural land
- Ecological impact
- Highway safety
- Design/impact on the character of the area, relationship with the street-scene and impact on Listed Buildings
- Residential Amenity
- Flooding and drainage
- Education provision
- Impact on operations of Jodrell Bank
- Environmental issues
- Sustainability & planning balance
- Heads of terms

Principle of Development

Policy GC5 states that *“development in the open countryside will not normally be permitted...”* unless it is for one of a number of exceptions. Although residential development is not one of the exceptions, the policy states that development (other than the exceptions listed) would not **“normally”** be permitted. Therefore, the policy does not preclude other development, such as residential. Although residential development is not precluded by policy GC5, the contribution the site plays to the countryside landscape is still to be considered as part of the appraisal. Subject to according with relevant Development Plan policies and other material considerations, the proposed development can be acceptable in principle.

SOCIAL SUSTAINABILITY

Housing Land Supply

Paragraph 47 of the National Planning Policy Framework requires that Councils identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

This calculation of five year housing supply has two components: 1) the housing requirement and 2) the supply of housing sites that will help meet it. In the absence of an adopted Local Plan the National Planning Practice Guidance indicates that information provided in the latest full assessment of housing needs should be considered as the benchmark for the housing requirement.

The last Housing Supply Position Statement prepared by the Council employs the figure of 1180 homes per year as the housing requirement, being the calculation of Objectively Assessed Housing Need used in the Cheshire East Local Plan Submission Draft.

The Local Plan Inspector published his interim views based on the first three weeks of Examination in November 2014. He concluded that the Council's calculation of objectively assessed housing need is too low. He also concluded that following six years of not meeting housing targets a 20% buffer should also be applied.

Given the Inspector's Interim view that the assessment of 1180 homes per year is too low, Officers no longer recommend that this figure be used in housing supply calculations. The Inspector has not provided any definitive steer as to the correct figure to employ, but has recommended that further work on housing need be carried out. The Examination of the Plan was suspended on 15th December 2014.

Following the suspension of the Examination into the Local Plan Strategy and the Inspector's interim views that the previous objectively assessed need (OAN) was 'too low' further evidential work in the form of the "Cheshire East Housing Development Study 2015 – Report of Findings June 2015" produced by Opinion Research Services, has now taken place.

Taking account of the suggested rate of economic growth and following the methodology of the NPPG, the new calculation suggests that need for housing stands at 36,000 homes over the period 2010 – 2030. Although yet to be fully examined this equates to some 1800 dwellings per year.

The 5 year supply target would amount to 9,000 dwellings without the addition of any buffer or allowance for backlog. The scale of the shortfall at this level will reinforce the suggestion that the Council should employ a buffer of 20% in its calculations – to take account 'persistent under delivery' of housing plus an allowance for the backlog.

The definitive methodology for buffers and backlog will be resolved via the Development Plan process. However the indications from the work to date suggests that this would amount to an identified deliverable supply target of around 11,300 dwellings.

This total would exceed the total deliverable supply that the Council is currently able to identify. As matters stand therefore, the Council remains unable to demonstrate a 5 year supply of housing land.

It is noted that, although the public examination of the emerging Local Plan Strategy has not yet been re-opened, within the Council's 'Spatial Distribution Update Report', which has been prepared as part of the emerging Local Plan process, the number of dwellings that will be required Rural Areas has increased by approx. a third, from 2000 to nearly 3000.

On the basis of the above, the provision of housing land itself is considered to be a substantial benefit of the proposal and the provision within a rural area is also a significant benefit.

Affordable Housing

The proposed would provide 9 No. affordable dwellings, which is considered to be a significant contribution to the affordable housing needs of the Borough. The proposed accords with policies H8 and H9 of the Local Plan and other material considerations.

Public Open Space

Local Plan policies DC40 and RT5 require developments to include, or make provision for, outdoor amenity & play space. The committed sums required for provision off-site are outlined in the SPG on s106 (Planning) Agreements. Although the application is an outline application with all details other than access reserved for approval at a later stage, a judgement has had to be made regarding whether or not the site can accommodate the number of dwellings applied for along with, amongst many other things, the appropriate provision for outdoor amenity and play space. Although the submitted masterplan is only illustrative at this stage, it is concluded that it will be possible to provide an appropriate level of public open space within the site which will a) meet the needs of future residents of the proposed dwellings and b) be accessible for use by other members of the Marton community. Contributions towards improving recreation outdoor sports facilities that future residents will be able to access can be secured via a s106 Agreement. As such the proposed is considered to accord with policies DC40 and RT5 and other material considerations.

Infrastructure

Within the 'Planning Statement' submitted in support of the application the following claims are made re local infrastructure, services, facilities and locational sustainability:

- Marton is an established residential community and residents benefit from a primary school, a local shop, a place of worship, a public house, a restaurant and some limited employment opportunities
- There is a golf course and trout pools available as local leisure opportunities
- School Lane forms part of the National Cycle Network (Route 55), which provides a link to Congleton and the wider cycle network
- Rail Services can be accessed from Congleton Station; school bus services are available and there is a 'demand responsive' bus service to meet other travel needs of local residents

Within the submitted 'Transport Statement' the following points are noted:

- The centre of Congleton is 3.5 miles south of Marton
- A number of pedestrian access points are proposed to ensure good connectivity with the surrounding area (inc. access to all local facilities and services)
- Local roads within the vicinity of the site operate with very low levels of traffic and low speeds, providing a good environment for pedestrians and cyclists, even where no footways are available
- Pedestrian leisure routes and Public Rights Of Way networks are accessible from School Lane and Congleton Road
- Opportunities exist for car-rail linked trips from the site
- The development will be supported by a Travel Plan to support sustainable travel, inc. promoting the reduction in single-occupancy car use
- The accessibility level of the site is in line with the scale and rural location, and meets policy requirements as set out in NPPF
- A 'Framework Travel Plan' has been submitted

As noted above, within the representations submitted concerns have been raised regarding the credibility of some of the claims made in the supporting documentation re sustainability and, in contrast, it is claimed that the proposed development is not sustainable as there is limited infrastructure, facilities or services available; the proposed pedestrian links onto School Lane and the A34 do not connect to footpaths; there is no public transport; using the National Cycle Network route 55 to Congleton & Macclesfield is not a practical proposition; there is no mains gas in Marton, and the proposed use of LPG could lead to high heating costs and may not be sustainable; the vehicle is the only viable means of transport.

Policies SD1 and SD2 of the emerging Local Plan Strategy relate to sustainability. Although not yet adopted, policy SD2 provides an outline of the principles that residential development should adhere to and other criteria that should be met, which includes providing access to a range of forms of public transport, open space and key services and amenities. It is recommended that residential development should be within the recommended distance of a bus stop, a multi-functional open-space and a convenience store plus four or more other services or amenities (listed in Table 9.1), “*dependent on location*”. From the list of additional public transport, open space and services/amenities in Table 9.1, the proposed development would meet at least four aspects, i.e. it would be 1) within 500m of a public right of way, 2) within 1km of outdoor sports, 3) within 1km of a primary school and 4) within 1km of a public house. However, the proposed development would not be within the appropriate vicinity of a bus stop (the service to School/College in Macclesfield is very limited), a multi-functional open space or convenience store. It is noted however that there is a local shop, all-be-it providing limited goods at present, other community facilities such as the church, and access to the open countryside & outdoor leisure facilities, as well as the potential for the development to provide a high quality public open space (village green) accessible by all community members.

The site’s location, existing infrastructure, services & amenities and the future provision of a public open space accessible to all are some factors to consider within the context of appraising the overall sustainability of the proposed development.

ENVIRONMENTAL SUSTAINABILITY

Landscape - Countryside Beyond the Green Belt & Agricultural Land

Countryside beyond the green belt

As noted above, it is considered that Policy GC5 does not preclude residential development within countryside beyond the green belt. Notwithstanding this, the contribution the site plays to the countryside landscape and the impact of the proposed development has on the countryside landscape is still to be considered as part of the appraisal of whether or not the proposed development is a sustainable form of development or not.

As noted by the Landscape Officer, although the site is within countryside beyond the green belt the site is surrounded by residential properties, as such it is considered that the proposal would not have any significant landscape or visual impacts.

It is noted that within a recent appeal decision (APP/R0660/A/14/2225591 – which allowed outline planning permission for up to 60 No. dwellings in open countryside in the Borough of CEC), the Inspector pointed out (para 26) that although one of the core principles of the

NPPF (para 17) is to recognise the *“intrinsic character and beauty of the countryside”*, this is prefaced by the need to *“take account of the different roles and characters of different areas”*. The Inspector concluded that

“The policies of the NPPF do not offer blanket protection for all parts of the countryside, regardless of their quality, but rely on an assessment of harm and benefit. Protection is primarily directed to ‘valued landscapes’, particularly those with formal designation.”

Although the site is not unattractive, it has no formal landscape designation or protection.

As the car park has now been removed from the proposal most of the trees and hedges within and around the site will be retained and additional landscaping can be secured as part of any forthcoming reserved matters application, which will maintain the rural character of the area.

Loss of Agricultural Land

The proposal would result in the loss of an area of grade 2 agricultural land. However, much of Cheshire East comprises best and most versatile land and use of such areas will be necessary if an adequate supply of housing land is to be provided. Furthermore, within the context of recent appeals for residential development, Inspectors have attached very limited weight to this issue in the overall planning balance. Further, due to its relatively small area, shape and enclosed nature the site does not offer significant opportunities for agricultural production.

It is concluded that the proposed development would not significantly harm the wider countryside or landscape character in this location. As such it is considered that the proposed accords with policy GC5 of the local Plan and other material considerations. Details of landscaping is reserved for a later date. The proposed accords with policies DC8 and DC37.

Arboricultural impact

As noted above, following receipt of the application a Tree Preservation Order was placed on a number of trees within/around the site. The Arboricultural Officer initially objected to the proposal as the access points impacted on Protected Trees. The applicant submitted amended plans moving the access points to ensure Protected Trees were not harmed. Based on these changes the Arboricultural Officer withdrew his objection. The Arboricultural Officer has noted that there may be some areas of conflict (re development and trees/hedges) within the illustrative layout. However a detailed Arboricultural Impact Assessment will be required with any forthcoming reserved matters application which should inform development and design out any potential arboricultural related problems. It is considered that the proposed development accords with policy DC9 of the Local Plan and other material considerations.

Ecological impact

Hedgerows

There are a number of hedgerows on site, which are a priority habitat. Three of these hedgerows (hedgerows 1, 2 and 3) have been identified as being Important under the Hedgerow Regulations due to the presence of native bluebells. The latest revised illustrative layout indicates there would be a loss of a section of hedgerow 3. However, it is noted that there are opportunities for the incorporation of a significant length of new hedgerow planting

as part of the development which would, in part, mitigate for the loss of the existing hedgerows. It is recommended a condition be attached to any approval to safeguard the ground flora associated with the retained hedgerows, which should be retained within a narrow buffer zone.

Bats

No evidence of roosting bats was recorded during the surveys undertaken of the buildings on site. A number of trees are present on the application site which have the potential to support roosting bats. The submitted illustrative layout indicates that these trees can be retained as part of the proposed development. It is considered that roosting bats are unlikely to be present or affected by the proposed development.

Breeding Birds

If approved it is recommended a condition is attached to protect breeding birds.

It is also recommended that any forthcoming reserved matters application should include proposals for the incorporation of features suitable for use by roosting bats and breeding birds, including house sparrow.

Hedgehogs

Hedgehogs are a biodiversity action plan priority species and therefore a material consideration. There are records of hedgehogs in the broad locality of the proposed development, consequently the species may occur on the site of the proposed development, at least on a transitory basis. If planning consent is granted it is recommended that a condition be attached requiring any future reserved matters application to be supported by proposals for the incorporation of gaps for hedgehogs incorporated into any garden or boundary fencing proposed. The gaps to be 10cm by 15cm and located at least every 5m.

Bearing in mind the comments above it is considered that the proposed accords with policies NE11 and NE18 of the Local Plan and other material considerations.

Highways safety

In respect of the latest amended plans (removing the car park and therefore its proposed access) the Head of Strategic Infrastructure (HSI) states that the revised masterplan does not affect his previous comments, as from a highway perspective the loss of the car park is not material as it is not required for the development to proceed.

In respect of the previous submitted plans, many of which are still relevant to the latest submission, the HSI notes that a Transport Consultant submitted a report on behalf of Marton Parish Council which raised a number of concerns in relation to the Transport Statement submitted by the applicant. Where relevant these were reviewed following the submission of amended plans and initial consultation comments.

Site access junction visibility

When reviewing the speed survey data for School Lane it was noted that only one Automatic Traffic Counter (ATC) site was used and that it was located 80m to the north-east of the A34. When using ATC's for speed surveys, for the purpose of determining dimensions for visibility splays, the ATC's should be positioned on both approaches to the site at the point at which

vehicles would be first visible to a driver waiting at the point of access, i.e. in this case around 40m to the north-east and south-east of the proposed. The HSI considers that vehicle speeds in these locations would be slower than those recorded, as there is a slight bend in the road to the north, which slightly restricts forward visibility, and to the south vehicles would only just have turned into School Lane. Therefore, the HSI is satisfied that the speed survey results presented in the TS were robust.

Highway safety

The revised site access is deemed to be acceptable by the HSI, as are the proposed visibility splays. Drawings 003 and 004 also demonstrate that the embankment would not restrict visibility to the north-east along School Lane.

Sustainability

From a highways perspective CEC Highways would have difficulty resisting the application on the grounds of sustainability. This is a development of only 27 No. dwellings in an existing residential settlement. From a highways perspective a Transport Statement would not normally be submitted for a development of 27 No. dwellings (the usual threshold is 50 dwellings) and, therefore, sustainability would not normally be a material highways consideration due to the low levels of daily and peak hour traffic generation associated with No. 27 dwellings.

Provision of new footways - School Lane

The proposals include the provision of a footway/footpath along the entire site frontage with School Lane only, there is no proposal to continue footway provision from the south-west corner of the site along School Lane to the junction with the A34, as there is insufficient room. This is a short distance of 30m on a quiet rural lane with very low background traffic flows; the HSI considers that the absence of this short length of footway would not constitute a significant road safety hazard.

Provision of new footways - A34 footway link

This is only briefly referred to in the Transport Statement. However, it is considered that a pedestrian link to the A34 is technically feasible, although, as pointed out by 'Progress10', no detailed drawing has been submitted. Having reviewed the masterplan, the HSI considers that a dropped pedestrian crossing point with tactile paving should be requested on the opposite side of the road to the link. This can be addressed at the full planning stage when a detailed layout is submitted.

Trip Rates

Given the development proposals comprise 27 No. units, the HSI considers that the application of higher trip rates would not result in a significant increase in the level of traffic expected to be generated by the development proposals and would not result in a material impact on the adjacent or wider highway network.

Overall, the HSI is satisfied that the development proposals can be safely accommodated on the adjacent highway network, subject to an informative requiring the developer to enter into section 278 agreement of the Highways Act 1980 with the Highway Authority for the proposed works that are within the existing highway boundaries.

Bearing in mind the comments of the HIS it is considered that the proposed does not raise any highways issues that would warrant a refusal. The proposed accords with policies DC6, DC36, T2, T3, T4, T5, T6, T9, IMP1 and IMP2.

Impact on Jodrell Bank

Jodrell Bank have been consulted but have not responded to date. Further requests have been made to obtain a response as the Council is extremely mindful to ensure development is not permitted that could result in impairment of the efficiency of the telescope. In the absence of an objection there is no impediment to granting planning permission. Noting the location of the site in close proximity to existing residential development, it is not considered that there is likely to be an issue. There may be a requirement for electro magnetic screening within the proposed dwellings. A response is being pursued and members will be updated.

Design/impact on the character and appearance of the area, street-scene and Listed Buildings

Design/impact on the area

Details of design is a reserved matter. However, the potential impact of the proposed development on the character and appearance of the area, street-scene and Listed Buildings within the vicinity of the site has been considered as far as is practicable at this stage, based on the illustrative masterplan and other documents submitted.

It is noted that within the 'Design & Access Statement' reference is made to proposed scaled parameters and the figures given include a height range of 4.5m to 12m (p.16). The Officer has discussed these figures with the Agent and confirmed that these parameters are not being proposed. It is considered appropriate to attach a condition, if approved, stating that no buildings shall be over two-storey.

It is also noted within the 'Design & Access Statement' (p.16) that the density of the proposed development is around 21 dph. It is considered that this is consistent with, and appropriately fits in with, the residential development that surrounds the site.

Impact on Listed Buildings

As noted above, there are 4 No. Listed Buildings within the vicinity of the site. However, it is considered that the one that the proposed development potentially impacts most upon is 'Greenacre', a residential property which is situated directly opposite the proposed main access into the site. The other 3 No. buildings are of a sufficient distance from the site for them not to be affected. As regards 'Greenacre', the latest illustrative masterplan is considered to demonstrate that the proposed development could proceed without having a detrimental impact on this Listed Building or its setting. The Council's Design/Conservation Officer is satisfied that the access could be designed and constructed in a manner that ensures there is no detrimental impact on the Listed Building 'Greenacre'.

Bearing the above points in mind, and subject to relevant conditions, it is considered that the proposed development will have an acceptable degree of impact on the character and appearance of the area, the street-scene and neighbouring Listed Buildings. As such the proposed accords with policies BE1, BE2, BE16, DC1 and DC5.

Impact on neighbouring residential amenity

Concerns have been raised in representations about the potential impact of the proposed development on the levels of amenity currently enjoyed by the occupants of neighbouring properties, particularly on School Lane, Oak lane and Oak View - concerns about loss of outlook, loss of privacy, noise disturbance from activities on the 'village green'. Some concerns are no longer relevant, eg, the car park has been removed from the proposal and therefore this cannot be used for 'unsociable' activities. Other concerns re disturbance from construction work could be managed by conditions, i.e. limitation on hours of demolition and construction and a construction management plan covering parking of construction related vehicles etc.

As regards the concerns about loss of amenity it is acknowledged that there would be changes to the outlook of some residents, the site would have buildings on it instead of it being an empty, quiet field, there would be some buildings and noise generated from vehicles and people within and around the site and the eventual users of any eventual public open space '(village green)'. However, it is evident from the illustrative masterplan that up to 27 No. dwellings could be accommodated within the site whilst meeting the recommended distance standards outlined in policy DC38. It should be made clear that the layout is illustrative and all details other than access are to be dealt with within a subsequent reserved matters application. Overall, it is considered that levels of amenity can be retained to accord with policies DC3, DC38 and H13 and other material considerations.

Flood risk and drainage

The site is located within an area designated as Flood Risk Zone 1 by the Environment Agency, which means the site is low risk in terms of surface water flooding. As noted above, the Council's Flood Risk Officer has raised no objections in principle, subject to conditions as outlined above. Bearing these points in mind it is considered that the proposed development does not raise any significant issues as regards flooding and drainage and that the proposed accords with Local Plan policies DC17 and DC18 and other material considerations.

Environmental Health

As noted above, the Environmental Protection Team raises no objections, subject to conditions as outlined above. Therefore it is considered that there are no significant environmental health issues arising from the application. The proposed accords with policy DC63 of the Local Plan and other material considerations.

ECONOMIC SUSTAINABILITY

It is considered that the construction of the proposed development would provide the employment opportunities and the wider economic benefits to the construction industry supply chain. Construction workers and associated visitors to the site could use some of the local facilities during the period of construction, thereby making some contribution to the local economy. There would be some economic (and social) benefits by virtue of future residents also spending money in the area and using local services and facilities. This would assist in sustaining, and potentially increasing, these amenities. Bearing these points in mind it is considered that the proposed development would be economically sustainable.

HEADS OF TERMS & CIL REGULATIONS

S106 & CIL

A s106 legal agreement will be required to include the following heads of terms:

- a commuted sum for the off-site provision of recreation/outdoor sport
- 9 No. affordable housing units
- Details of management arrangements for the on-site public open space

COMMUNITY INFRASTRUCTURE LEVY (CIL) REGULATIONS

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the Agreement satisfy the following:

- (a) Are necessary to make the development acceptable in planning terms;
- (b) Are directly related to the development; and
- (c) Are fairly and reasonably related in scale and kind to the development.

The commuted sum in lieu of recreation/outdoor sport is necessary, fair and reasonable as the proposed development is to provide up to 27 No. dwellings, the occupiers of which will use local recreation/outdoor sport facilities. As such, there is a need to upgrade/enhance existing facilities. The contribution is in accordance with the Council's Supplementary Planning Guidance.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of the development proposed.

PLANNING BALANCE, CONCLUSION & RECOMMENDATION

All consultations and representation received to date have been borne in mind, alongside all the submitted documentation and plans.

It is considered that policy GC5 does not preclude residential development in Countryside Beyond the Green Belt; as such. The proposed development is acceptable in principle, subject to according with all other Development Plans and other material considerations.

The 3 No. roles of sustainability have been considered – social, environmental and economic. It is considered that the proposed development would provide significant social benefits in respect of a) up to 27 No. dwellings in total and b) the inclusion of 9 No. affordable dwellings. The proposed development can also accommodate on-site public open space which has the potential to be a high quality public open space accessible by members of the wider Marton community as well as future residents of the proposed dwellings.

Although the site is not located within the desired proximity to a bus stop, a multi-functional open space and a convenience store, as desired in emerging policy SD2, it does provide access to other services/facilities/amenities desired within policy SD2, i.e., Public Rights Of

Way, a Primary School, outdoor sports facilities and a Public House; in addition there is a place of worship, local shop, restaurant, some limited employment opportunities and access to the National Cycle Network (via Route 55). It is acknowledged that use of the car is likely to be the most likely dominant mode of transport for future residents. However, a Travel Plan which includes steps to reduce the use of the car can be submitted as part of a reserved matters application. Overall, the location, existing infrastructure, services, facilities and amenities are aspects that form only part of the overall assessment of whether or not the proposed development is a sustainable form of development or not.

As regards environmental impacts, the impact on 1) the landscape (inc. loss of agricultural land), 2) trees and hedges, 3) ecology, 4) surrounding highways network, 5) the character and appearance of the area, 6) heritage assets and 7) neighbouring residential amenity is considered to be of a limited and acceptable degree. There is no evidence to suggest a harmful impact on Jodrell Bank. It is also considered that there are no significant environmental health concerns arising from the proposal.

The proposed development would provide some economic benefits, such as 1) the usual employment opportunities and the wider economic benefits to the construction industry supply chain; 2) construction workers and associated visitors to the site masking use of the local facilities during the period of construction, thereby making some contribution to the local economy and 3) future residents contributing to the local economy by spending money in the area and using local services and facilities, which would assist in sustaining, and potentially increasing, these amenities.

Balanced against the above benefits, it is acknowledged that the proposed development would change the village in respect of increasing the number of existing dwellings and residents relatively significantly. The proposed development would change the outlook for a number of residents from their properties. There would be a change in an area of existing landscape and a loss of some agricultural land. There would be some loss of trees and hedges with a corresponding ecological impact. There would be some increase in the number of vehicles using the surrounding highway network.

Bearing all the above factors in mind it is considered that the proposed development does constitute a sustainable form of development within the broad context of sustainability outlined in the NPPF. As such, in accordance with para 14 of the NPPF, the proposal should be approved without delay. Therefore, subject to the receipt of outstanding consultations and representations, a recommendation of approval is made, subject to conditions, informatives and Heads of Terms for Recreation Outdoor Sports (details to be confirmed) and 9 No. affordable housing units, secured via a s106 Agreement.

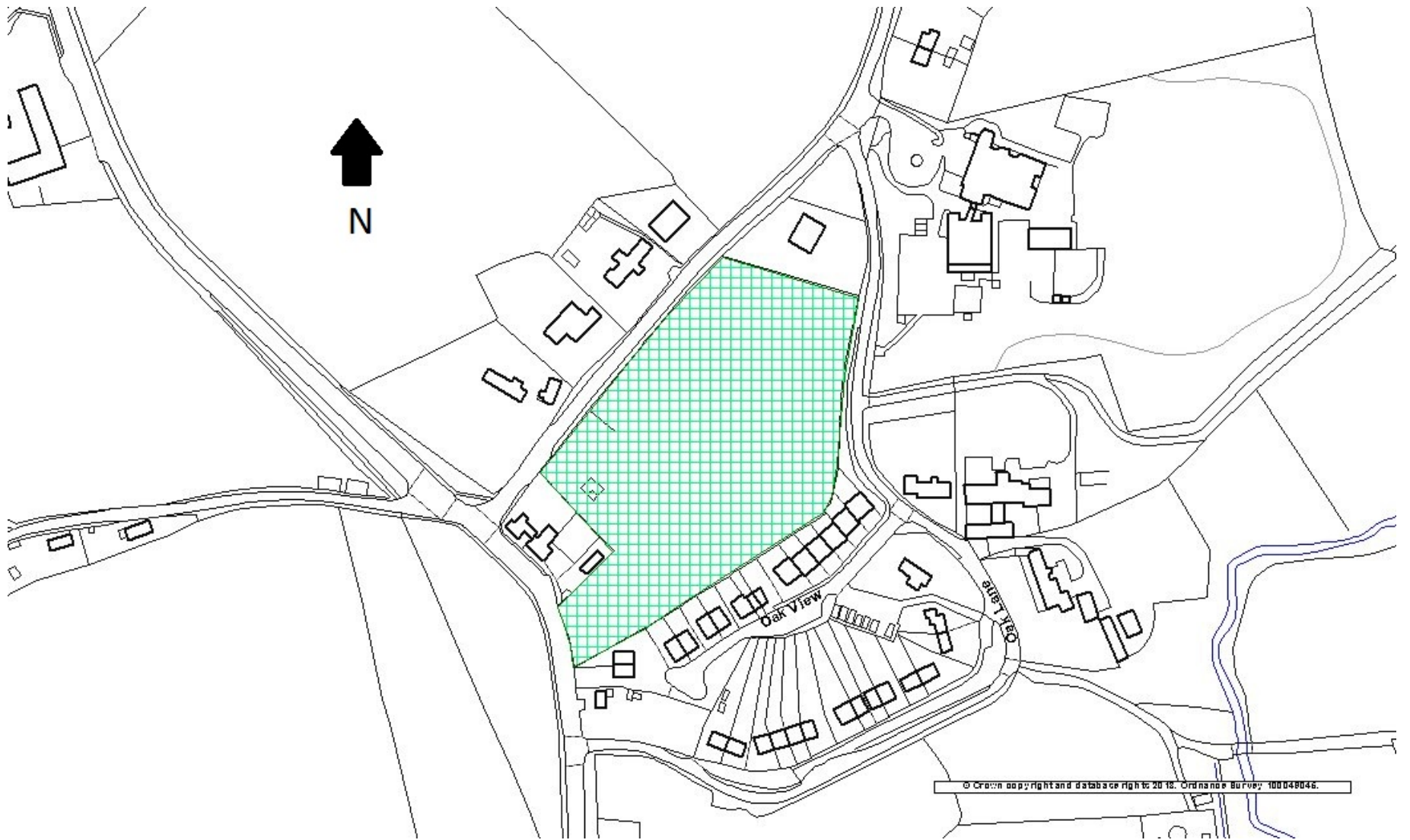
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Planning & Enforcement Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Application for Outline Planning

RECOMMENDATION: Approve subject to a Section 106 Agreement and the following conditions

1. A01OP - Submission of reserved matters
2. A02OP - Implementation of reserved matters
3. A03OP - Time limit for submission of reserved matters
4. A06OP - Commencement of development
5. A01AP - Development in accord with approved plans
6. A01LS - Landscaping - submission of details
7. A04LS - Landscaping (implementation)
8. A12LS - Landscaping to include details of boundary treatment
9. A15LS - Submission of additional landscape details (earthworks)
10. A02TR - Tree protection
11. A08OP - Ground levels to be submitted with reserved matters application
12. A13OP - Height restriction (no building higher than two-storey)
13. A11EX - Details to be approved (pedestrian access points)
14. A22GR - Protection from noise during construction (hours of demolition & construction)
15. A23GR - Pile Driving (details to be submitted)
16. A23MC - Details of ground levels (existing and proposed) to be submitted
17. A26HA - Prevention of surface water flowing onto highways
18. A30HA - Protection of highway from mud and debris during demolition & construction
19. A24GR - Requirement for Section 106 agreement
20. Arboricultural Impact Assessment submitted with Reserved Matters
21. Noise Impact Assessment to be submitted
22. Travel Plan to be submitted
23. Electric vehicle charging point to be provided for each dwelling
24. Details of dust control to be submitted
25. A Phase II contaminated land investigation to be submitted
26. Method statement to be submitted Re safeguarding of the retained hedgerows, the translocation of woodland ground flora from hedgerows to be lost and establishment of replacement native species hedgerows
27. Protection of breeding birds

28. Features for roosting bats and birds to be incorporated into the scheme as part of the reserved matters application
29. Appropriate gaps for hedgehogs to be incorporated into the reserved matters application
30. Details of disposal of surface water
31. Detailed design and associated management & maintenance plan of surface water drainage for the site, using sustainable drainage methods, to be submitted
32. Details of management of overland flow from surcharging of the site's surface water drainage system to be submitted
33. Construction management plan to be submitted, to include details of deliveries to the site & parking of construction related vehicles
34. Development in accordance with the drainage strategy outlined in the submitted FRA



Application: 15/2274M

Location: Land off School Lane, Marton

Proposal: Outline application for up to 27 No. dwellings with details of access. All other matters reserved

Applicant: Hollins Strategic Land LLP

Expiry Date: 17.08.2015

LDfC: 06.10.2015

UP-DATE REPORT: 5th October 2015

CONSULTATIONS

Jodrell Bank Observatory:

Consultation comments have been received from Jodrell Bank Observatory (JBO). A summary is provided below.

Radio telescopes at JBO carry out a wide range of astronomical observations as part of national and international research programmes around the world. The telescopes are equipped with state-of-the-art cryogenic low-noise receivers, designed to pick up extremely weak signals from space. The location of JBO was chosen as a radio-quiet rural area.

Policy SE14 of the Cheshire East Local Plan Strategy states that development will not be permitted if it impairs the efficiency operation of the Jodrell Bank radio telescopes.

Evaluation undertaken at JBO of the potential radio frequency interference from the type of equipment commonly used at residential dwellings within the consultation zone is that it can impair the efficient operation of the radio telescopes at Jodrell Bank. For this reason JBO now opposes development across a significant part of the consultation zone as a matter of principle and advises the Local Planning Authority (LPA) on its view of the degree of impact on a case-by-case basis, so that this can be taken in account as part of the planning decision.

JBO recognises that there is significant development across the region surrounding the telescope(s) and has carried out an analysis which takes into account the distribution of development and the effect of the intervening terrain between any location and the telescope itself.

In the case of the proposed development JBO's view is that the additional potential contribution to the existing level of interference will be relatively minor. However, it is in a direction from the telescope which has less

development within the consultation zone. JBO therefore request that the LPA take this into account and stresses that such additional contributions should be viewed as cumulative.

Heritage & Design – Forestry:

The Arboricultural Officer notes that the revised illustrative masterplan is considered acceptable from an arboricultural perspective. Removal of the car park negates any issues associated with the adjacent protected tree.

The revised access location off School Lane respects the requirements of the two protected Oaks both in terms of visibility splays and construction.

Should the application proceed to reserved matters a full and detailed Impact Assessment will be required to reflect and support any proposed detailed layout. This should also include a tree protection scheme and a monitoring and reporting regime undertaken by the applicant's appointed arboricultural consultant to ensure the protection scheme remains intact and appropriate. Tweaks will also be required to the illustrative layout in accordance with current best practice BS5837:2015

It is also noted that the condition of the large mature Sycamore associated with the illustrative community open space area will be reviewed prior to a report being presented to committee following an objection to the serving of the recent TPO which includes this tree.

Education:

The calculations undertaken to arrive at the conclusion that there would be no impact on local education as a result of the proposal are as follows:

27 dwellings is expected to generate 5 No. primary and 4 No. secondary children.

Primary schools within 2 miles: Marton & District (catchment)

Forecasts indicate 19 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 5 pupils, surplus remains.

Secondary within 3 miles: Eaton Bank (catchment)

Forecasts indicate 203 surplus places by 2019. Approved developments that impact on this school as at 15.4.2015 have been included and as this development only yield 4 pupils, surplus remains.

Conclusion: No impact on local education.

Greenspace:

The Open Space Officer has confirmed that the calculation for the provision of Recreation Outdoor Space, for the proposed development, shall be based on

the figures outlined in the SPG re s106 Agreements, i.e. £1,000 per family dwelling or £500 per 2 bed apartment. It is also suggested that the s106 should state that any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the required commuted sums for public open space will be required.

HEADS OF TERMS & CIL REGULATIONS

Add the following into the heads of terms for the s106:

- any forthcoming reserved matters application should include 40 sqm per family dwelling on-site public open space; should this not be provided then the appropriate commuted sums for public open space will be required.

CONCLUSION/RECOMMENDATION

The additional consultation comments received to date, outlined above, have been borne in mind. In respect of the comments received from Jodrell Bank Observatory, it is considered that the impact of such developments is cumulative, but in this particular case the level of interference will be relatively minor. The additional consultation comments do not raise any objections or concerns regarding the proposal. The proposed development accords with all relevant Development Plan policies and is in accordance with the NPPF, such sustainable forms of development should be approved without delay. The recommendation previously proposed remains.

Appendix 2

Inspector's Interim Views on the Legal Compliance and Soundness of the Submitted Local Plan Strategy

CHESHIRE EAST COUNCIL
EXAMINATION OF THE CHESHIRE EAST LOCAL PLAN STRATEGY
INSPECTOR'S INTERIM VIEWS ON THE LEGAL COMPLIANCE AND SOUNDNESS
OF THE SUBMITTED LOCAL PLAN STRATEGY

1. Following the adjournment of the hearing sessions on 3 October 2014, I confirmed that I would inform Cheshire East Council (CEC) about the future progress of the examination. On 22 October 2014, I indicated that I would let CEC have my interim views on the legal compliance and soundness of the submitted Cheshire East Local Plan Strategy (LPS) on the basis of the evidence and discussions so far during the examination. CEC has confirmed that it would welcome such communications with the Inspector.
2. Having considered the submitted LPS, the representations, submission documents, background evidence, hearing statements, legal submissions and the discussions and material submitted so far during the course of the examination, I outline my interim views on the legal compliance and soundness of the submitted plan below. These views are without prejudice to any final conclusions on the legal compliance and soundness of the submitted plan when the examination is completed.
3. The purpose of these interim views is to inform CEC about whether they have met the legal requirements, including the Duty to Co-operate, and whether the approach to the overall strategy, including the economic and housing strategy, objective assessment of housing needs, settlement hierarchy and spatial distribution of development, approach to the Green Belt and Safeguarded Land, and other strategic policies, seems soundly based. These interim views also identify those matters of soundness on which further assessment and evidence is needed before the examination can continue.

A. Summary of interim views

4. In summary, my interim views are that:
 - The Council has met the minimum legal requirements of the Duty to Co-operate;
 - The economic strategy is unduly pessimistic, including the assumptions about economic growth and jobs growth, and does not seem to fully reflect the proposals and initiatives of other agencies and the extent of site allocations proposed in the submitted plan;
 - There is a serious mismatch between the economic strategy and the housing strategy of the submitted plan, particularly in the constrained relationship between the proposed level of jobs and the amount of new housing;
 - There are shortcomings in the Council's objective assessment of housing needs, both in terms of establishing an appropriate baseline figure and failing to specifically take into account and quantify all relevant economic and housing factors, including market signals and the need for affordable housing;
 - The proposed level of future housing provision seems inadequate to ensure the success of the overall economic, employment and housing strategy;
 - The proposed settlement hierarchy seems to be justified, effective and soundly based, but further work is needed to justify the spatial distribution of development, including addressing the development needs of settlements in the north of the district;
 - The process and evidence relating to the proposed amendments to the Green Belt boundary in the north of the district seem flawed, particularly the release of sites from the Green Belt and the provision of Safeguarded Land, and there seems to be insufficient justification for establishing a new Green Belt in the south of the district;
 - Most of the concerns about the content and soundness of other strategic policies can probably be overcome by detailed amendments to the wording of the policies and accompanying text.

B. Legal and Procedural requirements, including the Duty to Co-operate

5. Section 19 of the Planning & Compulsory Purchase Act 2004 (as amended) requires development plans to be prepared in accordance with the Local Development Scheme, to have regard to national policies and guidance and to the Sustainable Community Strategy, and to comply with the Statement of Community Involvement. It also requires the Council to carry out a sustainability appraisal of the proposals in the plan and prepare a report of the findings of the appraisal.

6. The latest Local Development Scheme¹ (LDS) was approved in May 2014, just before the LPS was submitted for examination. The LPS is prepared in accordance with the content and timescale outlined in that document, and is also consistent with the content of the earlier LDS² which was current when the plan was being prepared and published for consultation. I deal with consistency with national policy and guidance later. The submitted LPS also has regard to the vision and priorities for action set out in the Sustainable Community Strategy³. The adopted Statement of Community Involvement⁴ indicates that CEC will consider any representations made on the final plan prior to submission, even though the legislation and associated regulations do not require CEC to formally consider such representations. This was undertaken by officers in the Spatial Planning Team under delegated powers, in consultation with the relevant Portfolio Holder, before preparing a Statement of Consultation outlining the number of representations and the main issues raised⁵. CEC has also produced Self-Assessments of Legal Compliance and Soundness of the submitted LPS⁶, including consistency with the new Planning Practice Guidance (PPG).

Sustainability appraisal

7. The NPPF⁷ confirms that a sustainability appraisal which meets the requirements of the SEA Directive should be an integral part of the plan preparation process and should consider the likely significant effects on the environment, economic and social factors; further guidance is given in the PPG⁸. Sustainability appraisal (SA) has been undertaken at all stages during the preparation of the plan, from Issues & Options through to the Town Strategies, Development Strategy, Policy Principles and Pre-Submission version of the plan, culminating in the Sustainability (Integrated) Appraisal (SIA) accompanying the submitted LPS⁹. This is a comprehensive document which evaluates the predicted social, economic and environmental effects of the policies and proposals in the submitted plan, along with the mitigation required and reasonable alternatives.
8. At the hearings, some participants were concerned that the SA work had not considered alternatives to the North Cheshire Growth Village (NCGV) and the release of sites from the Green Belt, along with mitigation and alternative strategies, including options for higher levels of growth. However, CEC has provided the references to where these matters have been assessed, either in the SIA or in other documents¹⁰. CEC has also considered a wide range of alternative options, not only for the spatial distribution and scale of growth, but also addressing mitigation measures, cumulative impact and assessing alternatives to the NCGV and release of Green Belt sites.
9. However, options involving higher levels of growth above 1,600 dwellings/year (dpa) were not considered through the SA process, since CEC did not consider this as a reasonable alternative. Nevertheless, as part of its forecasting work on the objective assessment of housing needs, CEC undertook a wide range of forecasts involving options up to 1,800dpa and 1.2% jobs growth¹¹, but these were considered to be unrealistic. However, some of these higher levels of development might better reflect the objectives of the preferred strategy, particularly for economic growth and meeting housing needs. The choice of reasonable alternatives for environmental assessment is a matter for CEC's judgement as decision-maker¹², and it has also been held that any shortcomings in this process can be rectified in a subsequent addendum¹³. Nevertheless, there is the risk that the failure to fully assess the social, economic and environmental implications of these higher levels of growth options in the SA work could be subject to subsequent legal challenge, and CEC may wish to consider this matter further.

¹ SD 022

² PS D005

³ BE 049 – Ambition for All

⁴ SD 021

⁵ PS D003.001

⁶ PS B005; PS B004; PS B006b (14)

⁷ National Planning Policy Framework (NPPF; ¶ 165)

⁸ Planning Practice Guidance (PPG; ID: 11-001-025-20140306)

⁹ SD 003

¹⁰ PS D003.002

¹¹ SD019

¹² Ashdown Forest Economic Development LLP v SSCLG, Wealden DC & South Downs NPA [2-014] EWHC 406

¹³ Cogent Land LLP v Rochford DC [2012] EWHC 2542 and PS D008

Plan-preparation process

10. Some parties have raised legal issues about pre-determination, suggesting that the plan's strategy was determined before consultation was undertaken on potential additional sites. CEC has addressed these issues satisfactorily¹⁴. Other parties are concerned about the limited influence that consultation has had on the final plan. Preparation of the plan began shortly after local government reorganisation that established Cheshire East as a local authority in 2010. Consultation was undertaken throughout this process, from Issues & Options and Place-Shaping stages through to the Town Strategies, Development Strategy and Policy Principles, potential additional sites, Pre-Submission plan and finally on the Submission plan. This has been an iterative process, with the plan being modified after each period of consultation, although the basic strategy has remained similar since it was set out in the Development Strategy in January 2013.
11. Both the NPPF and PPG give flexibility in the plan-making process, indicating that future needs and opportunities should be assessed, developing options for addressing these, identifying a preferred approach, and supporting the plan with robust, focussed and proportionate evidence gathered during the plan-making process to inform the plan rather than being collected retrospectively¹⁵. In most cases, this guidance has been followed, with discussions and consultations about options for the strategy and site allocations, before refining the plan as preparation has proceeded. Moreover, the background evidence base is comprehensive, most of which was available as the plan-making process continued. The degree and frequency of consultation is extensive, reflecting the localism agenda, although in some cases, some of this consultation may have had a limited influence on the emerging plan.
12. However, some key elements of evidence (such as the Green Belt assessment) were not completed until after key decisions had been made about the strategy (including the release of Green Belt sites), and other key evidence (such as detailed highway and traffic assessments for some of the larger strategic allocations) has yet to be completed. This seems to suggest that the basic strategy may have been determined and the plan submitted for examination before all the key evidence was in place.

Duty to Co-operate

13. Section 33A of the Planning & Compulsory Purchase Act 2004 (as amended) requires the Council to co-operate in maximising the effectiveness of plan-making, and to engage constructively, actively and on an on-going basis with neighbouring planning authorities and prescribed bodies when preparing development plan documents with regard to a strategic matter. This is defined as sustainable development or use of land which has or would have a significant impact on at least two planning areas, including sustainable development or use of land for strategic infrastructure.
14. The Duty to Co-operate (DTC) is an on-going requirement throughout the preparation of the plan. It does not need to result in agreement between the relevant authorities and prescribed bodies, but local authorities should make every effort to secure the necessary co-operation on strategic cross-boundary matters before they submit their local plan for examination. Effective co-operation is likely to require sustained joint working with concrete actions and outcomes. The DTC is related to the requirements in the NPPF¹⁶, which indicate that planning should take place strategically across local boundaries and confirm that strategic priorities can include the homes and jobs needed in an area, along with infrastructure and other facilities; it also sets out the soundness tests which require plans to be positively prepared and effective. Further guidance on meeting the DTC is given in the PPG¹⁷.
15. CEC has submitted evidence outlining how it has engaged constructively, actively and on an on-going basis with neighbouring local authorities and prescribed bodies during the course of preparing the plan¹⁸. It has identified the main strategic priorities of the strategy, including promoting economic prosperity, creating sustainable communities, protecting and enhancing environmental quality, and reducing the need to travel.

¹⁴ M1.001; Annex 1

¹⁵ Planning Practice Guidance (PPG; ID-12)

¹⁶ National Planning Policy Framework (¶ 156; 178-182) [DCLG; March 2012]

¹⁷ Planning Practice Guidance – Duty to Co-operate (PPG; Ref. ID: 9) [DCLG; March 2014]

¹⁸ SD013; SD014; PS B011; PS B012; PS B020; PS B023

These strategic priorities may not necessarily represent the strategic matters referred to in the legislation, but CEC has identified the cross-boundary implications of these strategic priorities, including meeting development and resource needs, providing infrastructure to meet these needs, and minimising any adverse impacts of the plan's site-specific proposals on neighbouring areas.

16. The supporting evidence sets out the role of CEC and other agencies, along with the methods of engaging with neighbouring authorities and prescribed bodies, including meetings and gathering joint evidence; it also outlines how cross-boundary strategic issues have been addressed. Memoranda of Understanding (MOU) have been completed with neighbouring authorities, including Stockport MBC, High Peak BC, Staffordshire CC and the north Staffordshire authorities; other correspondence confirms the position of neighbouring authorities and prescribed/other bodies. Not all of this was completed by the time the plan was submitted for examination, but the basic position of neighbouring authorities and prescribed bodies was known before submission. Most importantly, this evidence confirms that none of the neighbouring authorities or prescribed bodies considers that CEC has failed to meet the legal requirements of the DTC.
17. In terms of cross-boundary development needs, CEC approached neighbouring authorities to ascertain whether they would be able to meet some of CEC's housing needs, but none could assist. Moreover, as far as CEC is concerned, the plan fully meets the objectively assessed need for housing and employment development within its area. At a late stage in the plan-making process, CEC agreed to provide 500 dwellings to meet some of the housing needs of High Peak BC; concerns about the justification for this provision are more related to the soundness of this element of the plan, rather than any failure to co-operate. Apart from this provision, there are no known outstanding housing needs of other authorities which have to be met within Cheshire East. Information is emerging about possible difficulties of the Greater Manchester authorities in meeting their longer term housing needs, but no figures, options or possible strategies are currently available.
18. A key element of cross-boundary planning is the extent of the appropriate strategic housing market area. However, most parties agree that Cheshire East is a reasonably self-contained area, subject to recognising the links with Cheshire West & Chester, Greater Manchester and north Staffordshire and the existence of more localised housing market sub-areas within Cheshire East. Migration patterns and linkages between Cheshire East and adjoining areas have also been considered. There are serious challenges to CEC's objective assessment of housing needs, but these relate more to the soundness of the plan rather than to the DTC.
19. CEC has considered cross-boundary economic issues and employment land needs, including strategic sites, employment land provision, travel-to-work areas, socio-economic linkages and commuting issues. The employment land proposals in the LPS address the needs of Cheshire East, but have regard to employment provision outside the area, including growth at Manchester Airport. CEC has considered Green Belt issues, including proposals to release land within Cheshire East from the Green Belt. However, a review of Cheshire East's Green Belt came relatively late in the plan-making process, after initial decisions were made on the need to release sites from the Green Belt. CEC did not undertake a strategic review of the wider Green Belt (including land within adjoining authorities) since adjoining plans were at different stages and CEC could not make proposals relating to land outside its boundaries. This is an important issue in terms of the soundness of the LPS, which is dealt with later, but does not necessarily represent a failure of the DTC.
20. CEC has considered cross-boundary regeneration issues, including the impact of proposed development on the regeneration of the Potteries/North Staffordshire. Cross-boundary issues relating to highways, transport and infrastructure have been considered, although some work remains outstanding. CEC has also co-operated and engaged with adjoining authorities about cross-boundary minerals and waste issues, as well as the possibility of meeting the needs of gypsies and travellers¹⁹.

¹⁹ SD013; SD014; M1.001

21. Some parties are concerned about the timing and degree of engagement and co-operation with some neighbouring local authorities, including Stockport MBC (SMBC) and the north Staffordshire authorities. Although SMBC agreed a MOU with CEC, this was completed before they made their formal representations on the submission plan; the MOU sets out the areas of agreement, but does not indicate points of disagreement. SMBC's representation on the submitted plan sets out details of the process of consultation and engagement between CEC & SMBC, and questions whether CEC has had adequate regard to SMBC's concerns during the plan-making process. It also raises concerns about the release of land from the Green Belt, particularly at Handforth East, and the cross-boundary infrastructure implications of such releases, particularly on the road network in and around Stockport, along with possible references to meeting some of SMBC's Gypsy & Travellers needs. These latter concerns largely relate to the soundness of the strategy and the site-selection process, but concerns about the process of consultation and engagement between CEC & SMBC may have some validity.
22. Although there were a few meetings with SMBC during the earlier stages of plan preparation and consultation at the relevant stages, CEC did not begin active engagement with SMBC until mid-2012 when the possibility of releasing land from the Green Belt at Handforth East was first mentioned. At that time, no full review of the Green Belt had been undertaken, either including or excluding the Green Belt areas in Stockport. Following consultation on the Town Strategies (which included the possibility of releasing Green Belt land at Handforth East), SMBC raised concerns about the emerging strategy, but most constructive meetings did not take place until March-July 2013, after CEC had made its initial decisions on the Development Strategy (January 2013) and before consultation on potential additional sites and meetings in late 2013/early 2014.
23. The general impression is that full collaboration and engagement between CEC & SMBC did not take place in a meaningful way until the initial strategy of the LPS had been decided. The meetings and engagement that took place did not significantly influence the strategy, apart from amendments to the extent and boundary treatment of Green Belt releases. Of course, the DTC is not a duty to agree, but there are several significant outstanding concerns and points of disagreement, not only about the principle of releasing land from the Green Belt at Handforth East, but also about the cross-boundary implications and infrastructure requirements of this proposed development. Many of SMBC's concerns relate to the planning merits, soundness and infrastructure requirements of this major proposal, but this suggests that CEC did not engage with SMBC at an early enough stage in the preparation of the LPS to ensure that the plan was as positively prepared as it could have been.
24. Similarly, active engagement with the North Staffordshire authorities came rather late in the plan-making process, after initial decisions had been made on allocating land for employment and housing development near the county boundary at Alsager. These meetings resulted in some amendments to these proposals, including the amount of housing and the phasing of employment, but did not significantly influence the overall strategy or the selection of the proposed sites. CEC points out that it is difficult to undertake meaningful engagement without some specific proposals, but earlier co-operation and engagement could have influenced the strategy and site-selection process and resulted in a more positively prepared plan.
25. Some parties are concerned about the degree and effectiveness of co-operation with Cheshire West & Chester Council (CW&CC), particularly about Middlewich, a town which straddles the boundary between the two authorities. CW&CC's Local Plan, currently being examined, includes a specific policy (STRAT 7) which establishes the principle of close working with CEC for considering land allocations in CW&CC's area adjoining Middlewich, enabling the possibility of cross-boundary provision if necessary in the future. However, at present, both authorities intend to fully meet their development needs within their respective areas and neither relies on the other to meet some of their development needs within the current plan period. This situation has recently been confirmed in a joint statement²⁰.

²⁰ PS D003.003

26. Other parties are concerned about the apparent lack of consultation with other authorities in the Greater Manchester area, and a failure of the plan to have regard to key developments on the northern fringe of Cheshire East (such as Woodford Aerodrome) or specific proposals and initiatives of the Local Enterprise Partnership (LEP). However, CEC has engaged with these bodies at various times during the preparation of the plan and is aware of these major developments and initiatives. The status and timescales of the adjoining development plans do not assist joint working with CEC or the gathering of joint evidence.
27. Most of the prescribed bodies have been involved in the plan-making process, including Highways Agency, Environment Agency, Natural England and English Heritage. However, even though the Highways Agency expressed some concerns about the impact of proposed developments on the strategic highway network during consultation, work is now in hand to rectify these shortcomings, with agreed joint funding of studies²¹. Meetings have also been held with other county and district planning authorities to discuss particular highway issues. Recent meetings with other prescribed bodies have resulted in agreement to detailed amendments to some of the policies and text of the plan²², and these bodies raise no issues relating to the DTC. Since many of the outstanding concerns have been resolved, albeit after submission, this does not suggest any fundamental shortcomings in the DTC process as far as these bodies are concerned.
28. In considering the legal requirements of the DTC, my main concern is the nature, extent, effectiveness and timing of co-operation and engagement during the earlier stages of plan preparation; this particularly relates to the positive involvement of neighbouring authorities in influencing the overall strategy and site-selection process and considering the cross-boundary implications of some of the strategic allocations, particularly on the northern and southern fringes of Cheshire East. The nature, timing and extent of collaboration and engagement with neighbouring authorities as part of the DTC suggests that the plan-making process was not as positively prepared as it could have been. However, although key issues relating to the release of land from the Green Belt and the cross-boundary implications of such proposals remain outstanding, I consider that CEC has engaged constructively, actively and on an on-going basis with neighbouring authorities and prescribed bodies, particularly during the later stages of plan-making, and has therefore complied with the minimum legal requirements of the Duty to Co-operate. In coming to this initial view, I have had regard to the relevant legal submissions and legal cases addressing the DTC²³, along with the guidance in the NPPF and PPG highlighted earlier.

C. Planning for Growth, including housing and employment requirements

The case for growth and the economic strategy

29. The overall development strategy of the LPS is stated to be one of growth, with the headline of providing 27,000 new houses by 2030 and 20,000 new jobs in the longer term; this latter objective is clarified in the supporting evidence, with the plan aiming to provide only 13,900 new jobs within the current plan period²⁴. The principle of the growth strategy is widely supported, but the rate of growth is largely dependent on economic growth. The plan envisages jobs growth averaging 0.4%pa and growth in economic output averaging 2.4%pa (GVA), but local plans tend to have more influence over jobs growth than growth in economic output or productivity. Although the expected growth in economic output may exceed the Borough's long-term average and UK growth between 1999-2010, the level of jobs growth is rather pessimistic, being little more than that achieved in the recent years of economic recession and less than that achieved in pre-recession times; figures show that some 20,000 new jobs were delivered in Cheshire East in the 10-year period between 1998-2008, and GVA growth rates were higher before the recession than those envisaged in the LPS.
30. CEC refers to various economic forecasts using a range of economic models, but the preferred estimates have used rather pessimistic and cautious assumptions of job growth rates (0.4%pa), which do not reflect the longer-term aspirations of the LPS

²¹ PS D003.004

²² PS B015ab; PS B016a-d

²³ including *Zurich v Winchester CC* [2014] EWHC 758; PS D008; PS D011

²⁴ Local Plan Strategy Submission Version: (¶ 1.27); SD019

and other agencies, such as the LEP. During the preparation of the plan, various alternative strategic growth and spatial distribution options were considered, but options providing more than 1,600dpa (20,600 jobs) were not assessed by the SA work since they were not considered realistic. However, when modelling a wider range of scenarios, CEC considered options involving jobs growth of up to 1.2%/year (47,900 jobs) and 1,800dpa (25,900 jobs)²⁵. Some of these options may better reflect the more optimistic aspirations of the economic strategy of the LPS, as well as the economic initiatives and assumptions of other agencies. Furthermore, CEC's assumptions about future employment envisage increased economic activity rates for older people, related to the deferral of state pension age. Although there is some evidence that employment rates in this age group may increase, the assumptions used in the estimates are somewhat over-optimistic, again depressing the need for new houses for new, and younger, employees.

31. Moreover, there seems to be a significant mismatch between the aims of the plan and the number of new jobs that could potentially be created by the proposed site allocations. The LPS proposes at least 300ha of new employment land, mainly on strategic sites and business parks in and around the main towns, largely justified by the Employment Land Review²⁶. In fact, the LPS actually indicates that over 350ha is likely to be provided, to give choice, ensure delivery and recognise the need for a mix of development²⁷. Although these figures have to be offset by future job losses, these allocations have the potential to provide over 22,000 new jobs solely in B1, B2 & B8 sectors. This is substantially greater than the number of new jobs the LPS aims to provide (13,900) and takes no account of other new jobs that may be provided in town centres and other sectors, such as retailing, commercial uses, education, health, tourism, leisure and transport. Not only does there seem to be a mismatch between the proposed number of jobs and the amount of employment land to be allocated, but by focusing on a restricted range of business uses, the LPS fails to consider other opportunities for job provision and growth.
32. There also seems to be a disparity between the level of employment envisaged in the LPS and the supporting evidence. Central to the economic strategy is the focus of employment development at the principal town of Crewe. Initiatives such as "*Crewe – Engine of the North*" and "*Crewe – a High Growth City*" envisage between 22,000-34,000 new jobs up to 2030, whilst "*All Change for Crewe*" envisages 14,500 new jobs at Basford and Crewe town centre alone²⁸. The LEP's economic strategy²⁹ also envisages the provision of 10,000 new jobs by 2031 as part of the Crewe – High Growth City project. Crewe may also play a key role in gaining economic benefits from HS2, but these will probably come later in the plan period. CEC explains that many of these initiatives are set out in promotional documents which use optimistic figures of job creation; but they have been successful in attracting external funding, including Local Growth Fund and associated infrastructure, and the LPS should fully recognise the potential jobs and opportunities that these initiatives may generate.
33. The relationship between economic growth and new housing is complex, but as many participants have said, this could be a strategy for economic failure; in other words, by failing to provide the necessary numbers of new houses for the new employees, the economic strategy will not be realised without significantly increased rates of commuting into the area, which is neither sustainable nor desirable. Cheshire East has a strong economy which has performed well even in periods of recession, and the main reason for assuming more pessimistic rates of jobs growth seems to be to depress the overall need for new housing, and thus the level of likely migration into the district. I am left with the impression that the preferred level of new housing and the aim to avoid increased migration into the district has constrained the assumptions about economic and jobs growth, resulting in a mismatch between the economic and housing strategies and failing to achieve CEC's economic aspirations.

²⁵ SD019

²⁶ BE 009

²⁷ Local Plan Strategy Submission Version: Appendix A

²⁸ BE047; BE122; BE128

²⁹ BE124

34. There are also other proposals and initiatives on the northern fringe of Cheshire East which may not have been fully considered in the preparation of the LPS. These include the *Atlantic Gateway* project promoted by the LEP; although this focuses on the east-west waterways and motorways along the Deeside/Merseyside corridor, it does impinge on the northern fringe of Cheshire East. There are other strategic economic proposals related to Manchester Airport, as well as other schemes being promoted along this corridor. Key elements of the LEP's economic strategy related to Crewe (the *High Growth City*) and its relationship with other neighbouring towns, and the *North Cheshire Science Corridor* may not have been portrayed in the LPS as the LEP envisages. The plan may also pay less attention to the need for land for logistics uses, although this is heavily dependent on accessibility to the strategic road network.
35. All this suggests that the economic strategy of the LPS may be unduly pessimistic and may not be as comprehensive as it could have been. Plans should be realistic and yet aspirational, but in view of the apparent disparity between other economic strategies and initiatives, the pessimistic assumptions about the likely rate of jobs growth, and the constrained relationship with the level of housing provision, I can see some serious shortcomings in the economic strategy of the submitted plan, which in reality, may not actually represent a sustainable and deliverable strategy for growth.
- Housing strategy, including objective assessment of housing need*
36. The LPS housing strategy proposes a minimum of 27,000 new houses between 2010-2030, with an additional 500 dwellings to meet some of the needs of High Peak BC. The basic provision averages at 1,350dpa, but is to be phased over 5-year periods, ranging from 1,200-1,500dpa. This provision is to be made by taking account of completions and commitments since 2010 (40%), along with new strategic site allocations and strategic locations proposed in this plan, with the balance being provided in the subsequent Site Allocations Local Plan. CEC considers this level of housing provision will meet the full objectively assessed housing needs of the area.
37. The NPPF³⁰ advises authorities to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing (OAN) in the housing market area, as far as is consistent with the policies set out in the NPPF. They should also prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The scale and mix of housing should meet household and population projections, taking account of migration and demographic change, addressing the need for all types of housing, including affordable housing, and catering for housing demand. The starting point for establishing the OAN is the latest demographic projections, but adjustments may have to be made to take account of economic and housing factors, including market signals and affordability. Further guidance is provided in the PPG³¹ and, in assessing this aspect of the plan, I have considered the legal submissions on this matter. In determining the OAN, various assumptions and judgements have to be made, and it is not for me to substitute my judgement for that of CEC; nevertheless, I have to assess whether these assumptions and judgements are soundly based.
38. CEC has adopted a forecast-led approach to establishing housing need in the district, having undertaken a considerable amount of work in a variety of documents³², which has been peer-reviewed. Neither the NPPF nor the PPG³³ specifies a particular methodological approach, data or single source of information, but recommend a standard methodology to ensure that the assessment findings are transparently prepared. It is for CEC to consider the appropriate methodology, but this should be comprehensive, addressing all relevant factors, and be consistent with the guidance in the NPPF & PPG. The general methodology used by CEC, using "POPGROUP" and related models, is generally agreed. In line with the PPG, the starting point is the latest DCLG household projections (the 2011-based interim household projections); extended to 2030, most parties agree that the initial base figure is 1,180dpa³⁴.

³⁰ National Planning Policy Framework (¶ 17, 47, 50, 159, 178-182)

³¹ Planning Practice Guidance (ID: 2a) [DCLG; March 2014]

³² Mainly set out in SD019 & PS B006b-c

³³ Planning Practice Guidance (ID: 2a) [DCLG; March 2014]

³⁴ PS B014c

39. However, some of the supporting evidence is unclear and confused, variously referring to this figure as the OAN, or alternatively a higher figure of 1,350dpa, or a lower figure of 845dpa³⁵. More recent evidence³⁶ explains that 845dpa is a baseline figure to accommodate demographic change, which is then uplifted by 40% to reflect market signals and economic forecasts, resulting in an OAN of 1,180dpa; this figure is further uplifted to 1,350dpa to establish the housing provision figure, taking into account the overall strategy and economic objectives. This general approach is not inconsistent with the guidance in the PPG³⁷, but the original evidence is neither clear nor accurate in its approach to determining the OAN and does not quantify key elements of the assessment. I can also see shortcomings in the approach of establishing the OAN.
40. Firstly, dealing with **demographic factors**, in the evidence submitted with the LPS, CEC has not undertaken its OAN in the way in which now seems to be accepted as a result of recent legal cases³⁸. The approach adopted uses a series of forecasts with a range of options, rather than establishing the OAN before determining the housing provision figure. It does not explicitly address all the demographic, housing and economic factors set out in the NPPF & PPG, or indicate how all these factors have been taken into account. Much of this work was undertaken when the process of establishing the OAN was being clarified by the courts, but there are several important stages and factors which are not clearly set out and are strongly disputed by other parties. Later evidence attempts to overcome these shortcomings, but this is done on a retrospective basis with further assumptions and amendments to the estimates, which are not clear or fully explained. At the hearings, CEC accepted that if it was starting afresh, it might not have undertaken the OAN in this way; this suggests that an approach which more closely reflects the latest guidance in the NPPF & PPG may be a more reliable and appropriate way of establishing the OAN.
41. Secondly, the forecasts use a series of questionable assumptions and figures. The NPPF & PPG indicate that the initial projections may need to be adjusted to reflect factors affecting local demography and household formation rates which may not be captured in past trends. However, the process of reducing the initial estimate from 1,180-845dpa is questionable; this process was not undertaken in the Cheshire West & Chester Local Plan projections, which use a similar approach. Even though this lower figure simply reflects more recent ONS mid-year population estimates, with updated figures on births, deaths and migration, it is not clear how it was calculated and it may not provide a robust basis to establish the OAN. CEC seems to suggest that this is an alternative estimate to the higher figure, as another important baseline scenario, rather than the base figure itself. I also understand that the more recent 2012 sub-national population projections indicate a need for 1,025dpa. It therefore seems to me that further clarification about the base figure used to establish the OAN is needed in order to ensure that the process is robust and soundly based.
42. Thirdly, CEC has assumed that household formation rates will stay constant after 2021, based on the 2011 interim household projections, explaining that the impact of economic recovery on household formation has been too modest to offset longer-term factors and pointing to recent economic and other trends which may constrain future household formation. However, the PPG advises³⁹ that household formation rates may have been suppressed historically by past under-supply and worsening affordability of housing; as household projections do not reflect unmet housing need, local planning authorities are advised to take a view based on available evidence about the extent to which household formation rates are or have been constrained by supply. DCLG also advises that housing requirements beyond 2021 should assess whether the household formation rates in the area are likely to continue⁴⁰.
43. Since the 2011 projections were strongly influenced by a period of economic recession and housing market volatility, the numbers of households that formed in the years running up to the 2011 Census may have been significantly below the long term trend; hence a partial return of household formation rates to longer term trends

³⁵ SD019 (eg. ¶ 2.4-2.12 & Table 1); Local Plan Strategy Submission Version (¶ 8.8)

³⁶ M3.001; PS B006bc; SD019; PS D003.009

³⁷ Planning Practice Guidance (ID 2a: 015-017-20140306) [DCLG: March 2014]

³⁸ Gallagher Homes Ltd & Lioncourt Homes Ltd v Solihull MBC [2014] EWHC1283 and Hunston Properties Ltd v Secretary of State for Communities & Local Government [2013] EWCACiv1610

³⁹ Planning Practice Guidance (ID 2a: 015-017-20140306) [DCLG: March 2014]

⁴⁰ PS D003.014

(particularly for household-forming age groups) could be considered. Although it may not be appropriate to use previous figures from the 2008-based household projections, CEC has considered some alternative models which assume some growth in household formation after 2021; these may represent a more appropriate and robust basis on which to estimate future housing need.

44. Migration rates are another contentious factor. CEC uses short-term data for the period 2006/07-2009/10, which may be an appropriate starting point. However, historic rates of in-migration during the past decade may have been constrained by economic factors and the under-delivery of new housing; CEC's own figures show significant reductions in in-migration between 2010-13, but acknowledge that internal migration may increase as the economy recovers and more opportunities arise in Cheshire East, even though this may be partly offset by migration to other areas by existing residents. By using figures from the last decade, the LPS is continuing the levels of migration associated with a period of economic recession and limited availability of new housing, rather than those associated with a more buoyant economy and more new housing.
45. Turning to the relevant **housing factors**, Cheshire East would seem to represent an appropriate strategic housing market area, provided that the strong links to Cheshire West & Chester, Greater Manchester and north Staffordshire are recognised, along with the distinct housing sub-markets within Cheshire East itself⁴¹. CEC has completed and updated its Strategic Housing Market Assessments (SHMA)⁴² on this basis, but these largely address the need for affordable housing; other than referring to the latest DCLG projections, they include no objective assessment of the overall need for market and affordable housing, as required by the NPPF. However, since much of this information is included in other background evidence, this may not represent a fundamental flaw in the process.
46. The SHMA takes account of a range of market signals, including house prices, rents and affordability, whilst other evidence addresses the past rate of development and overcrowding. However, it is not clear how the results of these assessments have been taken into account in the OAN estimates; they are not specifically referred to in the background forecasts and no direct action seems to have been taken to address these factors in the assessment of overall housing need. CEC merely says that the SHMA evidence has been a factor in providing a higher level of housing provision than the OAN indicates, and assumes that the uplift from 845-1,180dpa will provide sufficient headroom to accommodate market signals, affordability and other housing factors; but these are not quantified to any degree. The 1,180dpa figure is also little different from the constrained level of provision adopted in the previous RS⁴³.
47. Affordability is a key issue in Cheshire East, with an annual need for over 1,400 units in the first 5 years. Although this may not represent a delivery target, CEC introduced the concept of meeting "priority need" for about 460 units/year at a late stage in the plan-making process. However, this fails to recognise the overall need for affordable housing in the area, and the OAN is not specifically increased to address this factor or other market signals. Although there is a range of initiatives and proposals to provide affordable housing in addition to that delivered through market housing, the proposed level of housing provision will fall well short of meeting the overall need for affordable housing and may not fully meet priority needs; recent provision of affordable housing has averaged around 280 units/year, and the LPS would only provide for an average of 405 affordable units/year from market housing sites.
48. Furthermore, the assessment does not specifically consider the need for housing for older people and those with special needs, as advised in the PPG⁴⁴. CEC has started to include C2-type accommodation within the housing supply figures, but this is not matched by any up-to-date assessment of need, even though some information is now available⁴⁵. Consequently, I am concerned that CEC's assessment of housing need may not have properly taken account of these important housing factors, particularly market signals and the need for affordable housing.

⁴¹ PS B0014c

⁴² BE001; BE002

⁴³ North-West Regional Spatial Strategy

⁴⁴ Planning Practice Guidance (ID:2a-021-20140306)

⁴⁵ PS B026

49. Turning to **economic factors**, the relationship between new housing and economic growth is complex. I have already commented that the assumed economic activity rates, both for economic and job growth, are unduly pessimistic. CEC's assumed growth in jobs for the OAN (1,180dpa) is only 0.2%pa; this is well below past employment growth rates, even in times of economic recession (0.7%pa), below official employment forecasts (0.6-0.9%pa), and below the latest projections of the CHWEM⁴⁶ and LEP (0.8%pa). To use such an artificially low rate of jobs growth at the OAN stage would not reflect current and past performance and would tend to artificially depress the need for new housing to meet the needs of future employees. This suggests that the basic assumptions about future economic growth for the OAN are far too pessimistic and do not reflect likely trends or available evidence.
50. CEC has also made some unduly optimistic assumptions about increased economic activity of older people, partly as a result of deferred state pension dates. This approach assumes that some of the extra workforce will come from the over-60s; this has the effect of depressing the need for housing for new workers, and assumes that older people work longer. It is difficult to find evidence for the likely impact of this change; it seems to be based on local forecasts rather than national OBR data, and has only recently formed part of the OAN calculations. Both the unduly pessimistic assumptions about job growth and the optimistic assumptions about the future economic activity rates of older people have the effect of artificially depressing the need for new housing for new employees. This is a high risk strategy which could result in the failure of the economic strategy of the plan at the expense of increased and less sustainable in-commuting.
51. All these factors support my initial view that the objective assessment of housing need may be too low and should be uplifted to reflect the evidence and trends of both the economic and housing markets. The failure to explicitly reflect all the relevant factors outlined in the NPPF & PPG is a serious shortcoming in CEC's assessment of the OAN. CEC points out that a similar approach was used in the Cheshire West & Chester Local Plan (CW&CLP), but the estimates and approach were not exactly the same, and there are differences between the economies and housing strategies of each area.
52. CEC considers the **proposed housing provision figure**, averaging at 1,350dpa, is sufficient to take account of the policy factors associated with the LPS strategy, including the growth of jobs envisaged, but it is only one of several options considered. At earlier stages in the plan-making process, an option providing 1,600dpa was considered most likely to deliver the necessary economic growth, as well as achieving higher levels of affordable housing, reducing out-commuting and best achieving the necessary funding for new infrastructure⁴⁷; but this was rejected in favour of a lower level of housing and jobs growth. The figure of 1,350dpa has remained constant from the earliest stages of plan-making, through to the Development Strategy and Pre-Submission versions of the plan, despite more up-to-date population and household projections. Although this figure is above that previously required by the former RS (1,150dpa; constrained by policy), it is below the estimates based on the earlier 2008-based household projections (1,435dpa), and may not fully reflect the plan's economic strategy and the need for new housing.
53. Moreover, being based on jobs growth of only 0.4%, it would fail to reflect CEC's own evidence which suggests that job growth rates of 0.7% or even 1.2% would better achieve the plan's economic objectives. In this context, it is difficult to accept CEC's view that future job growth rates above 0.4% would be implausible, since this does not reflect the fact that Cheshire East has achieved longer-term growth rates of 0.7% in the past and higher rates of growth may be expected as the recession recovers.
54. The proposed level of housing development may represent a noticeable increase in the rate of housebuilding when compared with recent years, but it is less than that achieved in the pre-recession period, even when the level of housing provision in Cheshire was limited by RS policy constraints. The average level of proposed provision is less than 15% above the suggested OAN (1,180dpa), and may not provide sufficient headroom to ensure that the overall economic and housing strategy is successful. Put simply, it seems that the level of future housing provision has been

⁴⁶ Cheshire, Halton & Warrington Econometric Model

⁴⁷ SD017; ¶ 5.2

artificially depressed to avoid high levels of in-migration into the area, which could result in unsustainable patterns of movement and put at risk the success of the economic strategy.

55. Turning to **housing supply factors**, the assessment of the 5-year housing land supply is one of the most contentious issues in Cheshire East, leading to several planning appeals being allowed, partly due to an apparent lack of a 5-year supply of housing land. Moreover, the latest assessment of housing land supply⁴⁸ has been successfully challenged in recent planning appeals. However, it is important to recognise the differences between assessing 5-year supply when making decisions on individual planning applications or appeals and when preparing local plans; for the former assessment many local plan proposed allocations may be excluded from the supply, since they are not yet allocated or committed.
56. The LPS aims to overcome this situation, by proposing new strategic housing sites to ensure and maintain a continuous supply of new housing land over the plan period, including releasing some land from the Green Belt. This is shown in the housing trajectory, but detailed information that provides the basis for this trajectory has yet to be assessed on a site-by-site basis. Discussion about particular sites has not yet taken place, but there is some evidence to suggest that CEC may have made some rather optimistic assumptions when considering the lead-in times and build-out rates of some of the strategic sites, and it is unclear whether the phasing envisaged reflects the information in the SHLAA; this may affect their timing, delivery, viability and deliverability. Further evidence on this issue will need to be provided to ensure that the plan fully meets the identified housing requirement throughout the plan period.
57. The PPG confirms that the Strategic Housing Land Availability Assessment (SHLAA) should establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt⁴⁹. CEC has undertaken a comprehensive SHLAA⁵⁰, which identifies a healthy supply of potential housing sites (almost 50,000 dwellings), far in excess of that proposed in the LPS. CEC explains that many of the sites were identified early in the plan-making process and are now considered unsuitable or undeliverable within the plan's policy framework; many are isolated sites or within the Green Belt, and CEC's more realistic estimate of potential sites suggests a capacity closer to 25,000 dwellings. Nevertheless, the current SHLAA indicates a potential to provide higher levels of housing than currently proposed, subject to site-specific and policy considerations.
58. In terms of past provision of housing, there are two concerns; firstly, the shortfall in provision in the early years of the current plan period (2010-2014), and secondly, provision in the years before the current plan period began. To address the first concern, CEC proposes to spread this under-supply (over 2,500 dwellings) over the rest of the plan period (2014-2030) (the "Liverpool" approach), although the plan could accommodate this under-supply within the next 5-years of the plan period (the "Sedgefield" approach). Since this latter approach is recommended in the PPG and is usually adopted in appeal cases, I can see few arguments against using this approach in the LPS. In the context of recent under-provision of housing, there is clearly a case to meet this shortfall as soon as practicable. Although it would increase housing provision in the early years of the plan period, it would reflect the guidance in national policy to significantly boost the level of housing provision⁵¹. Comparisons with other local plans which have adopted the "Liverpool" approach may not have fully acknowledged the particular circumstances and housing markets in these cases.
59. In order to significantly boost housing supply, the NPPF requires a 5% buffer to the 5-year housing supply; where there has been a persistent under-performance in housing provision in the past, this figure should be increased to 20%. The PPG⁵² confirms that the approach to identifying a record of persistent under-delivery is a matter for the decision maker, having regard to the relevant factors. Although overall housing provision between 2003-2010 met the targets of the former RS, annual provision

⁴⁸ BE006

⁴⁹ Planning Practice Guidance (PPG; ID: 3-044/045-20140306)

⁵⁰ BE005; PS B006b

⁵¹ NPPF (¶ 47)

⁵² Planning Practice Guidance (PPG; ID:3-035-20140306)

between 2008-2014 fell well short of the former RS and LPS targets⁵³; this may have been due not only to the economic recession, but also to the moratoria on new housing in some of the former districts of Cheshire East, based on the previous Cheshire Structure Plan. Prior to the LPS plan period, the overall RS target had been met, but since 2008 there has been a consistent record of under-delivery for a continuous period of 6 consecutive years. The accumulated shortfall is substantial and in such circumstances it would seem that a 20% buffer for the 5-year supply would be appropriate, as found in recent appeal decisions; this would not increase the total level of housing provision, but bring forward sites programmed later in the plan period. It would also reflect the national policy to boost significantly the supply of housing; the housing trajectory would need to be adjusted to reflect this position.

60. The submitted plan does not specifically take windfall developments into account, which have formed a significant contribution to housing supply in the past, or prioritise brownfield land over greenfield sites. CEC has provided some evidence on this approach⁵⁴ and, even though no specific allowance for windfall sites has been made, such developments will be taken into account if and when they come forward during the plan period; estimates range from 3,200-5,548 units over the period of the plan, including windfalls within the urban areas of Crewe and Macclesfield, and this position should be clarified in the plan. Although windfall sites, by definition, cannot be identified, the SHLAA has consistently included all small sites, and it is important to avoid double-counting in terms of windfalls; a specific policy (Policy SE2) encourages the efficient use of land and also includes criteria for future windfall developments.
61. Other evidence⁵⁵ assesses the likely contribution from brownfield sites; whilst many of the proposed strategic allocations are on greenfield sites, significant provision is envisaged from previously developed land within the main towns and key service centres. The NPPF encourages the use of previously developed land, but there are no targets or policy requirements to enforce the development of brownfield land before using greenfield sites. As CEC says, there may be a finite and diminishing source of such sites in the future and, taken as a whole, the plan seems to strike an appropriate and realistic balance between encouraging the development of brownfield sites, whilst proposing some development on greenfield sites in order to deliver the required supply of new housing. However, further clarification may be needed on this matter, particularly about the scale of brownfield development likely to be delivered from site allocations within the existing built-up areas of towns like Crewe, Macclesfield and Middlewich.
62. The proposed phased delivery of housing over the plan period, from 1,200-1,500dpa, seems to be largely based on delivery, Green Belt, infrastructure and economic factors. There is little other specific evidence to justify this stepped approach to housing delivery, which was removed from earlier versions of the plan. This approach may reflect the position in the early years of the plan period, when the rate of housing development has not met expectations, and gears up to deliver higher growth later, but could constrain the provision of new housing during the plan period, particularly when the current backlog also has to be met. I recognise that the housing market may take time to adjust to increased levels of provision following the economic recession, and some sites cannot come forward until new roads and infrastructure have been provided. However, there is also evidence that some sites could come forward earlier, as well as increased market interest in developing suitable sites, with a strong housing demand.
63. Without phasing, there may be some concern about the impact of new housing development on the southern fringe of Cheshire East on the regeneration of the Potteries (which seems to be a longstanding policy stemming from the former RS), but there seems to be no specific or recent evidence to justify such a restriction. To artificially restrict the supply of housing land risks a mismatch with the economic strategy and the principles of sustainable development, and could undermine the national policy of significantly boosting housing supply. Consequently, the proposed phasing element of the strategy does not seem to be fully justified.

⁵³ BE006; Table 1; PS B006b

⁵⁴ BE006; PS D003.011

⁵⁵ BE041; PS D003.011

64. CEC has undertaken work examining the viability and deliverability of development proposed in the plan, testing various scenarios and geographical locations, including the costs of various policy standards and requirements⁵⁶. These assessments confirm that the development of most sites over much of the district is likely to be viable, particularly for greenfield sites, including the 30% target of affordable housing, although brownfield and other sites in some areas might struggle to meet this target; this is confirmed in the evidence of recent housing schemes, some of which have not achieved the expected levels of affordable housing. Nevertheless, provided that the policy recognises viability factors and allows some flexibility, and given that there is a range of other measures and initiatives to provide affordable housing by other means (including 100% social housing), the viability and deliverability of the proposed housing provision has been addressed in the supporting evidence.
65. As for flexibility, CEC points to the likely overall provision of new housing land, with the LPS actually envisaging over 29,000 new houses being provided to meet the minimum requirement for 27,000 houses in the period to 2030⁵⁷. If the provision figure was soundly based, this would give some headroom to provide the choice and flexibility to ensure the delivery of the minimum provision figure, although there could be concerns about the deliverability of some specific sites. However, with a higher provision figure, it might not meet all the required housing needs.
66. As regards **cross-boundary housing provision**, the LPS makes some provision to meet some of High Peak BC's housing needs, but this decision was made relatively late in the plan-making process. This provision may partly reflect the degree of functional inter-relationship between the two districts, including economic, migration and transport links, but there is little specific evidence to support this number of houses (500 dwellings), which would not fully meet the total shortfall in housing provision for High Peak. The justification for such provision seems to be based largely on accepting the physical, environmental and policy constraints in High Peak. But equally, there are constraints in Cheshire East, including Green Belt, and land is proposed for release from the Green Belt to meet Cheshire East's housing needs. Timing is suggested to be towards the latter end of the plan period, but there are no details about where and how such provision will be made, or how it fits in with the housing strategy for High Peak. Consequently, whilst this element of the plan may be positively prepared, it does not seem to be fully justified or effective.
67. Other issues relating to cross-boundary provision have been addressed earlier under the DTC; apart from High Peak, there are no outstanding housing needs from other authorities which have to be met in Cheshire East and no other authority needs to make provision to meet any of CEC's housing needs. Longer term issues of housing need in the Greater Manchester conurbation have yet to be identified or resolved.
68. CEC has considered **alternative levels of housing provision**, both higher and lower than the proposed provision figure. However, only after submitting the plan does it seem to have fully considered the alternative estimates put forward by other parties or acted on the criticisms of its approach. These alternative estimates of housing requirements do not represent marginal adjustments to CEC's preferred figure, but raise fundamental differences of opinion and approach, which result in estimates of over 40,000 dwellings compared with CEC's figure of 27,000. In my view, these alternative estimates should have been fully considered, along with the assumptions and issues raised, well before the LPS was finalised and submitted for examination. In fairness, I also have to record that other participants consider the overall housing provision figure is much too high, suggesting a figure of nearer 20,000, but do not submit detailed evidence or projections to support their view.
69. Consequently, on the basis of the evidence and discussions during the examination so far, I consider there are serious shortcomings with the Council's objective assessment of housing need and the preferred housing provision figure. These suggest that further work needs to be undertaken to assess the housing need for the area in a way which explicitly addresses all the relevant factors outlined in the NPPF & PPG, using assumptions which are robust and realistic, and which better reflect the inter-relationship with the plan's economic strategy.

⁵⁶ BE003; BE042

⁵⁷ Local Plan Strategy Submission Version: Appendix A

Settlement hierarchy and spatial distribution of development

70. The settlement hierarchy set out in Policy PG2 comprises Principal Towns, Key Service Centres, Local Service Centres and other rural settlements, and is largely justified in the supporting evidence⁵⁸. The determining factors include population, the number of households and retail units and amount of employment, along with services, transport and accessibility, reflecting the existing role and function of the centre; these factors have been tested and updated. Minor changes to the text of the policy and the accompanying text, as suggested⁵⁹, including more accurately reflecting the growth strategy for individual settlements, would clarify the situation.
71. There is no dispute that the largest towns in Cheshire East, Crewe and Macclesfield, are appropriately designated as Principal Towns in the hierarchy. Similarly, most of the towns designated as Key Service Centres (KSC) and Local Service Centres (LSC) are appropriate and justified. Some parties consider Congleton should be elevated to the status of a principal town, but it is considerably smaller than Crewe and Macclesfield and has fewer retail units and employment. Others consider there should be an upper tier of KSCs, including the larger towns of Congleton, Wilmslow, Sandbach & Nantwich, but there is no clear differentiation in the role and function of these settlements and this would unduly complicate the hierarchy.
72. Some question whether Handforth should be designated as a KSC, but given the range of existing facilities, this is the function it performs (which has little to do with the proposals for the NCGV). Others consider settlements such as Alderley Edge and Holmes Chapel should be KSCs, but these are smaller in size and do not have the full range of facilities. Similar factors apply to smaller settlements, such as Wybunbury and Rode Heath, which some contend should be designated as LSCs. Earlier versions of the plan had a separate category of "sustainable rural villages", but it is difficult to differentiate between these smaller settlements and it makes the hierarchy too complicated⁶⁰. These settlements contain few services, with limited access to public transport and few employment opportunities; their ability to accommodate further development will be considered at the Site Allocations stage. Consequently, the settlement hierarchy seems to be justified, effective and soundly based.
73. The proposed spatial distribution of development set out in Policy PG6 is justified with a range of evidence⁶¹, and has evolved during the preparation of the plan. Various alternative spatial options and levels of development were considered when the Issues & Options, Town Strategies and Development Strategy were prepared and assessed through the SA process, and the allocation of development to specific towns was a major feature at the consultation stage of the Town Strategies. The main factors influencing the spatial distribution of development include the settlement hierarchy, development opportunities, infrastructure capacity, policy constraints (including Green Belt), physical constraints, sustainable development, deliverability and viability, sustainability appraisal, vision and strategic priorities, consultation responses and other material factors. The main issue is whether the proposed distribution of development properly reflects these factors.
74. There is little dispute about directing most new development to the principal towns of Crewe and Macclesfield; indeed, some suggest that more development should be directed to these towns. Crewe has the lion's share of new development, but any greater amounts could raise deliverability issues given the infrastructure constraints, particularly access and roads; although the inclusion of site allocations outside Crewe at Shavington within the figures for Crewe is questionable. Further development at Macclesfield could be limited by Green Belt and infrastructure constraints. Higher levels of development are generally directed to those towns which are unaffected by Green Belt constraints, and some imbalances between new housing and employment allocations are mainly explained by existing development opportunities/commitments.
75. The main concern is the limited amount of development which is directed to the towns in the north of the area, particularly Handforth, Poynton, Knutsford and Wilmslow, but this is largely explained by Green Belt constraints; but even here, there are significant

⁵⁸ BE046; PS B006b

⁵⁹ PS D003.012

⁶⁰ PS D003.013

⁶¹ including PS B006b; SD003; SD015; SD18-19; SD007; BE005; BE046; BE054; BE056-76; BE083-099; BE100

releases of land from the Green Belt (including the NCGV). Development in other Green Belt settlements (like Congleton and Alsager) is largely directed away from the Green Belt. However, although an almost endless list of permutations of the spatial distribution of development could be drawn up, I am concerned that the proposed distribution may not fully address the development needs and opportunities at all the towns and settlements, particularly those in the north of the district.

76. These settlements are confined by the existing Green Belt, but there is also a need to promote sustainable patterns of development⁶², which address the future housing, employment and other development needs of these settlements. The limited amount of new housing proposed in Green Belt settlements such as Poynton, Knutsford and Wilmslow is very contentious; the proposed levels of housing at these settlements will not meet their needs, and insufficient consideration seems to have been given to how these needs will be met. Many potential sites were assessed during the preparation of the LPS, but specific options which envisage the development of smaller sites within the built-up area or on the fringes of these settlements do not seem to have been fully considered. Whilst this could be reconsidered at the Site Allocations stage, it may have unduly influenced decisions to release larger Green Belt sites in the LPS.
77. It is also unclear as to whether CEC considered a spatial distribution option related to the existing population distribution and future housing needs of each settlement. Moreover, in some cases, the total amount of housing development proposed at some settlements has already been exceeded by existing commitments and proposals in the LPS, leaving little room to make further allocations at the Site Allocations stage⁶³.
78. Consequently, some further work may need to be undertaken to review and fully justify the proposed spatial distribution of development. Although the LPS is essentially a strategic plan, focusing on strategic allocations, such work may need to examine the possibility of releasing smaller-scale sites in and around the fringes of existing towns and settlements, including those in the Green Belt, to inform further work at the Site Allocations stage.
79. Some parties consider that the overall amount of development for the LSCs should be apportioned between each of the settlements. However, this is a matter more appropriately considered in greater detail at the Site Allocations stage, particularly given the relatively limited amount of development which is likely to occur at these smaller centres. Others consider that higher levels of development should be directed to the smaller rural settlements, and possibly disaggregated to each of these settlements. However, some of these settlements are very small, there are many of them, and they will probably only accommodate a limited amount of development; these matters are best considered at the Site Allocations stage.
80. It therefore seems to me that although the settlement hierarchy is appropriate, justified and soundly based, some further work may be required to justify the proposed spatial distribution of development, particularly to address the development needs and opportunities of the Green Belt settlements in the north of the district.

Green Belt & Safeguarded Land

81. The approach to the Green Belt and Safeguarded Land, particularly the release of such land to accommodate new development, is a contentious element of the LPS. The submitted plan proposes to release 16 sites, mainly in the north of the district, from the Green Belt, either for housing and/or employment development (over 200ha) or as Safeguarded Land (over 130ha), as well as establishing a new area of Green Belt to the west, east and south of Crewe. Detailed Green Belt boundaries will be defined on the Local Plan Policies Map, either in the LPS or the Site Allocations Local Plan.
82. The NPPF (¶ 82-85) confirms that once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation and review of the Local Plan; it also advises that new Green Belts should only be established in exceptional circumstances and sets out the factors to be considered. CEC has provided evidence to justify its approach⁶⁴; this identifies that the exceptional circumstances needed to justify altering Green Belt boundaries are essentially the

⁶² NPPF (¶ 84)

⁶³ PS B025c

⁶⁴ SD015; BE011; BE012; PS B006b

need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences for patterns of sustainable development of not doing so, since it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. However, it seems to me that both the process and the evidence may be flawed.

83. Firstly, I recognise that a wide range of evidence has influenced the release of particular sites from the Green Belt⁶⁵. However, although the possibility of needing to release land from the Green Belt was raised during consultations on the Issues & Options and Town Strategies, and was firmed up in the Development Strategy in January 2013, the specific evidence justifying this approach was not completed until September 2013, well after these decisions had been made⁶⁶. The Green Belt Assessment influenced the final plan to a limited degree, but in several cases, it does not support the release of specific sites from the Green Belt; in some cases, land which makes a major or significant contribution to the Green Belt is proposed for release, whilst other sites which only make a limited contribution to the Green Belt do not seem to have been selected. Although the release of land from the Green Belt was based on several factors, this suggests that insufficient weight may have been given to the status and value of certain sites in Green Belt terms compared with other factors such as land ownership, availability and deliverability, when preparing and finalising the plan.
84. In line with the NPPF, the evidence includes a sequential assessment of options for development on land outside the Green Belt, including channelling development towards towns and villages inset within the Green Belt boundary, to locations beyond the Green Belt boundary, towards the urban area within the Green Belt, and reducing the overall amount of housing and employment development. This reveals that less than 17% of the new dwellings needed can be accommodated in the Green Belt settlements in the north of the district, despite them having over 36% of the total resident population and a pressing need for new housing. However, the study does not always seem to have considered the impact of releasing smaller-scale sites on the fringes of existing settlements or whether the opportunities presented by new road schemes and their boundaries could have enabled selected releases of land between the existing built-up area and the new roads.
85. Furthermore, there are several shortcomings with the evidence itself. Firstly, it does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration, particularly in the north of the district and beyond, does not seem to have been fully addressed; CEC says that it applies equally to all parcels of land, but this may not be the case. Secondly, although the assessment does not recommend the release of specific sites and aims to identify strategic land parcels, it seems somewhat inconsistent in assessing relatively large tracts of land in some cases, whilst dealing with much smaller sites in other areas; it may not be as finely-grained as it could have been, omitting some smaller parcels of land on the fringes of settlements which might have had less impact on Green Belt purposes.
86. CEC confirms that the study did consider the significance of Green Belt land on the northern edge of the district to the wider Green Belt in adjoining areas, such as Stockport. Some parties suggest that a full strategic review of the Green Belt in the wider area should have been undertaken, but the status and timescale of the relevant development plans may make this difficult, particularly since CEC cannot make proposals to develop land outside its area. Nevertheless, since the study did not specifically assess this wider area of Green Belt and adjoining local authorities seem to have had little influence on the terms or extent of the study, this may suggest that it was not as positively prepared as it could have been.
87. It therefore seems to me that these are significant flaws in both the process and evidence relating to the release of land from the Green Belt, particularly given the recent clarification of national guidance on the significance of the Green Belt⁶⁷.

⁶⁵ PS D003.016

⁶⁶ BE012

⁶⁷ Planning Practice Guidance; (ID: 3-044/045-20141006)

88. As for Safeguarded Land, there is some evidence to justify the release of the overall amount of safeguarded land, being partly based on the potential amount of land that may be required for development beyond the current plan period; earlier versions of the LPS included a much larger amount of safeguarded land (260ha). Subject to the LPS fully meeting its objectively assessed needs for development, there should be no need to consider bringing forward Safeguarded Land for development during the current plan period. CEC does not consider it is appropriate to forecast development requirements post-2030, citing a range of further options to accommodate future development needs; but these could apply equally to the current plan period, as well as in the longer term. Similarly, although the Green Belt Assessment does not recommend which sites should be released, it does not always support the release of specific areas of land from the Green Belt. This may suggest that other factors were more important than their significance in Green Belt terms.
89. Some of the Safeguarded Land adjoins proposed site allocations for development, suggesting that these sites may eventually accommodate a larger scale of development in the longer term. Further smaller-scale areas of safeguarded land may also be identified at the Site Allocations stage, but the criteria for making such designations is not set out. Although the identification of Safeguarded Land would ensure that Green Belt boundaries would not need to be altered at the end of the current plan period, some further justification about the scale of Safeguarded Land proposed and the release of particular sites, both in the LPS and Site Allocations Local Plan, is needed before the approach could be considered sound.
90. The justification for a new Green Belt in the south of the district seems to stem largely from the perceived risk of Crewe merging with Nantwich and other smaller settlements as a result of the proposals for growth and development in and around the town; it is not promoted as a compensation for Green Belt land lost in the north of the district. The proposal is supported by adjoining local authorities in North Staffordshire⁶⁸ and by some local communities. Some of the area is currently covered by a Green Gaps policy in the adopted local plan, which will continue to apply until detailed Green Belt boundaries are defined; but CEC considers this policy is not strong enough to resist development pressures, quoting several appeal decisions.
91. The justification for establishing the new Green Belt is set out in the New Green Belt and Strategic Open Gaps Study⁶⁹, but there seem to be a number of shortcomings in this approach. Firstly, although the evidence addresses the criteria that have to be met⁷⁰, it does not explicitly identify the exceptional circumstances needed to establish the new Green Belt. Secondly, the LPS only seeks to establish an area of search for the new Green Belt, covering a large swathe of land to the south, west and east of Crewe, leaving detailed boundaries to be defined in the subsequent Site Allocations Local Plan; the area of search extends much further than that currently covered by the Green Gaps policy, which may not be fully justified, and earlier versions of the plan envisaged a much smaller area of Green Belt. Thirdly, it seems to ignore the fact that significant areas of new development are proposed within the area of search for the new Green Belt (such as at Shavington and on the edge of Crewe); indeed, CEC has granted planning permission for several housing developments within this area of search. Furthermore, since Crewe has been a location for development and growth in the past and the scale of growth now proposed is not significantly different to that in the previous local plan, this does not seem to represent a major change in circumstances to justify establishing a new area of Green Belt; it could also constrain further growth around Crewe in the future.
92. Until recently, the existing Green Gaps policy has been successful, and has only come under threat when 5-year housing land supply has been a decisive issue. Moreover, since the existing Green Gaps policy would apply between Crewe, Nantwich and other surrounding settlements until detailed Green Belt boundaries are defined, this would help to prevent the erosion of existing gaps between settlements; and since the North Staffordshire Green Belt is already established to the south of Crewe, there is little risk of the town merging with the Potteries conurbation. There seems to be little evidence to suggest that normal planning and development management policies (including the

⁶⁸ PS B023

⁶⁹ BE011

⁷⁰ NPPF (¶ 82); M6.1.001

Green Gaps policy) would not be adequate, provided that a 5-year supply of housing land is consistently maintained. Having considered all the evidence, factors and discussions on this matter, there seems to be insufficient justification to establish a new Green Belt in this locality.

Other strategic policies

93. During the hearings, other strategic policies in the plan were discussed. For the most part, concerns about the content and soundness of these policies could probably be addressed by detailed amendments to the wording of the policies and accompanying text, as discussed at the hearings. These do not seem to raise such fundamental concerns about the soundness of the submitted plan.

D. Future progress of the Local Plan Strategy examination

94. The Council will need time to fully consider the implications of these interim views, since they may affect the future progress of the examination. In these circumstances, it may not be appropriate to resume the hearing sessions in early December 2014, as currently suggested.
95. As far as the future progress of the examination is concerned, there seem to be several options available to the Council:
- a. Continue the examination on the basis of the current evidence;
 - b. Suspend the examination so that the necessary additional work can be completed and considered before proceeding with the remainder of the examination;
 - c. Withdraw the Plan and resubmit it for examination when all the necessary consultation and supporting justification and evidence has been completed;
96. If Option (a) is chosen, it is likely that, on the basis of the evidence submitted so far, I would probably conclude that the submitted Plan is unsound due to the shortcomings in the proposed strategy and evidence base, including the economic and housing strategies, the relationship between them and the objective assessment of housing need, the spatial distribution of development and the approach to the Green Belt and Safeguarded Land. In these circumstances, proceeding immediately to the remaining parts of the examination would be unlikely to overcome these fundamental shortcomings.
97. If Option (b) is chosen, any suspension of the examination should normally be for no longer than 6 months. CEC would need to estimate how long it would take to undertake the additional work required to rectify the shortcomings identified, with a timetable setting out the main areas of work and the time estimates for each stage. Once the additional work is completed and published, I would probably need to convene another hearing session(s), involving the participants from the previous hearing sessions, to consider the outcome of this work, including any necessary revisions to the policies and content of the plan. The Programme Officer would make the necessary arrangements for the resumed hearing sessions once CEC's timetable for the additional work is submitted. Following the resumed hearing sessions, I would expect to form a view on the adequacy and soundness of the additional work carried out, along with other outstanding and associated matters, before proceeding with the remaining aspects of the examination, including site-specific matters.
98. It may be that, once this further work and outstanding evidence has been completed, CEC might need to consider alternative or additional strategic site allocations. However, it is important that any amendments to the LPS and its underlying strategy do not result in a fundamentally different spatial approach or strategy or result in substantial modifications which result in a significantly different plan. If the amendments necessary to ensure that the LPS is sound are so significant that it results in a fundamentally different plan, withdrawal may be the most appropriate course of action. In these circumstances, I would need to consider the implications and review the position before proceeding with the rest of the examination.

99. If Option (c) is chosen, the examination would be closed and I would take no further action in the examination of the submitted plan.
100. These interim views are being sent to CEC for them to take the necessary action, and are being made available to other parties for information only; no responses should be submitted. However, it would be helpful to know, as soon as possible, which option CEC wishes to choose and, if appropriate, a timetable outlining the timescale of the additional work required.
101. In presenting these interim views, I am fully aware of the Council's ambition to adopt a Local Plan for Cheshire East as soon as practicable and to avoid any unnecessary delays to the examination. However, it is not in the best interests of planning or plan-making to recommend an unsound plan for adoption, which would clearly run the risk of subsequent legal challenge. Consequently, I would ask the Council to carefully consider the implications of these interim views before advising me on their preferred course of action. In seeking a positive way forward, I am willing to do all I can to assist the Council, although I have a restricted role in this regard; any advice given is entirely without prejudice to my final conclusions on the soundness of this plan.

Stephen J Pratt - Development Plan Inspector
06.11.14

Appendix 3

RE A002 Programme Officer letter on examination resumption

Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt BA(Hons) MRTPI

Programme Officer: Miss Kerry Trueman

Title Initial Surname
Position
Company/Organisation
Address 1
Address 2
Address 3
Address 4
Postcode

3 September 2015

Dear

Representor ID:

Representing (if applicable):

Cheshire East Council Resumption of the Examination of the Cheshire East Local Plan Strategy

As you may recall, the examination of the Cheshire East Local Plan Strategy was suspended in December 2014 following the hearings which took place in September-October last year, so that the Council could address the Inspector's concerns set out in his Interim Views published last November. During the suspension of the examination, the Council has undertaken several work streams, including reassessing the housing need and the economic, employment and housing strategy, updating the Green Belt Assessment, reviewing the amount of Safeguarded Land and the need for a new Green Belt in the south of the borough, and amending the Spatial Distribution of Development. The Council also undertook an Urban Potential Assessment and set out a Site-Selection Methodology, commissioned some highway studies, drew up a schedule of suggested changes to Chapter 8 of the Plan and updated the Sustainability Appraisal and Habitats Regulations Assessment. During this period, the Council held several technical workshops and meetings with stakeholders and other interested parties to discuss the additional evidence.

On 21 July 2015, the Council's Cabinet resolved to endorse the additional evidence and suggested revisions to the submitted plan for publication, additional stakeholder engagement and submission to the examination. On 31 July 2015, the Council formally requested the Inspector to resume the examination. On 14 August 2015, the Inspector confirmed that he is prepared to resume the

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Tel: 07582 310 364

Miss Kerry Trueman | Cheshire East Local Plan Programme Officer | 1st Floor
Westfields | C/O Municipal Buildings | Earle Street | Crewe | CW1 2BJ

Website: www.cheshireeast.gov.uk/localplan

Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt BA(Hons) MRTPI

Programme Officer: Miss Kerry Trueman

examination, and asked the Council to clarify and respond on various matters, which they did in a letter dated 26 August 2015. All the additional evidence and letters referred to are available in the examination library (including references PS/E031-PS/E043).

The Inspector now wishes to review and assess the additional work undertaken by the Council and consider its implications for the submitted Local Plan Strategy, before deciding on whether to proceed to examine the remaining aspects of the Plan, including the strategic site allocations and other suggested changes to the Plan.

In order to make further progress with the examination, he proposes to hold a **Procedural Meeting on Tuesday 6 October 2015** at Macclesfield Town Hall, Macclesfield, commencing at **11.00am**. The **purpose** of this meeting is to summarise the current position of the examination, outlining the additional work undertaken by the Council during the suspension of the examination, and explain the arrangements for resuming the hearing sessions. The merits and content of the additional evidence, and its implications for the submitted Local Plan Strategy, will not be discussed at this meeting; it will only deal with procedural and administrative matters.

The Inspector envisages **resuming the hearing sessions** of the examination on **Wednesday 21 October 2015**, at Macclesfield Town Hall at 10.00am. The detailed programme for the resumed hearings will be issued later, but they are provisionally scheduled to take place between 21-23 October and 27-29 October 2015. The **purpose** of these hearing sessions is to review the additional evidence produced by the Council during the suspension period, assess its implications for the submitted Local Plan Strategy and consider whether it fully addresses the concerns set out in the Inspector's Interim Views. The **scope** of these hearings will be focused on the core strategic matters relating to the housing, economic and employment strategy of the submitted Plan (including revised assessments of housing need, economic growth, employment land requirements and alignment with the housing strategy), Green Belt (including updated Green Belt Assessment, new Strategic Green Gaps policy and revised assessment of Safeguarded Land), and revised Spatial Distribution of Development, along with the Urban Potential Assessment and Site-Selection

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Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt BA(Hons) MRTPI

Programme Officer: Miss Kerry Trueman

Methodology, and other supporting evidence, including highways studies and updated Sustainability Appraisal and Habitats Regulations Assessment.

In order to seek the views of stakeholders and those with an interest in the Local Plan Strategy, the Inspector now **invites brief responses** on the main matters and issues raised by this additional evidence. Participants who were involved in the original hearings or made representations on the Planning for Growth section of the submitted Plan (Policies PG1-PG6) relating to the overall development strategy, including housing, economy and employment land requirements, settlement hierarchy, Green Belt, Safeguarded Land and spatial distribution of development, are invited to respond to specific matters and issues in a statement **limited to 3000 words (per matter), without submitting any further documents or accompanying evidence unless specifically requested by the Inspector.** Participants should **address relevant Matters and Issues** identified by the Inspector in the “Schedule of Matters and Issues for Resumed Hearings” (RE A001) which can be found in the library here:

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

Please provide a **separate statement, for each relevant matter, titled with the matter number**, including the revised objective assessment of housing need, economic strategy and employment land requirements, Green Belt and Safeguarded Land, spatial distribution of development and other specified matters. Other matters, including the strategic site allocations and other suggested changes to the submitted Plan, will be dealt with later, if the Inspector is satisfied with the additional evidence and work undertaken during the suspension of the examination.

The Inspector also invites the Council to respond to all matters and issues relating to the additional evidence, referring to the additional evidence, supplementary reports and work undertaken during the suspension of the examination, in statements limited to 3000 words per matter.

The Programme Officer will require **4 paper copies** of all statements, as well as an electronic version. These should be received by the Programme Officer **no later than 17.00hrs on Monday 28 September 2015**. A detailed programme

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Tel: 07582 310 364

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Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt BA(Hons) MRTPI

Programme Officer: Miss Kerry Trueman

and agenda for the resumed hearing sessions will be issued before they commence.

The Inspector is aware of some concerns about the apparent lack of formal public consultation about the additional evidence produced by the Council and its implications for the submitted Local Plan Strategy. However, he emphasises that, at this stage, he is merely reviewing the additional evidence, assessing its potential implications for the submitted Plan, and considering whether it fully addresses the concerns outlined in his Interim Views. He will then decide whether the examination should progress further, to consider the remaining elements of the submitted Plan, including the strategic site allocations and other suggested changes to the Plan, along with the arrangements for any formal public consultation. Should amendments to the strategy and policies of the submitted Plan be required as a result of the additional evidence and the Council's suggested amendments to the Plan, these will be subject to full public consultation and sustainability appraisal as part of the Main Modifications procedure.

In order to make the necessary administrative arrangements, it would be helpful if you could complete the following questionnaire and return it to me **no later than 17.00hrs on Monday 14 September 2015**.

If you have any queries or need any further information please do not hesitate to contact me.

Yours sincerely



Kerry Trueman
Programme Officer

Email: ProgrammeOfficer@cheshireeast.gov.uk

Tel: 07582 310 364

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Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt *BA(Hons) MRTPI*

Programme Officer: Miss Kerry Trueman

Name.....

Representor

ID.....

1. I will/will not be attending the Procedural Meeting on Tuesday 6th October 2015
(Please delete as appropriate)

2. I wish/do not wish to participate in the resumed hearing sessions.
(Please delete as appropriate)

Matter(s) on which I wish to participate as per RE/A001

.....

3. Please indicate whether you intend to submit a further statement to the hearing session(s) or a written statement on a particular matter(s) for the Inspector's consideration by **Monday 28th September 2015**.

.....

.....

.....

After completing this form please return it to me at the address below, or via email, no later than 17:00hrs on Monday 14th September 2015.

Email: ProgrammeOfficer@cheshireeast.gov.uk

Tel: 07582 310 364

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Westfields | C/O Municipal Buildings | Earle Street | Crewe | CW1 2BJ

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Appendix 4

PS A020 Programme Officer letter re suspension

Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt *BA(Hons) MRTPI*

Programme Officer: Miss Kerry Trueman

Title Initial Surname
Position
Company/Organisation
Address 1
Address 2
Address 3
Address 4
Postcode

17th December 2014

Dear

Representor ID:

Following the Council's consideration of the Inspector's Initial Views on the legal compliance and soundness of the Cheshire East Local Plan Strategy, the Council has formally requested the Inspector to suspend the examination.

The Council has also prepared details of the proposed additional work to be undertaken, along with an outline timetable. Consequently, the Inspector has now agreed to formally suspend the examination. Documents and correspondence relating to this matter have been added to the examination library and are now available on the examination web site.

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library?tab=files>

The Council has also agreed to publish regular updates of progress on the work to be undertaken, which will also be included on the examination web site.

Representors and interested parties should use the Council's website to maintain an up to date awareness of the progress of the Examination and documents that may be added during this suspension.

During the suspension of the examination, the Inspector confirms that no further representations or comments should be made by Representors or other parties unless requested to do so by the Inspector or the Council. If anyone wishes for further information about the nature and content of the additional work to be

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Tel: 07582 310 364

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Website: www.cheshireeast.gov.uk/localplan

Cheshire East Local Plan Strategy Examination

Inspector: Stephen Pratt *BA(Hons) MRTPI*

Programme Officer: Miss Kerry Trueman

undertaken by the Council during the suspension period, they should contact the Council direct.

Yours sincerely



Kerry Trueman
Programme Officer

Email: ProgrammeOfficer@cheshireeast.gov.uk

Tel: 07582 310 364

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Appendix 5

RE A007 Notes on the procedural meeting on 6th October 2015

CHESHIRE EAST COUNCIL LOCAL DEVELOPMENT FRAMEWORK

RESUMPTION OF THE EXAMINATION OF THE CHESHIRE EAST LOCAL PLAN STRATEGY

NOTES OF PROCEDURAL MEETING

TUESDAY 6 OCTOBER 2015

Resumed hearings commence:

21 October 2015

Hearings venue

Assembly Room
Macclesfield Town Hall
Market Place
Macclesfield
Cheshire SK10 1EA

Inspector:

Stephen J Pratt BA(Hons) MRTPI

Programme Officer:

Kerry Trueman

c/o Spatial Planning Team
1st Floor, Westfields
c/o Municipal Buildings
Earle Street
Crewe CW1 2BJ

Telephone no: 07582-310364

e-mail: ProgrammeOfficer@cheshireeast.gov.uk

Web-site:

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

**CHESHIRE EAST COUNCIL
RESUMPTION OF THE EXAMINATION OF THE
CHESHIRE EAST LOCAL PLAN STRATEGY
NOTES OF PROCEDURAL MEETING**

**held on Tuesday 6 October 2015, at 11.00am
at The Assembly Room, Macclesfield Town Hall, Macclesfield**

1 Introduction

- 1.1 The Inspector, **Stephen J Pratt** BA(Hons) MRTPI, welcomed everyone to the Procedural Meeting (PM) and confirmed that he had been appointed by the Secretary of State under Section 20 of the Planning & Compulsory Purchase Act 2004 to hold the Examination of the **Cheshire East Local Plan Strategy**. He also introduced the Programme Officer, **Kerry Trueman**, who is an independent and impartial officer, working under the Inspector's direction, and **Julie North** who was assisting with note-taking.
- 1.2 The Examination had been suspended in December last year so that the Council could address the concerns set out in the Inspector's Interim Views, published last November. While the examination was suspended, the Council undertook a range of additional work resulting in the submission of additional evidence. The Council's Cabinet had endorsed this additional evidence on 21 July 2015 and had requested the Inspector to resume the Examination. On 14 August 2016, the Inspector confirmed that he was prepared to resume the Examination, and on 3 September 2015, details of this Procedural Meeting and the arrangements for the resumed hearings were announced.
- 1.3 The purpose of the PM, which was to explain and discuss procedural and administrative matters for resuming the Examination. The content and merits of the additional evidence and its implications for the submitted Local Plan Strategy were not be discussed at the PM.
- 1.4 The Inspector summarised his role in the Examination, in assessing whether the Plan has been prepared in accordance with the legal and procedural requirements, including the Duty to Co-operate, and whether it is sound, in terms of the National Planning Policy Framework. He also drew attention to the Ministerial Statement and Minister's letter to the Planning Inspectorate of 21 July 2015. These confirmed the importance of having up-to-date local plans in place and advised that inspectors should support local authorities in the examination process; they should also highlight significant issues at an early stage and give them a full opportunity to respond, and approach the examination from the perspective of working with the Council towards achieving a sound local plan. He expected everyone else to adopt a positive and pragmatic approach with the aim of ensuring that a sound and legally compliant local plan for Cheshire East can be put in place as soon as possible.

2 Council's summary of additional evidence, outcomes of engagement and anticipated programme for public consultation

- 2.1 **Christopher Katkowski** (QC) introduced himself and the Council's team, led by **Adrian Fisher** (Head of Planning Strategy), who read a prepared statement. This summarised the additional evidence prepared by the Council and its implications for the submitted Local Plan Strategy; the process and outcome of engagement; the timetable for submitting further material; and the programme for future public consultation. He confirmed that suggested revisions to the Local Plan Strategy, along with additional, amended and existing site allocations, would be subject to formal public consultation for at least 6 weeks during the winter of 2015/16. This statement is available in the examination library.

3 Purpose and scope of the resumed hearings

- 3.1 The Inspector outlined the purpose of the resumed hearings: to review the additional evidence produced by the Council during the suspension period; assess its implications for the submitted Local Plan Strategy; and consider whether it addresses the concerns set out in his Initial Views, published last November. The scope of the resumed hearings would focus on the core strategic matters relating to the housing, economic and employment strategy of the Plan, along with the updated Green Belt Assessment, new Strategic Open Gaps policy, Safeguarded Land and revised Spatial Distribution of Development, along with the Urban Potential Study, Site-Selection Methodology and other supporting evidence. The hearings would be focused on those matters and issues relevant to address his Initial Views, rather than re-opening matters already dealt with; the resumed hearings would not be considering strategic site allocations or detailed suggested changes to the Plan. When considering the additional evidence on the updated Green Belt assessment, revised Spatial Distribution of Development, Urban Potential Study and Site-Selection Methodology, the hearings would focus on the overall approach, methodology and conclusions of these studies, rather than on specific sites, which would be considered later in the examination when considering site-specific aspects of the Plan.

- 3.2 The Inspector had invited all those who had submitted duly-made representations on the original submitted Plan to make brief responses on the main matters and issues raised by the additional evidence identified by the Inspector; these statements, limited to 3000-words per matter, had been submitted by 28 September 2015.
- 3.3 The resumed hearings would commence on **Wednesday 21 October 2015 at Macclesfield Town Hall** at 10.00am, and would be expected to be in session from 10.00am-1.00pm and 2.00-5.00pm each day between 21-23 & 27-30 October 2015. The procedure would be a round-table discussion format, similar to the earlier hearings, with a prepared agenda and all material submitted beforehand.
- 3.4 The Programme Officer is currently drawing up the programme for the forthcoming hearing sessions. Six main matters would be covered, starting with the Economic Strategy and Employment Land Requirements, followed by Housing Requirements, Green Belt (including the updated Green Belt assessment, Safeguarded Land and new Strategic Open Gaps policy), with the Urban Potential Study and Site-Selection Methodology informing the revised Spatial Distribution of Development, concluding with Other Matters (including the highway studies, Sustainability Appraisal, Habitats Regulations Assessment and any other relevant matters). Due to the large number of participants expected, duplicate hearing sessions are likely to be held for most of the main matters, separating the participants into two groups, alternating between participating and observing the proceedings.

4 Public consultation

- 4.1 The Inspector is fully aware of the concerns about the apparent lack of formal public consultation on the additional evidence produced by the Council during the suspension period. He emphasised that, at this stage, he was simply reviewing this additional evidence, assessing its implications for the submitted Local Plan Strategy and considering whether it had fully addressed the concerns outlined in his Initial Views. After the resumed hearings have finished, he would decide whether the examination should progress further to consider the remaining aspects of the submitted Plan, including the strategic site allocations and detailed suggested amendments to the Plan. The Council confirmed that all the suggested changes to the submitted Plan would be subject to full public consultation. Any amendments to the strategy and policies of the submitted Plan to ensure that it is sound and legally compliant would be also subject to public consultation as part of the Main Modifications process.

5 Examination Library

- 5.1 The Programme Officer is maintaining the **Examination Library**, which is available on the Examination web-site¹. This includes the Submission Documents and Background Evidence for the submitted Local Plan, including the additional evidence and documents produced during the suspension of the examination and hearing statements. The Inspector advised everyone to regularly visit the examination web-site and check the updated list of documents.

6 Questions

- 6.1 Several questions were raised by participants at the end of the Inspector's presentation.
- 6.2 **Alan Evans** (Counsel for Gladman Devts) had concerns about the procedure being adopted and, although Gladmans had not been prejudiced, he was concerned about the lack of public consultation by other parties on the additional evidence, which had wide-ranging implications for the submitted Local Plan Strategy; he was also concerned about the restriction on submitting further evidence to support their views on the Council's additional evidence. The Inspector explained that matters of procedure and process would be dealt with at the PM, whilst the hearings would consider the planning aspects of the additional evidence produced by the Council. He understood that formal public consultation would be undertaken on the suggested changes to the Plan, along with the supporting evidence, if and when he had decided whether it had addressed the concerns set out in his Initial Views. At the forthcoming hearings, he wished to focus on the soundness of the Council's evidence, but would ask for further evidence if he needed it. The Council raised concerns about the submission of supplementary reports from other participants at this late stage, since they would have difficulties responding to additional material within the tight timescale available. The Inspector thought the circumstances referred to in the recent West Berkshire judgement² were different to the position on the Cheshire East Local Plan, since formal public consultation was still to be undertaken on any suggested changes to the Plan. Mr Evans confirmed that he would forward his concerns in writing to the Inspector.

¹ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

² West Berkshire DC & Reading BC v SSCLG [2015] EWHC 2222

- 6.3 **Hugh Richards** (Counsel for Haddon Properties) shared some of these concerns and he did not believe that his clients had not been prejudiced by the lack of public consultation; but he was interested to know about the status of the Council's Schedule of Suggested Changes to the submitted Local Plan which had been endorsed by the Council's Cabinet. The Inspector confirmed that he would not be dealing with the detailed suggested changes put forward by the Council at the forthcoming hearings since they had not been subject to formal public consultation. The Council confirmed that the situation had moved on since the suggested changes had been prepared; at present, they had no formal status and would be subject to public consultation if the Inspector confirmed that the additional evidence addressed his earlier concerns and the examination could make further progress.
- 6.4 **Cllr Derek Hough** (Alsager) sought guidance on which hearing sessions he should attend, since his comments went across all matters; he was also keen to know the Inspector's interim views on the additional evidence as soon as possible. The Inspector confirmed that he could attend any of the hearing sessions, either as a participant or an observer, given the wide-ranging inter-relationship of his comments; he would issue his interim views as soon as he had given due consideration to all the points made, hopefully some time later in November 2015. He understood the links between the revised Spatial Distribution of Development and specific sites, but hoped that the forthcoming hearing sessions would focus on strategic issues relating to the revised distribution rather than on specific sites.
- 6.5 **Debbie Jamieson** (local resident) welcomed the commitment to a minimum 6-week consultation period, but asked for public holidays (eg. Christmas/Easter) to be taken into account. She also asked about progress on the Council's additional evidence relating to indoor and outdoor sports provision. The Inspector asked the Council to take account of public holidays in any consultation periods. The Council were currently working on the Indoor Sports Strategy and Outdoor Playing Pitch Strategy, in consultation with Sport England; some of the evidence was more related to the subsequent Development Management and Site Allocations DPD (DMSADPD), and some would be subject to separate public consultation. When the evidence was finalised, it would be submitted to the examination, if appropriate and relevant.
- 6.6 **Hon Alderman Derek Bould** (Alsager Residents Action Group) asked some detailed questions about the Council's statement to the PM, questioning the relationship between the updated Green Belt Assessment and the revised Spatial Distribution of Development; he also referred to the need for specific evidence to address the concerns about particular site allocations. The Inspector explained that some of his concerns related to the content and merits of the additional evidence, which would be discussed at the hearing sessions. The Council had yet to formally respond to participants' statements on specific sites, but the Inspector asked them to bear in mind the need to provide any detailed evidence before these matters were discussed.
- 6.7 **Sebastian Tibenham** (Pegasus; Tatton Estate) sought clarification about submitting additional material relating to his hearing statement on the need for logistics development. The Inspector reiterated his view that the forthcoming hearing sessions would focus on considering the Council's approach to assessing development needs, including logistics; if he needed further detailed evidence due to shortcomings in the Council's approach, he would request it from participants. He confirmed that, at this stage, he would not accept any further material related to participants' statements unless he specifically requested it.
- 6.8 **Peter Yates** (Planning Consultant) was concerned about the lack of public consultation on the additional evidence, particularly with Town & Parish Councils and community groups not already involved in the examination process; he also asked how and when people would be able to comment or be consulted on further material currently being prepared by the Council on other aspects of the Local Plan, including site selection; and was also concerned about delays in the uploading of documents on to the Council's website. The Inspector referred to the Council's approach to engagement during the suspension period, including involving Town & Parish Councils and community groups; he reiterated the Council's commitment to public consultation on the suggested changes if and when the additional evidence had been endorsed. He also explained the distinction between information and evidence now available for the forthcoming hearing sessions and other material that the Council was drawing together for later stages of the examination process; this latter information would be available for public consultation at that stage. Since it was the Council's plan, they were always entitled to the last word. Sometimes, there were delays in uploading documents to the website, but these were usually due to electronic, technical and administrative problems; normally, documents would be uploaded to the website as soon as practicable.

- 6.9 **Rafe Wakelin** (ARAG) highlighted the split between the settlements in the north and south of the borough, and the fact that many people in Alsager were disillusioned with the local plan process. The Inspector always encouraged local people to present their views on local plan issues within the framework of the process, and was disappointed if they no longer wished to engage in the process.
- 6.10 **Paul Goodman** (Handforth PC) asked whether the Council could issue a press release outlining the next stages of the local plan process, including public consultation. He was also concerned about when and how issues relating to the Duty to Co-operate would be considered; whether the Council intended to formally withdraw any of the evidence already in the examination library; base dates for the evidence; and whether all development needs would be met within the amended Local Plan Strategy. The Inspector explained that, technically, the legal requirements relating to the Duty to Co-operate ceased when the Plan was submitted for examination, but he was keen to ensure that aspects relating to cross-boundary issues, including the views of neighbouring authorities, had been fully addressed; these would be dealt with under each of the main matters. The Council confirmed that the Duty to Co-operate essentially dealt with cross-boundary matters; they would consider the possibility of issuing a press release and give details of any withdrawn or superseded evidence in their forthcoming response statements. They also explained that most of the evidence related to the plan period (ie. 2010-2030), apart from snapshots of housing land supply; decisions about the amount of development to be allocated in the Part 1 Local Plan Strategy and the balance to be provided in any subsequent DMSADPD or neighbourhood plans would be made when the site-selection process had been completed.
- 6.11 **Dr Ken Morris** (Goostrey PC) was concerned about the length of the plan-making process and whether constant challenging of the Council's evidence by other participants would increase the length of time before an adopted Local Plan was in place. The Inspector said that in an ideal world, the Council would submit a plan that it thought was sound and that with a few modifications could be adopted. Where there were shortcomings in the soundness of a submitted plan, and the Council had to produce additional evidence, it was inevitable that the timescale of the process would be lengthened. The longer the process continued, the greater the likelihood that new or amended national policies would emerge. In response to the Inspector's question, the Council confirmed that they did not intend to formally withdraw the submitted plan, and that the amended plan would, in their view, not represent a fundamentally different strategy, but an evolution of the original strategy.
- 6.12 **In closing** the PM, the Inspector thanked everyone for attending and reminded participants to make the best use of the time between now and the start of the resumed hearing sessions, including making themselves familiar with all the relevant documents included in the Examination Library, including the statements submitted to the forthcoming hearing sessions (which are now available on the examination website. Apart from the Council's responses, no other statements were expected before the hearings resume. If anyone wished to liaise to participate through a single spokesperson, they should contact the Programme Officer as soon as possible. He confirmed that Notes of the meeting would be available within the next few days, along with the programme for the forthcoming hearing sessions. The meeting closed at about 2.00pm.

Appendix 6

Inspector's timetable (eLPS)

Appendix 1 – Inspector's Timetable

CHESHIRE EAST LOCAL PLAN STRATEGY FUTURE PROGRESS OF EXAMINATION

w/c 31 August 2015	PO announces date of Procedural Meeting (6 October 2015) and likely dates and MIQs for resumed hearings (21-23 & 27-29 October 2015)
17 September 2015	Council considers report on additional/amended/deleted site allocations
28 September 2015	Deadline for receipt of statements for resumed hearings
by 30 September 2015	Council submits additional suggested revisions to the submitted Plan (Chapters 9-14 & 16), along with feedback from the workshops and meetings held on 3-4 August 2015
6 October 2015	Procedural Meeting
21-23 & 27-29 October 2015	Resumed hearings to review and assess additional evidence produced during suspension of examination and consider its implications for the submitted Local Plan Strategy
mid-November 2015	Inspector issues further Interim Views on outcome of resumed hearings
December 2015	Council publishes revisions (focused changes) to submitted Plan, along with new or amended strategic site allocations, for public consultation,
March 2016	Resumption of hearings to consider site allocations (including additional, amended and existing sites), along with other focused changes to the submitted Local Plan Strategy
May/June 2016	Main Modifications to submitted Local Plan Strategy published for public consultation
Mid-2016	Possible re-opened hearings to consider new matters arising from public consultation on Main Modifications
Late-2016	Inspector's report on soundness and legal compliance of submitted Local Plan Strategy, with recommended changes
Late-2016	Council adopts Local Plan Strategy

Note: Above is the Inspector's provisional programme for the remainder of the examination as he sees it, assuming that all stages are concluded to the Inspector's satisfaction and was issued to the Council as shown for information on 27 Aug 2015. The Council is working to meet his programme which will be discussed and confirmed in more detail at the examination procedural meeting scheduled for 6 Oct 2015.

Appendix 7

Land at Wistaston Green Road appeal decision 2228115

Appeal Decision

Inquiry held on 21st -23rd July 2015

Site visit made on 23rd July 2015

by Jonathan G King BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 October 2015

Appeal Ref: APP/R0660/A/14/2228115

Land at Wistaston Green Road, Wistaston, Crewe, Cheshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Harlequin (Wistaston) Ltd against Cheshire East Council.
 - The application Ref 14/1326N, is dated 4th March 2014.
 - The development proposed is for residential development of up to 150 dwellings and access.
-

Decision

1. The appeal is allowed and planning permission is granted subject to the conditions set out in the attached annex to this decision.

Preliminary matters

The application

2. The application is in outline with all matters reserved other than access.
3. The application form describes the proposed development as: "*Outline planning permission for up to 150 residential dwellings to include access. All other matters reserved for future consideration*". For simplicity this has been amended to the form given in the main heading.
4. Numerous documents were submitted with the application including: Planning Statement; Design & Access Statement; Landscape & Visual Impact Assessment; Desk Study Report; Transport Assessment; Junction Capacity Assessment; Tree Quality Survey; Services & Utilities Review; Heritage Statement; Ecological Assessment; Agricultural Land Quality Report; Air Quality Assessment; and Flood Risk Assessment & Surface Water Drainage Strategy.

The Environmental Statement

5. An Environmental Statement (ES) was submitted with the application. In May, an addendum ES was submitted; and following a request from the Planning Inspectorate, additional information was submitted shortly before the opening of the Inquiry. It was agreed between the parties that publicity should be carried out. The Inquiry was kept open during this period. Closing submissions followed in writing and the Inquiry was closed by letter on 10th

September 2015. I have taken into account the responses to this later round of consultation.

Statements of Common Ground

6. The appeal is accompanied by Statements of Common Ground (SoCG) concerning highways and transport matters (May 2015); housing land supply (June 2015); planning (June 2015); and landscape (July 2015).

Putative reasons for refusal

7. The appeal is against non-determination. However, the Council considered the proposal and resolved to contest the appeal for the following reasons:
 1. *The proposed residential development is unsustainable because it is located in the Open Countryside, contrary to Policies NE.2 (Open Countryside) and RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, Policy PG 5 of the Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework and create harm to interests of acknowledged importance. The application is also contrary to the emerging Development Strategy.*
 2. *In the opinion of the Local Planning Authority, the proposed development would cause a significant erosion of the Green Gap between the built up areas of Shavington* and Crewe and would adversely affect the visual character of the landscape which would significantly and demonstrably outweigh the benefits of the scheme notwithstanding a shortfall in housing land supply. The development is therefore contrary to Policy NE.4 (Green Gaps) of the Borough of Crewe and Nantwich Replacement Local Plan 2011, and guidance contained in the NPPF. [*NB see para 8 below]*
 3. *The site comprises 5.05ha (67%) best and most versatile agricultural land, the loss of which weighs against the proposal in the overall planning balance, and when taken cumulatively with the other factors referred to in (1) and (2) above renders the development unsustainable and the harm caused would significantly and demonstrably outweigh the benefits and is contrary to Policy NE.12 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the provisions of the National Planning Policy Framework.*
8. These putative reasons for refusal differ from those originally put forward by the Council. In particular references were omitted to: (a) there being in excess of 5 year's supply of housing land; (b) the policies of the emerging Local Plan Strategy, including reference to the Green Belt; (c) highway safety; and (d) the impact on barn owls. Although the putative reasons refer to the site being in the Green Gap between Shavington and Crewe, this is an error. It is between Nantwich and Crewe (Wistaston).

Planning Obligation

9. A Planning Obligation agreed between the Council, the landowners and the applicant was submitted during the course of the Inquiry. This is a material consideration in my determination.

The Development Plan

10. The development plan is the *Borough of Crewe and Nantwich Replacement Local Plan 2011* (LP), adopted in 2005, with an end date of 2011. A number of relevant policies of this plan, including those relied upon by the Council in this appeal, were formally “saved” in 2008 by virtue of a Direction from the Secretary of State.
11. The Council has prepared and submitted for examination its *Local Plan Strategy* which will, if adopted, supersede the present local plan. At the time of the inquiry, the Examination had been suspended for some time in order to allow the Council to reconsider its position with respect to housing land supply. During the course of the Inquiry, the Council’s Cabinet endorsed additional evidence to the Examination and suggested revisions to the submitted plan. I understand that at the time of writing the Examination is about to resume. In view of the present level of uncertainty, I do not afford this emerging plan any significant weight.
12. The Council acknowledges that it presently cannot demonstrate a 5 year deliverable housing land supply and therefore paragraph 49 of the National Planning Policy Framework (NPPF) – which states that in such circumstances relevant policies for the supply of housing should not be considered up to date – is engaged.

Main Issues

13. The main issues in this case are:

The effect of the proposed development on:

- 1. the Green Gap and its objectives;*
- 2. the countryside and the landscape character of the area;*
- 3. the supply of Best and Most Versatile Agricultural Land;*
- 4. highway safety and accessibility by means other than the private car;*

and

- 5. having regard to the foregoing, and all other relevant aspects of the economic, social and environmental dimensions of sustainability, whether the proposed development would be sustainable;*

and against that background:

- 6. (a) whether the development plan is absent, silent or its relevant policies are out of date;*

(b) if so, whether any adverse impacts of granting permission for the proposed development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; and

(c) if not, whether the proposed development would accord with the development plan. If it is in accordance, whether other material considerations indicate that it should be refused; and, if it conflicts, whether other material considerations indicate that it should be permitted.

14. These issues were agreed by the advocates for both main parties as appropriate.

Reasons

15. The appeal site – 2 plots of agricultural land with a house and its grounds (Little West End) in between - is separated from the housing area of Wistaston by a small, tree-lined brook. To the south west and south east it is bounded by Wistaston Green Road that loops around to link the existing housing to the A530 Middlewich Road / Nantwich Road.
16. The conclusions on my first 4 issues form the basis for concluding on the fifth, which concludes overall on the question of sustainability, taking other considerations into account. I take them in turn, concluding on each by reference to the issue and with respect to the 3 dimensions of sustainability as set out in the NPPF: economic, social and environmental.

Issue 1 – The Green Gap

17. The site lies within an area designated in LP Policy NE.4 as the Wistaston / Nantwich Green Gap, an area of mostly undeveloped land that lies between the built up areas of Crewe (at Wistaston) to the east and Nantwich to the west. The part of the Gap that includes the site is about 2.5 km in width, very nearly its widest part. Further to the south it reduces to around 900m.
18. The purpose of Green Gaps as set out in the present local plan is to maintain the definition and separation of existing communities and to indicate support for the longer term objective of preventing a number of settlements from merging into one another. The policy says that approval will not be given for the construction of new buildings in the Green Gap which would either (1) result in the erosion of the physical gaps between built-up areas or (2) adversely affect the visual character of the landscape. Exceptions to the policy will only be considered where it can be demonstrated that no suitable alternative location is available.
19. So far as the first criterion of the policy is concerned, the construction of up to 150 dwellings on 7.6 hectares of land would not be an inconsiderable development; and the development would clearly physically erode the Gap by the width of the site: approximately 200 metres. Policy NE.4 does not allow for any flexibility in the degree of erosion, therefore I must conclude that the development would be contrary to this criterion. That said, 200 metres represents a fairly small proportion of the overall width of the Gap. Having regard to the purposes of the policy, the settlements would remain physically defined and separate, to an extent greater than in other parts of the Gap, albeit that the separation distance would be slightly reduced. In that context, I do not consider that the Gap would be eroded significantly or its purposes materially compromised. In my view the significance of the site in terms of the contribution that it makes to the effective functioning of the Gap as a means of separation is fairly small.

20. As for the second criterion, the main visual characteristic of the Gap so far as it relates to its functions is that it is largely undeveloped. Having regard to the overall width of the Gap locally, I consider the significance of the site in terms of the contribution that it makes to that character is limited. However, I consider the subject of the landscape character of the area in more detail under my second issue; and do not conclude on this now.
21. The appellant has not sought to demonstrate that no suitable alternative location is available and therefore the proposal cannot be considered as exceptional within the terms of the policy.
22. The Green Gap policy is proposed to be continued in the emerging local plan. However, the original intention to introduce a new Green Belt in substitution of some areas of Green Gap has been withdrawn. The present intention is to identify "strategic Green Gaps", together with consideration of a further "local gaps" policy in the forthcoming Sites Allocations and Development Policies DPD, recognising that some gaps may be either more or less critical. Material submitted in support of the revised proposed Green Gap policy states that there is insufficient evidence to define a detailed boundary to the Green Gaps, and so the present policy is intended to be saved, together with the present boundary until detailed boundaries are defined at a later stage. It remains to be seen whether this approach will be found sound in the Plan Examination.
23. The NPPF does not provide any direct basis for Green Gap policies, as it does, for example for the Green Belt. Nonetheless, the definition and separation of existing communities and preventing settlements from merging by means of the Green Gap policy arguably contributes to the social dimension of sustainability, in that it could contribute to supporting (in the words of the NPPF) strong, vibrant and healthy communities. It also contributes to the social and environmental dimensions by maintaining a high quality rural environment. I am in no doubt that the policy has significant local support. By eroding the extent of the Green Gap, the proposed development fails to promote its aims. However, as the harm to those aims and to sustainability would not be substantial, I conclude that the development would be only marginally unsustainable by reference to this issue.
24. I am mindful that the development could also contribute to a cumulatively greater impact, should other similar developments be permitted, leading to "creeping encroachment". Indeed, the supporting text to the policy refers to the potential of the principal traffic routes through the Gaps to increase pressure for new development up to and along them. However, each proposal would have to be considered on its individual merits. The proposed development, if permitted, should not be taken as accepting of, or encouraging other proposals in the Green Gap.
25. I address the question of whether this policy is a "relevant policy for the supply of housing" for the purpose of applying paragraph 49 of the NPPF, and whether it should be regarded as out-of-date under my sixth issue. For now, I simply note that the development would be contrary to Policy NE.4.

Issue 2 – Countryside & landscape character

26. The site is subject to LP Policies NE.2 (open countryside) and RES.5 (housing in the open countryside) which apply to all land beyond the designated urban boundaries. The proposed development falls outside the very limited

categories of housing that are acceptable under them. It follows that it would be contrary to these policies. As with Policy NE.4, I address under my sixth issue the question of whether they are relevant policies for the supply of housing for the purpose of applying paragraph 49 of the NPPF, and whether they should be regarded as out-of-date.

27. Policies NE.2 / RES.5 do not include any criteria relating to the protection of landscape character, though the supporting text of the former refers to keeping development in the open countryside to a minimum in order to protect its character and amenity. This reflects the core planning principle of the NPPF that the intrinsic character and beauty of the countryside should be recognised, with the planning system contributing to and enhancing the natural and local environment. But the NPPF does not seek to protect all countryside from development: it concentrates on the protection of "valued" and "distinctive" landscapes, for example, those subject to specific designations; and seeks to encourage development on previously developed land. This site is not subject to any specific landscape designations; and though it is obviously valued by local residents, I do not consider that it falls within the category of a "valued landscape" as I understand the NPPF to use the phrase. By reference to the range of factors set out in the *Guidelines for Landscape and Visual Impact Assessment* (The Landscape Institute & Institute of Environmental Management & Assessment), including landscape quality (condition) scenic quality and perceptual aspects, it does not rank highly in my view.
28. I agree with the appellant's assessment that, as a starting point, the site itself has a "low" landscape value and "ordinary" quality, with the visual quality being "moderate". It is undeveloped agricultural land, and it possesses no special qualities that would elevate its importance. It is affected by other urban influences such as a large above-ground sewage pipe, pylons and overhead wires. I agree that it is reasonable to conclude that the existing visual quality is no higher than "moderate". That notwithstanding, it is clear that the proposed development would radically affect the character of the site itself, as the fields would largely be replaced by housing of suburban character.
29. I have considered the respective Landscape and Visual Impact Assessments (LVIA) of both parties. Mitigation of the visual impact of the development by way of planting forms part of the proposals. Following mitigation, the LVIA prepared on behalf of the appellant assesses the residual effects as being "moderate adverse" from the footpath (on the western boundary); from Wistaston Green Road and Middlewich Road (at the junction of the south west boundary); for users of the car park and the footpath to the east. From all other identified locations, the residual effect was assessed as "minor adverse". For the Council, the residual effects were generally assessed as being greater and more significant. Notwithstanding the use of analytical techniques that attempt to provide an objective framework, it is by no means unusual for landscape architects to reach differing conclusions because the input is unavoidably subjective. This case is no different.
30. Insofar as the site is a component of the wider landscape of which it forms a part, there would doubtless be some impact on the character of the latter. But it was agreed between the parties at the Inquiry that such impact would be essentially local. I also agree. Principally owing to the lie of the land and intervening physical features such as trees and existing development, the site is not readily visible in the landscape other than in close views. It does not

contribute significantly to the perception of there being a gap between the settlements; and it is not possible to see it from the Nantwich side of the gap. In that context, I have not found reference to the Cheshire Landscape Assessment or to the Wimboldsley Character Area of any great assistance, especially as the Council acknowledges that the broader landscape contains strong contrasts and many local variations; where the settlement pattern is obvious in places; and where the road infrastructure and built environment in general can be seen.

31. Even locally, the site is not prominent. Parts are visible in public views from some of the length of Wistaston Green Road; to a limited extent from the main A530 road; and from sections of the footpaths that run along the brook and from adjoining pedestrian rights of way. Limited views of the development would also be visible from the existing housing.
32. From the A530, the site is seen in the context of other development on the East / South-East side of that stretch of highway. When walking or driving along it towards Crewe / Middlewich in the vicinity of the site, one is aware that one is approaching a built-up area. The road has a 30mph speed limit; there are footways; some groups of houses, a plant nursery and the Rising Sun pub on the corner of Wistaston Green Road. A little further on, beyond the site there is a large car dealers. I would categorise this stretch of the road as being "suburban fringe". Taking account of the proposed planting, I do not believe that the proposed development would materially alter the perception of the landscape character of the area when viewed from this road.
33. Wistaston Green Road in the vicinity of the site forms a loop, exiting the urban area to the north east of the site and running along its eastern and southern / south western boundaries before joining the A530. Parts of the existing housing estate beyond the brook are visible from places, but much is screened by the intervening trees and vegetation along the brook. Beyond the built up area, it has the character of a country lane, with the land to either side, including the site, being mostly undeveloped apart from the occasional dwelling. It does not have footpaths or other more urban characteristics over most of its length.
34. I do not accept that, if the proposed development were to go ahead, Wistaston Green Road would form a new "natural" boundary to the urban area. It would certainly provide a firm identifiable boundary, but it would not, in my view, be as effective as the present boundary, marked by the tree-lined stream that provides a substantial physical and visual screen to the suburban development to the east. Even with the proposed planting, I believe that the development would have a much greater visual impact, with the character of the road altered from that of a country lane to urban fringe. This would be particularly noticeable from Wistaston Green Road at its north-eastern end, in the vicinity of the car park, where the site rises quite steeply.
35. The walkway along the brook in the vicinity of the site is attractive and a recreational and practical asset to the local area that links into a broader footpath network including the Crewe – Nantwich Greenway and amongst other things gives access to recreational green space, including "Joey the Swan" to the south-east. When walking along the path by the site, at times one is aware of the presence of the housing estate on higher ground close by, but the main

- impression is of being in the countryside, an important element of which is the appeal site rising to the other side of the brook.
36. Even though there is intended to be a stand-off between the brook and the proposed housing, together with additional planting, I consider that the "natural" elements of the visual quality of the walkway and the enjoyment of those using it would be diminished by the proposed development.
 37. Views from the direction of the housing estate towards the site are limited to private views from a number of houses on its south-western edge. Valued though they may be to the individual householders, their context is of the suburban housing with which the proposed development would be visually compatible.
 38. On my site visit I viewed the site of an application for housing off Church Lane, a short distance to the south east, which in 2014 was also the subject of an appeal [APP/R0660/A/14/2213505]. The Inspector concluded that the visual impact on the landscape would be limited to the site and its immediate environs. The evidence fell short of proving that the land had such visual landscape quality in its own right as to make its loss unacceptable, nor that the sensitivity of the user and the adversity of the effect would be so great as to prevent residents and visitors from achieving normally acceptable levels of amenity. Notwithstanding that the Secretary of State dismissed the appeal on grounds of prematurity pending the resolution of the Green Belt issue – now resolved – he agreed with this assessment. I have considered the evidence of the Council's landscape witness, but I take the view that the present case is comparable in many respects. Indeed, I would suggest that it is rather less visually sensitive, given the proximity of the Church Lane site to the "Joey the Swan" recreational area. I find no good reason to depart from the conclusions of the inspector in that case.
 39. Overall, I conclude by reference to the second criterion of Policy NE.4 that, despite being valued locally, the site itself has a low landscape value and "ordinary" quality. It contributes little to the character of the wider landscape or to that of the Green Gap. Though the proposed development would have a number of adverse effects, as set out above, and thereby be contrary to the policy, they would be local and the degree of impact would be only moderate. In view of the very limited contribution the site makes to the wider landscape, the harm to the landscape would be fairly slight.
 40. The maintenance and protection of the rural landscape fulfils the environmental role of sustainability. By reducing the area of undeveloped countryside, the proposed development fails to promote that aspect. However, as in practice the site makes little contribution to the visual character of the landscape other than locally, the harm to those aims would be insignificant.

Issue 3 – Agricultural land

41. The environmental role of sustainable development, as set out in the NPPF, includes using natural resources prudently. The planning system should contribute to and enhance the natural and local environment by protecting and enhancing (amongst other things) soils. The economic and other benefits of the best and most versatile agricultural (BMV) land should be taken into account by local planning authorities; and they should seek to use areas of poorer quality land in preference to that of a higher quality where significant

development of agricultural land is demonstrated to be necessary. LP Policy NE.12 (Agricultural Land Quality) goes beyond the provisions of the NPPF, by saying that development on BMV land will not be permitted other than in certain circumstances. I regard it as being out of date by reference to the later NPPF.

42. Part of the site (about 1.45ha) is graded 2 in the Agricultural Land Classification, and a further 3.63ha is Grade 3A, both in the BMV category – albeit that about a third of the latter is considered by the appellant to be unsuitable for agriculture owing to its slope and potential for flooding. Naturally, the loss of between 3.85 and 5.08 hectares of BMV land would be undesirable and inherently unsustainable in view of the fact that BMV is a finite resource. But the loss would be fairly small, and it has been agreed between the parties as not being a determinative matter, though one which would weigh against the development in the final balance.

Issue 4 – Highway safety & accessibility

43. Although some considerable concern has been expressed by a number of local residents and the Parish Council regarding the road safety aspects of the proposed development, the Highway Authority raised no objection; and the Council has not included the issue amongst its putative reasons for refusal.
44. The development would give rise to additional traffic, which would enter and leave the site by means of the 2 proposed accesses on to Wistaston Green Road towards its western end. The percentage change to the number of vehicles using Wistaston Green Road is estimated as being between 13% and 17% and just 1%-2% on the A530. As shown by the agreed Transport Assessment, it can be reasonably expected that most vehicles would turn right out of the site and use the fairly short length of the road up to its junction with the A530. Relatively few, estimated as 22%, would use the remainder of the road and the narrow bridge over the brook situated just before it enters the built up area.
45. The A530 junction is proposed to be modified as part of the development, ensured by a “Grampian” style condition that would require implementation prior to any dwelling being occupied. The Council accepts (in the Highways & Transport Statement of Common Ground) that there are no existing highway safety issues on the A530 since a package of road safety measures, including carriageway markings, a toucan crossing and a speed camera sign had been installed. The speed limit has also been reduced. It has been agreed that peak period junction performance will be improved when compared to the existing layout. I am satisfied that, far from increasing hazard at the junction, the modifications, including the introduction of traffic signals, would make it safer both for vehicles and pedestrians. The proposed accesses to the site incorporate adequate visibility splays and should not result in any reduction to highway safety.
46. Although the main parties also agree that there are no existing highway safety issues along the site frontage with Wistaston Green Road, it is nonetheless a country lane without footways or lighting over most of its length, with some blind bends and consequently it is a fairly hostile environment for pedestrians. The appellant has submitted an illustrative plan showing pedestrian routes within the site, and a condition (26) has been proposed requiring a scheme to be submitted and carried out for the connection of these

routes to the neighbouring area in broad conformity with it. The routes would allow pedestrians to make their way through the proposed development – mostly between the housing and Wistaston Green Road – thereby avoiding having to walk along that road. Pedestrian safety on the road would be materially improved. Connections would be made to the A530, to the Crewe – Nantwich Greenway and to the existing pathway alongside the brook, involving the construction of a bridge, in order to improve connectivity with the adjoining housing.

47. As part of its analysis of the application, the Council utilised the toolkit contained in the “North West Sustainability Checklist”, a method of assessing locational accessibility by reference to the distance from a range of local amenities. Though drawn up in the context of the now defunct regional plan, it still provides a rule of thumb for considering proposed developments. The checklist showed that the site met some of the criteria, including by reference to a local meeting place; bus stop, public right of way; amenity open space and playspace. Though it did not meet the minimum standards for others, including a railway station, child care facility, medical facilities, schools, pharmacy and supermarket, the Council concluded that there was not a significant failure; and acknowledged that the development would be no different to that already existing in the area, where residents would have to travel the same distances to most everyday services.
48. I conclude that the site has an appropriate level of access to all or most local services and facilities and would form a sustainable development in the context of sustainable accessibility and in respect of policy objectives contained in the NPPF. It has also been agreed that the site is located in a sustainable location that can be adequately accessed by non-car modes. I am satisfied that it is well located for easy access by private vehicle to the main road network and to Crewe and Nantwich. There is also a bus service to those centres and good pedestrian links into Wistaston and towards Crewe, which provide employment opportunities and the normal range of urban facilities, including shops, recreation and social amenities and educational provision all in reasonably close proximity.
49. I conclude on this issue that the development would not harm any road safety interests and that it would benefit from good accessibility to most common facilities, including by means other than the private car. I regard the site as being generally sustainably located.

Issue 5 – sustainability overall

50. In addition to the above issues, other matters have a bearing on overall sustainability of the proposed development.
51. First, the Council freely acknowledges that the Borough has a shortage of available housing land in that it cannot demonstrate a 5-year supply. The precise size of the available supply was at the time of the Inquiry a matter of conjecture and no figure was included in the Housing SoCG. However that document does confirm the view of the present local plan Inspector that the Council’s calculation of objectively assessed need was too low and that there had been persistent under delivery of housing in the past 6 years. The appellant calculates current supply as being perhaps as low as 2.65 years but, in the absence of up-to date information, I cannot take a view on the accuracy of this figure or any other. The local plan examination had been suspended to

- allow the Council to reconsider its position with respect to housing supply; and the outcome was at the time of the Inquiry unknown. As a result, the subject was not discussed.
52. The development would provide for 45 units of affordable housing through the Section 106 Agreement. There is no dispute that there is a need for affordable housing in Crewe. This site would go some way to making up the shortfall of both market and affordable housing, which would be a social benefit, and thereby fulfil the social role of sustainability.
53. The need for land to be released for housing development outside the presently-defined urban areas within the timescale of the emerging local plan is demonstrated by the observations of the Inspector presently conducting the examination into that plan. In his interim views (November 2014) he observed that the Plan as submitted proposes to release 16 sites from the Green Belt, either for housing and/or employment development (over 200ha) or Safeguarded Land (over 130ha). While he identified significant flaws in the process and evidence relating to the release of land from the Green Belt, he also took the view that the proposed level of housing growth seems inadequate to ensure the success of the overall economic, employment and housing strategy. Though the examination of the plan has a long way to go, I can reasonably conclude that there is a pressing for need for housing land, a proportion of which will have to be beyond the present urban boundaries. That will inevitably require a review of the extent of the areas designated as Open Countryside, and possibly the Green Gaps and the Green Belt.
54. The fact that there may be developer interest in other sites unconstrained by Policy NE.4 is far from demonstrating that such sites would be acceptable or that they would be developed. Until new sites are identified through the development plan system, applications – including those within the Green Gap – must be determined on their merits in the context of a lack of a 5-year supply of available housing land.
55. Second, The NPPF says that good design is a key aspect of sustainable development. In my opinion, the Design and Access Statement is not of the highest quality. Indeed, at the Hearing, the appellant's landscape architect sought to distance himself from some of its content. However, the Council (in its Committee report) concluded that the development would comply with LP Policy BE.2 (Design Standards) and the NPPF. Other than means of access, the remaining design elements of the proposed development are reserved for later approval. I have no reason to believe that it would not be possible to create a living environment of satisfactory quality on this site. It would include open space, provision of which is assured by means of the Section 106 Agreement, planting, and pedestrian linkages to the footpath network. The proposed conditions include a number of other sustainable design features. I conclude that the development would be sustainable by reference to this matter.
56. The Council acknowledges that there would be some economic and social benefit by reason of the New Homes Bonus; future residents' spending; and the use of local facilities.
57. No issue has been taken by the Council with respect to the effect of the proposed development on other matters including trees, heritage, ecology (for which the Section 106 Agreement makes mitigation provision), air quality,

flood risk and drainage. Several of these matters are addressed by specific conditions in order to assure the acceptability of the development.

58. Taking all of these considerations together, I take the view that the location, including accessibility to facilities and infrastructure, together with the provision of needed housing and affordable housing, on balance render the proposed development highly sustainable. This is notwithstanding the comparatively minor unsustainable elements I have identified, including the effect on the Green Gap, the local effect on the landscape, and on BMV agricultural land. Therefore, I conclude on balance that the development would by reference to all 3 elements of sustainability and in all critical respects be sustainable. The NPPF (Paragraphs 12 and 14) says that at its heart is a presumption in favour of sustainable development.

Issue 6 – the balancing exercise

59. For decision-taking, the presumption means that proposed development that accords with an up to date local plan should be approved without delay; and where it conflicts it should be refused unless other material considerations indicate otherwise.
60. In this case, I have found that the proposed development would be contrary to Policies NE.2 / RES.5 and NE.4. Consequently, it should be refused, provided the local plan is up to date, unless material considerations indicate otherwise. But if the relevant policies of the development plan are absent, silent or out of date, it should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole.
61. This process ultimately requires a balance to be carried out, but at the start it is necessary to determine whether the development plan is absent, silent or the relevant policies are out of date. In this case there is no suggestion that the development plan is either absent or silent. There is an adopted local plan; and the site of the proposed development is subject to relevant policies: NE.2 / RES.5 and NE.4.
62. As for being out of date, the present local plan was intended to run up to 2011, but the mere fact that it is beyond its end date should not mean that it is necessarily “out of date”, in whole or in part, unless its policies are no longer relevant owing to significantly changed circumstances, for example they do not reflect those of the Framework.
63. The purpose of Policies NE.4 and NE.2 to protect the character of the countryside is broadly consistent with the Framework. The protection of the Green Gap as a means of maintaining the separation of settlements in Policy NE.4 has no specific basis in the Framework, but I have already concluded that its purpose to maintain the separation of settlements is a reasonable planning objective in the interests of sustainability. Consequently I do not consider that either policy is out of date by reason of inconsistency.
64. However, Paragraph 49 of the NPPF says that *relevant policies for the supply of housing* should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Here, the Council accepts that it cannot do so. The remaining question, therefore, is whether for the purposes of applying paragraph 49 these policies are *relevant*

policies for the supply of housing. The term is not defined in the Framework and has been the subject of debate in the High Court when Inspectors' decisions have been challenged. In addressing this question I have had regard to a number of judgments which were brought to my attention at the Inquiry. Cases of particular note are *Barwood* [South Northamptonshire Council v SSCLG and Barwood Land and Estates Ltd[2014] EWHC 573 (Admin)]; *Richborough* [Cheshire East Borough Council and SSCLG vs Richborough Estates Partnerships LLP [2015] EWHC 410]; *Cotswold* [Cotswold District Council vs SSCLG [2013]EWHC] 3719 (Admin)]and *Wenman* [Mark Wenman vs SSCLG & Waverley Borough Council [2015]EWHC] 925 (Admin)].

65. In *Barwood*, Ousely J took the view that the question as to whether a particular policy falls within the scope of paragraph 49 is a matter for planning judgment. He opined that the phrase "*policies for the supply of housing*" is either very narrow and specific, confining itself simply to policies which deal with the numbers and distribution of housing, ignoring other policies dealing generally with the location of development or areas of environmental restriction, or alternatively it requires a broader approach which examines the degree to which a particular policy generally affects housing numbers, distribution and location in a significant manner. The judge concluded that the language of the policy cannot sensibly be given a very narrow meaning, because that would mean that policies for the provision of housing which were regarded as out of date would nonetheless be given weight, indirectly but effectively through the operation of their counterpart provisions in policies restrictive of where development should go. He contrasted general "counterpart" policies such as those seeking to prevent development in broadly defined areas, such as the open countryside, with those designed to protect specific areas or features, such as gaps between settlements, which could sensibly exist regardless of the distribution and location of housing and other development.
66. In the *Richborough* case, Mrs Justice Lang applied this reasoning to policies in the Cheshire East situation, concluding that Policy NE.4 falls within the second category ie one designed to protect specific areas or features. Leave has been granted for that judgment to be appealed but the case has not yet been heard. I have been directed by the appellant to a skeleton argument prepared on behalf of the Secretary of State which invites the Court to allow the appeal by Richborough Estates. The court is invited to consider the meaning of the phrase *relevant policies for the supply of housing*; whether it is appropriate to conclude that there are 2 categories of policy and that certain types of policy must be regarded as falling in to one or the other; and whether policies falling within the ambit of Paragraph 49 should be disapplied or bypassed in the overall planning judgment. However, I cannot accord this document any significant weight ahead of the judgment in the Court of Appeal.
67. Against that background, I take as my starting point the approach set out in *Barwood* that, if the expression *relevant policies for the supply of housing* is not to be given a very narrow meaning, the appropriate means by which to judge whether in any particular case a policy should be so described requires an examination of the degree to which it generally affects housing numbers, distribution and location in a significant manner.
68. By reference to the *Cotswold* and the *Wenman* judgments, the Council accepts that Policy NE.2 is a policy for the supply of housing and thereby out of date, but only in terms of its "geographical extent", with the wider purpose of protecting the countryside remaining relevant. I take the view that Policy NE.2

is, using the judge's expression in *Barford*, an obvious counterpart to policies designed to provide for an appropriate distribution and location of development. It imposes a near blanket presumption against housing development - other than in the very limited circumstances which do not apply here - outside the defined settlement boundaries. That effectively directs virtually all housing to within the defined settlements and is a counterpart to other policies of the plan related specifically to where housing should be located. It clearly affects the distribution and location of housing in a significant manner. At the time it was adopted, it may or may not have affected housing numbers. But now, when a 5-year supply of deliverable housing sites does not exist, there is no doubt in the matter. Whether directly or indirectly, it affects housing numbers and so is a relevant policy for the supply of housing. By reason of the Council not demonstrating a 5-year supply, it should be considered out of date.

69. In the *Richborough* judgment Mrs Justice Lang expressed the opinion that it seems unlikely that the Minister [when drawing up the NPPF] intended local policies protecting the environment or identifying areas where development would be inappropriate to be treated as out of date, solely on the ground that their indirect effect was to restrict the supply of housing in those areas, without consideration of their wider purpose. I agree. Those wider purposes must be considered. It seems to me that the proper way to do so is by following the approach of NPPF paragraph 14, under which a balance between any adverse and beneficial impacts of granting permission must be undertaken.
70. The wording of Policy NE.2 does not refer directly to the protection of the character of the countryside, but the supporting text implies that this is one of its purposes. Insofar as it is policy, this is a consideration to be taken into account in any final balancing exercise. However, that could be a largely theoretical matter as, in the event Policy NE.4 is found not to be out of date, that policy independently seeks to further a broadly similar aim.
71. The purposes of Policy NE.4 are to afford a Green Gap between built up areas and to protect the character of the landscape. In so doing, it obviously restricts development. Indeed, although the physical extent of the Green Gaps is less than that of the open countryside defined under Policy NE.2, it is arguably more restrictive, as it does not provide for even the limited development allowable under that policy. It is explicitly - in the supporting text to the policy - providing additional protection.
72. On that basis, it too must affect the distribution and location of housing; and, for the same reasons as I have given in relation to Policy NE.2, it may also have some impact on housing numbers. Bearing in mind that it operates alongside NE.2 and over a smaller area, and would become engaged mostly to prevent housing that otherwise might exceptionally be permissible under NE.2 (for example agricultural dwellings and infilling, none of which apply to the present proposal), the degree to which NE.4 could affect housing numbers, distribution and location is considerably less. Against that background, I do not consider that these things would be affected in a *significant manner*. I therefore conclude that Policy NE.4 is not a relevant policy for the supply of housing; and I conclude that it is not out of date.
73. This is in line with the *Richborough* judgment, but at odds with the conclusion of my colleague who determined the appeal relating to housing on land at Rope

Lane, Shavington [APPR0660/A/12/2173294], where Policy NE.4 was also found to be one relevant for the supply of housing. But that case predated both *Barwood* and *Richborough*, which provide the most up-to date analysis of the issue.

74. As the policy is not relevant for the supply of housing, I do not agree with the appellant's contention that the Green Gap boundaries are out of date because they reflect housing policy intended to run only up to 2011. Clearly a view will have to be arrived at as to whether the Green Gap defined in Policy NE.4 should be altered as part of the Local Plan presently undergoing examination. But it is not for me, in the context of this appeal, to pre-empt any such conclusion. Pending the outcome of the examination, I have no way of knowing whether the areas or the policies that apply within the current Green Gap may change. However, I note the Council's acceptance that it does not presently have the evidence to define detailed boundaries, thereby recognising that they may be subject to change within the context of the emerging plan.
75. Before embarking on the final balancing exercise, I shall recap on my findings thus far:
- (a) the development is on balance sustainable and thereby benefits from the presumption in favour. In reaching this conclusion I have had regard to all matters addressed under my issues 1-5;
 - (b) the development is contrary to Policy NE.2, which is a relevant policy for the supply of housing, but is out of date. Permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole;
 - (c) the development is contrary to Policies NE.4 and NE.12, which are not relevant for the supply of housing. Policy NE.4 is not out of date and carries full development plan weight. Development that conflicts with it should be refused unless other material considerations indicate otherwise. Policy NE.12 is not fully in accordance with the NPPF and should be given weight only insofar as it complies; and
 - (d) the purpose of Policy NE.2 of protecting the countryside is a material consideration notwithstanding that it is out of date as a relevant policy for the supply of housing. But this is a consideration that should in any event be taken into account under Policy NE.4.
76. My starting point should be the development plan insofar as it is up to date: ie Policy NE.4 in respect of which the presumption in this case is for refusal. The principal argument on the other side of the balance is the provision of about 150 market and affordable homes in the context of a lack of a 5 year supply of available housing land. That is clearly a benefit and a weighty consideration – one which the Council's planning witness agreed should be given "maximum" weight.
77. But it is not a consideration which in every case must outweigh policy. I have in mind the Secretary of State's recent (March 2015) decision in respect of an appeal at Audlem Road / Broad Lane, Stapeley [APP/R0660/A/13/2197532 and APP/R0660/A/13/2197529], in which he concluded that, although the proposal would represent sustainable development in terms of providing new housing and supporting economic growth, it would fail to do so in terms of being the most

effective way of improving the economic, social and environmental conditions of the wider area. But the development in that case was significantly different, including a local centre and employment development in addition to housing. Moreover, the Secretary of State considered the proposal to represent a piecemeal approach in the interim period before the housing land supply requirements have been finalised through the emerging local plan. The Council does not argue by reference to prematurity with respect to the present case.

78. Though Policy NE.4 would be breached, I have concluded that, while the proposed development would physically erode the Green Gap and would adversely affect the visual character of the landscape, the impact would be slight by reference to both factors and would not compromise the objectives of the policy or the NPPF. The Green Gap would remain effective and the effect on the landscape character of the countryside would be local and not very significant. With respect to Policy NE.12, the loss of BMV land has been agreed as not being a substantial factor. Set against this harm is the provision of a significant quantity of market and affordable housing. That is a very weighty material consideration. I conclude as a matter of planning judgment that it indicates that the determination of the appeal should be other than in accordance with the development plan.
79. With respect to Policy NE.2, insofar as it remains relevant, I conclude that the harm to the countryside would not significantly and demonstrably outweigh the benefits of the development, principally the provision the housing. On the basis of its acceptance that the policy is out of date in terms of its geographical extent, the Council acknowledges that the boundaries of the area designated as countryside may need to "flex" in some locations to provide housing land requirements. But it concludes that the appeal site is not one such location due to the impact of the development on the intrinsic value of the open countryside and the harm to the Green Gap. I consider that this approach is not consistent with the NPPF, in that where relevant policy for the supply of housing is out of date, permission should be granted, subject to the balancing provisos of the Framework.
80. I have concluded that the proposed development would be sustainable. In reaching that conclusion, I took into account the same matters as in the foregoing balancing exercises. It is important to ensure that these considerations should not be "double counted", thereby over-emphasising the weight of considerations supporting the development. Nonetheless, I would not reach have reached my conclusions in respect of the development plan unless I was certain that the development would be sustainable and thereby benefit from the presumption in favour.

The planning obligation

81. The appellant has entered into a Section 106 agreement which would take effect on the granting of permission and the commencement of the development. In accordance with the aims of the local plan, it provides for 30% of the houses (45) to be affordable. Consistent with LP Policies RT.3 and NE.5, open space would also be provided within the development, maintained by means of a management company (including the payment of a financial contribution for ecological mitigation purposes). The payment of an educational contribution to provide for educational needs arising from the development would also be made. Secondary school places are sufficient to

meet the needs of the proposed development, but additional primary school places would be required. I am satisfied that the terms of the obligations meet the tests of the NPPF and the requirements of Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 in that they are necessary to make the development acceptable in planning terms; they are directly related to the development and are fairly and reasonably related in scale and kind to it. The agreement is material to my decision.

Conditions

82. During the Inquiry a schedule of draft conditions was discussed and agreed between the parties. Most are in the interests of defining the permission or require the submission of additional details that did not form part of the outline application. In short, conditions 1 – 3 set out the normal timescales for development and the submission of reserved matters; and condition 4 defines the plans which are to be complied with. Schemes and details to be submitted and or implemented include: a scheme for A530 / Wistaston Green Road junction improvements (5), the timing of provision of accesses and visibility splays (18), and the closure of existing accesses (19) in the interests of highway safety; floor levels (6) and building materials (7) in order to achieve an acceptable design; flood risk assessment mitigation (8) to prevent or control flooding; provision of separate foul and surface water drainage (9) and a land remediation strategy (12) in order to prevent pollution; management of the undeveloped (buffer) zone between the proposed housing and the brook (10), and a lighting plan (11) in order to reduce the visual impact of the development; an environmental management plan (13) to protect residential amenity during construction; a travel plan (14), the provision of electric vehicle infrastructure (15), shared pedestrian / cycle routes (20) and their connection to existing footpaths (26), provision of recycling / bin store facilities (24) and broadband links (25) all in the interests of sustainable transport or sustainability generally; an arboricultural impact assessment (16), and a method statement for tree protection (17), a nesting bird survey (21) and an updated badger survey and mitigation report (22), all in the interests of environmental protection; and a scheme of archaeological investigation (23) to cater for the possibility of heritage features being discovered. All are in my view necessary, relevant to planning, related to the development, enforceable, precise and reasonable in all other respects.

Other matters

83. In drawing this conclusion, I have had regard to the substantial number of decisions by Inspectors and the Secretary of State brought to my attention by both main parties. In some cases they pre-date the latest High Court judgments concerning the issue of whether policies should be regarded as out of date; and so must be treated with caution. In some, the development was judged not to be sustainable. In others, prematurity was a determining factor pending the resolution of the extent of the Green Belt in Cheshire East – a matter then being addressed through the emerging local plan, but now resolved by the removal of such proposals. Prematurity is not an argument put forward in this case. I have therefore exercised my planning judgment on the basis of the material before me in this particular case.

84. I have also taken into account representations received from third parties, including from the Parish Council. Most relate to the main issues I have

identified in this decision. I fully appreciate the strength of feeling locally about these and other matters, including the potential for the development to harm wildlife and the value of the area recreationally; the risk of flooding; disturbance by noise and loss of residential amenity generally; and the inadequacy of local services to cope with additional population. But, having regard to the evidence before me, none outweigh the conclusions I have reached on the main issues which have led to my decision.

Overall conclusion

85. Having regard to all of the foregoing, I conclude that the proposed development is, on balance, acceptable. The appeal is allowed.

Jonathan G King

Inspector

Annex

CONDITIONS

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this decision.
3. The development hereby permitted shall begin either before the expiration of three years from the date of this decision, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development hereby permitted shall be carried out in accordance with the following approved plans;

- | | |
|--------------------------------------|--------------|
| • Location Plan | OS-002 |
| • Western Access | A083609-P005 |
| • Eastern Access | A083609-P002 |
| • Proposed Footway to Western Access | A083609-P005 |

And in conformity with

- | | |
|-------------------|---------|
| • Parameters Plan | 1902-04 |
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5. Prior to the commencement of the development hereby permitted, a signalised junction scheme for the junction at Wistaston Green Road and Middlewich Road in broad conformity with the design principles of plan A083609-P003 will be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.
6. Prior to the commencement of the development hereby permitted, details of existing ground levels, proposed ground levels and the level of proposed floor slabs shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Finished floor levels of proposed buildings shall be set no lower than:-

Southern Development Area A1: 35.5mAOD, Southern Development Area A2: 33.95mAOD, Northern Development Area 33.75mAOD.

7. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the dwellings to be erected shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
8. No development shall take place except in complete accordance with the mitigation measures as set out in the Flood Risk Assessment from Campbell Reith dated 4 March 2014 prior to occupation of the first dwelling.
9. The site shall be drained on a separate system, with only foul drainage connected into the public foul sewerage system. Surface water shall discharge to the watercourse via an attenuation scheme as required by condition 8.
10. No development shall take place until a scheme for the provision and management of an undeveloped zone is provided adjacent to Wistaston Brook and the Pond on site as shown in the Parameters Plan. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The schemes shall include plans showing the extent and layout of the buffer zone. This should include cross sections clearly showing the water, buffer zone and development.
11. Each reserved matters application shall be accompanied by a detailed lighting plan for the phase of development to which it relates. No development in that phase shall take place except in complete accordance with the approved plan.
12. Prior to the development commencing:
 - (a) A Phase II investigation shall be carried out and the results submitted to, and approved in writing by, the LPA.
 - (b) Should the Phase II investigations indicate that remediation is necessary, a Remediation Strategy shall be submitted to, and approved in writing, by the LPA. The remedial scheme in the approved Remediation Strategy shall then be carried out.

- (c) Should remediation be required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to, and approved in writing by, the LPA prior to the first use or occupation of any part of the development hereby approved.
13. Prior to the development commencing, an Environmental Management Plan to protect the amenity of existing residents during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
14. Prior to the first occupation of the development hereby permitted a Travel Plan setting out how non-car modes of transport shall be encouraged will be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved.
15. Prior to the first occupation of the development hereby permitted, details of Electric Vehicle Infrastructure to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. No property shall be occupied until the approved infrastructure relating to that property has been fully installed in accordance with the details. The approved infrastructure shall thereafter be retained.
16. An arboricultural impact assessment shall be submitted with each reserved matters application and shall inform the design of the layout. The reserved matters application shall make provision for the retention of those trees that are classed as Category A and Category B in the submitted survey.
17. No development shall commence (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement in accordance with British Standard 5837 has been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved Method Statement(s).
18. The approved works to form the site accesses shall be carried out prior to the first occupation of the development hereby permitted. The visibility splays

shall be kept clear of any object, vegetation or other obstruction of a height exceeding 0.6m above the level of the adjacent carriageway at all times thereafter.

19. The existing accesses shall be closed and any footpath / verge crossing reinstated in accordance with a scheme to be submitted to, and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The works shall be carried out in complete accordance with the scheme approved by the Local Planning Authority.
20. The reserved matters shall include a scheme for the provision of shared routes for pedestrians and cyclists and signage to be approved in writing by the Local Planning Authority. The approved scheme shall be carried out as approved.
21. Prior to any commencement of any development hereby permitted between 1 March and 31 August in any year, a detailed survey shall be carried out to check for nesting birds within the area of the proposed works and submitted to the LPA. Where nests are found in any hedgerow, tree or scrub to be removed a 4m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed in writing to the local planning authority by a suitably qualified person.
22. The first reserved matters application shall be accompanied by an updated badger survey and mitigation report. Any mitigation recommended in the report shall be completed before any of the dwellings are occupied.
23. No development shall take place within the application area until a scheme of archaeological investigation and recording has been submitted and approved in writing.
24. Details submitted in accordance with Condition 4 shall include details of the location, design and materials of proposed facilities for the disposal and storage of any refuse/recyclable materials, including details of any bin stores, shall be submitted to and approved in writing by the Local Planning Authority.
25. No dwelling hereby approved shall be occupied until details of high speed broadband infrastructure to all proposed dwellings within the development has been submitted to and approved in writing by the planning authority. The necessary infrastructure shall then be provided prior to first occupation of the

phase to which the infrastructure relates and thereafter retained in accordance with the approved details.

26. Prior to the commencement of the development hereby permitted, a scheme to connect footpaths from within the site to the neighbouring area in broad conformity with the detail shown on plan 1902_06 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation.

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APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Anthony Crean QC	Kings Chambers, Manchester, instructed by the Borough Solicitor, Cheshire East Borough Council
He called	
Ben Haywood BA(Hons) MA MBA MRTPI MCMi	Major Applications Team Leader Cheshire East Borough Council
Jan Gomulski BA(Hons) MA MCD CMLi	Principal Landscape Architect, Cheshire East Borough Council

FOR THE APPELLANT:

Paul Tucker QC	Kings Chambers, Manchester, instructed by Satplan Ltd.
He called	
Shaun Taylor BA(Hons) MCD MRTPI	Managing Director, Satplan Ltd.
David Appleton NDH MA CMLi	Director, Appletons
Luke Regan MSc MCIHT CMILT	Associate WYG Group

INTERESTED PERSONS:

Graham Roberts	Parish Councillor, on behalf of Wistaston Parish Council
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DOCUMENTS submitted at the Inquiry

On behalf of the Appellant

- 1 Opening by Mr Tucker.
- 2 Leave to appeal to the Court of Appeal: Richborough Estates Partnership LLP vs Cheshire East BC.
- 3 Skeleton Argument of behalf of the Secretary of State ref C1/2015/0894 in relation to forthcoming Court of Appeal Hearing - Richborough Estates Partnership LLP vs Cheshire East BC.
- 4 Speed Limit and Restricted Road Order 2013 (A530 Middleswich Road and approach Roads, Nantwich to Leighton) submitted by Mr Regan.
- 5 Report (Appendix 1 Annex F) and Minute of Cheshire East Council Cabinet meeting 21st July 2015 concerning Local Plan Strategy.
- 6 Extract from Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – The Landscape Institute & Institute of Environmental Management & Assessment

- submitted by Mr Appleton.
- 7 Appeal Decision APP/R0660/A/11/2158727 submitted by Mr Regan.
- 8 Draft revised plans (A083609-P001A & A083609-P002A) – Proposed western & eastern accesses to Wistaston Green Road submitted by Mr Regan.
- 9 Plan – Congleton Padgebury Lane Accessibility Comparison measurement points & table showing scores.
- 10 Closing Submissions on behalf of the Appellant.

On behalf of the Council

- 11 Opening submissions by Mr Crean.
- 12 High Court judgment: [2015] EWHC 410 (Admin)
Cheshire East Borough Council vs SSCLG & Richborough Estates Partnerships LLP.
- 13 High Court judgment: [2015] EWHC 488 (Admin)
Stroud District Council vs SOSCLG & Gladman Developments Ltd.
- 14 High Court judgment: [2014] EWHC 754 (Admin)
Bloor Homes vs SOSCLG & Hinckley & Bosworth Borough Council.
- 15 Appeal decision APP/R0660/A/13/2203883.
- 16 Appeal decision APP/R0660/A/13/2200462.
- 17 Extract from Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – The Landscape Institute & Institute of Environmental Management & Assessment.
- 18 Closing Submissions on behalf of the Appellant.

Other documents

(including those submitted following the Inquiry)

- 19 Statement from Mr Roberts on behalf of Wistaston Parish Council.
- 20 Completed S.106 agreement.
- 21 Draft schedule of agreed conditions
- 22 Bundle of 3 letters received in response to additional information relating to the Environmental Statement from:
Cyril H Jones
Mrs Janice A Jackson
Jonathan Hayes CEng MEng MICE.

Appendix 8

Suggested revisions to Local Plan Strategy Document PS E041

Suggested Revisions LOG

Local Plan Strategy:

REF	Policy / Chapter / Paragraph	Page	Suggested Revision
SR 1	Figure 1.1 CEC Local Plan Strategy Key Diagram	2	Key Diagram will be updated to reflect updated evidence and the outcomes of the examination hearing sessions.
SR 2	Introduction - Paragraph 1.11	3	Suggested revision to paragraph as follows: “The answer from neighbouring local authorities is that they are not in a position to assist, however other than High Peak Borough Council , and they have not asked Cheshire East Council to accommodate any of their development requirements either”.
SR 3	Introduction – paragraph 1.16	4	Suggested revision to paragraph as follows : A <u>revised Green Gap policy</u> new area of Green Belt is proposed in the vicinity of Crewe and Nantwich to ensure settlements here do not coalesce whilst still leaving appropriate scope for further development in the Plan period and beyond. The exact boundaries of this <u>revised new Green Belt area Gap</u> will be determined through the Local Plan Site Allocations and Development Policies Document.
SR 4	Introduction – paragraph 1.27	5	Suggested revision to paragraph as follows The overall growth proposition is to deliver <u>at least over 36,000</u> 27,000 new homes by 2030 and around <u>31,000</u> 20,000 jobs in the longer term by 2030. These figures represent a pro-growth policy position, that is forecast to see the Borough's population grow by around 40,000 <u>58,100</u> people. Policies in this Plan will also make sure that the right mix of new homes is provided to meet the needs of a growing workforce and support both current and future employers. This is set within the demographic context that Cheshire East will have a 26 <u>65%</u> increase in over 65s and a 35 <u>134%</u> increase in over 85s by 2024 <u>over the Plan period</u> .
SR 5	Introduction – paragraph 1.30	5	Last sentence will be updated when the number of sites are known following the outcome of the consideration of sites in the examination process: “There are 31 strategic sites, 9 strategic locations and 6 safeguarded sites proposed in this Plan”.

SR 6	Introduction – paragraph 1.39	6	<p>Sentence will be updated when the number of sites are known following the outcome of the consideration of sites in the examination process:</p> <p>“In total, the Plan proposes detailed boundary amendments to the Green Belt that exclude an area of less than 1% of the total existing area of Green Belt in the Borough”.</p>
SR 8	Introduction – paragraph 1.43	6	<p>Suggested revision to paragraph as follows :</p> <p>This Plan will provide for <u>at least</u> over 36,000 27,000 new homes by 2030. This does not mean house building to meet a false target, but a considered approach to meeting the needs of future demographic changes and to make sure that current and future employers have a skilled, local workforce who can support their growth.</p>
SR 9	Duty to Co-operate – paragraph 3.5	37	<p>Suggested revision to bullet points as follows:</p> <p>Progressive iterations of this Plan have directly addressed specific cross boundary issues raised by neighbouring authorities and consultees. Full details of the changes / shared understandings are referred to in the Duty to Co-operate Statement and are summarised below:</p> <ul style="list-style-type: none"> Reduced development proposed south east of Crewe with less land to be removed from the Green Belt and a <u>revised Green Gap</u> proposed new Green Belt in the Crewe/Nantwich area. <p>A housing requirement figure that does not adversely impact on neighbouring areas and assists with housing needs in High Peak.</p>
SR 10	The Case for Growth – paragraph 4.4	40	<p>Suggested revision to paragraph as follows :</p> <p>The Government has invited Local Enterprise Partnerships (LEP) to produce Strategic Economic Plans (SEPs) for their areas as the basis of funding negotiations to drive economic growth. The emerging Cheshire and Warrington SEP includes a number of transformational projects in Cheshire East including High Growth City, which focuses on linking Crewe and Macclesfield by way of Congleton to create a 'corridor of opportunity'. The sustainable growth aspirations set out in the Local Plan Strategy are a key element in meeting the ambition of a LEP and fulfilling Cheshire East's sub-regional role.</p>
SR 11	The Case for Growth – paragraph 4.9	41	<p>Suggested revision to paragraph as follows :</p> <p>Furthermore, there are clear demographic challenges in the Borough, with a declining proportion of working age population. The Strategic Housing Market Assessment Update (2013) Housing Development Study (2015) identifies that managing demographic change will become an increasingly important issue with the population in Cheshire East of pensionable age and above continuing to grow,</p>

			from <u>70,300</u> 83,524 in 2010 to <u>115,900</u> 124,544 by 2030.
SR 12	Vision for Cheshire East in 2030	47	Suggested revision to 3 rd paragraph as follows: “Well designed new employment and housing development will have been developed to <u>fully</u> meet local needs in locations that reduce the need to travel”.
SR 13	Vision for Cheshire East in 2030	47	Suggested revision to 7 th paragraph as follows: “Our many areas of landscape value, sites of nature conservation importance, characteristic waterways and heritage assets will have been protected from development, <u>conserved</u> and enhanced where possible, through environmental and heritage designations placed on specific assets including valued Green Belt <u>through appropriate development that recognises the importance of both designated and non-designated assets within their setting and safeguarding them for future generations.</u> ”
SR 14	Strategic Priority 1	51	Suggested revision to Strategic Priority 1 Point 8 as follows: “Supporting high quality design <u>and securing improvements to the built and natural environment.</u> ”
SR 15	Strategic Priority 2	51	Suggested revision to Strategic Priority 2 Point 5 as follows: “Ensuring that all new development is well designed, <u>has regard to local character and context and is sustainable and energy efficient</u> ”
SR 16	Planning for Growth – paragraph 8.2	60	Suggested revision to paragraph as follows : The NPPF also states that Local Plans should meet objectively assessed needs unless there would be significant adverse impacts or where the NPPF indicates development should be restricted. Key evidence of need in relation to the economy includes the Employment Land Review and local business surveys, whilst <u>population forecasts and other</u> key evidence to assess housing need <u>and capacity</u> has come from the <u>Strategic Housing Market Assessment (SHMA) 2010 and 2013 update, Housing Development Study 2015 and the Strategic Housing Land Availability Assessment (SHLAA) 2012 and population forecasts.</u>
SR 17	Policy PG1 – Overall Development Strategy	60	Suggested revision to Policy as follows : 1. Provision will be made for a minimum of <u>380</u> 300 hectares of land for business, general industrial and storage and distribution uses over the period 2010 to 2030, to support growth of the local economy. 2. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of at least <u>36,000</u> 27,000 homes between 2010 and 2030. This will be delivered <u>as follows – at an average of 1,800 net additional dwellings per year.</u>

			<p><u>Footnote added to state - The figure of 36,000 homes includes an allowance of 2,185 units of older person's accommodation; this encompasses both Use Classes C2 and C3.</u></p> <p>o 2010/11(35) to 2014/15 – an average of 1,200 homes each year (6,000 in total); o 2015/16 to 2019/20 – an average of 1,300 homes each year (6,500 in total); o 2020/21 to 2024/25 – an average of 1,400 homes each year (7,000 in total); 3.2. 2025/26 to 2029/30 – an average of 1,500 homes each year (7,500 in total) at an average of 1,800 net additional dwellings per year.</p> <p>3. In addition to meeting the full, objectively assessed needs of Cheshire East, provision will be made for up to 500 homes to assist with meeting the housing needs of High Peak Borough during the period 2020 to 2030. These will be delivered as follows: o 2020/21 to 2029/30 – an average of 50 homes each year (500 in total)</p>
SR 18	Planning for Growth – paragraph 8.4	61	<p>Suggested revision to paragraph as follows: “The Employment Land Review <u>and the Alignment of Economic, Employment and Housing Strategy report (2015)</u> are is the primary sources of evidence related to the requirements for employment land. <u>They</u> It uses a variety of methods to forecast the requirements for new employment land between 2009 and up to 2030. It <u>The Employment Land Review</u> considers the annual average rates of take-up of employment land over the past 25 years, as well as forecasting future demand for employment land using econometric data and population forecasts. It also looks at the annual average amount of employment land lost to other uses over the past 15 years”.</p>
	Planning for Growth – paragraph 8.5	61	<p>Suggested revision to paragraph as follows:</p> <p>Using all the available information, and in accordance with the 2004 ODPM Guidance Note on Employment Land Reviews, the study gives a range for the amount of employment land that will be required between 2009 and 2030. This range is between 278 hectares and 324 hectares, which includes a flexibility factor of 30% to reflect Cheshire East's aspirations for employment-led growth. This flexibility factor will allow the employment land supply to be flexible enough to deal with future economic changes, increases in employment land losses or increases in demand.</p> <p><u>The Alignment of Economic, Employment & Housing Strategy (AEEHS) report (2015) used updated econometric projections, which pointed to a significantly greater employment growth rate over the Plan period than the Employment Land Review's econometric projections did. The AEEHS used a methodology that is largely in line with the assumptions and approaches used in the Employment Land</u></p>

			<u>Review, but concluded that a 20% flexibility factor was more appropriate, given the use of more optimistic employment forecasts. The AEEHS results suggest that an additional 27 hectares will be required and so the revised Plan proposes sites that deliver employment land totalling 378 hectares.</u>
SR 19	Planning for Growth – paragraph 8.6	61	<p>Delete paragraph as follows:</p> <p>“The overall provision set out in the Employment Land Review equates to an annual provision of between 13.2 hectares and 15.4 hectares. Extrapolating this across the 20 year plan period gives an overall requirement of between 265 hectares and 308 hectares between 2010 and 2030. The minimum provision of 300 hectares of employment land as set out on Policy PG1 is toward the upper end of this range which is an appropriate figure for a strategy based on jobs-led growth”.</p>
SR 20	Table 8.1	61	<p>Amend Figures in table 8.1:</p> <p>“Completions 1st April 2010 to 31st March 2013: 1.6 Employment Land Supply 1st April 2013: 445.5 <u>112.8</u> Total Completions and Supply: 447.4 <u>114.4</u> Remaining (minimum): 482.9 <u>185.6</u></p>
SR 21	Planning for Growth – paragraph 8.8	61	<p>Suggested revision to paragraph as follows:</p> <p>As a minimum, the <u>The Housing Requirement set out in Policy PG1 responds to the Housing Development Study (2015) and Plan aims to meet the full objectively assessed need for an additional 27,000 36,000 dwellings that is predicted to arise in Cheshire East over the 2010 – 2030 period. The Housing Development Study has used the Department for Communities and Local Government (CLG) 2012-based household projections as a ‘starting point’ and applied a 10-year migration trend. The Study also projected economic activity rates up to 2030 and assumed that there are no further falls in unemployment. It considered the evidence on market signals along with the need for affordable housing and for older people (including C2 bed spaces). It then sought to identify the appropriate balance – between working residents and the number of people working in the Borough – that is necessary to achieve jobs growth of around 31,000 (an</u> This need is based on forecasting work using the latest Government projections and also factors in the Council’s aspirations for employment led growth, which seeks to deliver additional housing to enable a rate of jobs growth that average of 0.4 0.7 % jobs growth a year). Such a balance requires both migration flows and commuting flows to be sustainable over the Plan period. Given that the aging population of the Borough is reducing the proportion of residents of working age, and the generally low local levels of unemployment, such an increase in jobs would create more in commuting unless, as is intended, housing is provided at a level to match the employment</p>

			<p>growth. This level of employment growth—and the expansion in economic output that it is likely to bring—are considered realistically attainable, given the inherent potential of the Borough to attract economic investment. These rates of employment and economic output growth are also consistent with Cheshire East's previous (and strong) long-term economic performance. Such an approach also accords with the central tenant of the NPPF—the presumption in favour of enabling sustainable development.</p>
SR 22	Planning for Growth – paragraph 8.9	61	<p>Suggested revision to paragraph as follows:</p> <p>The <u>CLG 2012-based household projections (period 2012-2037)</u> were used as the 'starting point' for Council has used projections and forecasting as a basis for determining the objectively assessed need for housing. This links in with the draft paragraphs 15 and 16 of the National Planning Practice Guidance which makes it clear for the first time that:</p> <p><i>"Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need". (PPG 2015, Paragraph 15)</i></p> <p><i>"The 2012-2037 Household Projections were published on the 27 February 2015, and are the most up to date estimate of future household growth"" (PPG 2015, Paragraph 16)</i></p>
SR 23	Planning for Growth – paragraph 8.10	62	<p>Suggested revision to paragraph as follows</p> <p><u>The Guidance advocates that the latest household projections should be used to calculate overall housing need. Having taken the CLG 2012-based projections as its 'starting point', the Housing Development Study tested alternative migration trends, concluding that a 10-year migration trend best represented long-term change. The Study also projected economic activity rates up to 2030, based on Census data for Cheshire East and Office for Budget Responsibility projections. It assumes that unemployment stays at its March 2015 level and makes allowances for vacancies, second homes and "double-jobbing" (people holding multiple jobs). The Study also considered the latest evidence on market signals (as required by Planning Practice Guidance). In doing so, it used Office for National Statistics area classification data and CLG Index of Multiple Deprivation data to identify areas with similar demographic and economic characteristics to Cheshire East. The market signals analysis compared Cheshire East to these areas - Cheshire West & Chester, the East Riding of Yorkshire, Wiltshire and North Somerset – and to England. The Study identified that, on the whole, market signals do not indicate any need for an upward adjustment to housing need: house price trends and affordability trends in Cheshire East are close to those for England and are typically in line with those for the comparator areas; average rents and increases in rents are broadly in line with England and the comparator areas;</u></p>

			<p><u>the proportion of households that are overcrowded is lower than in England (and most comparator areas) and rose more slowly during 2001-11 than in most of these other areas; and whilst the rate of development has been relatively low in recent years, it was higher than the England average for 2001-11. Nevertheless, there has been an increase in concealed families over the period 2001 – 11 which the objective assessment of housing need has addressed – and homelessness - by increasing projected household growth by 344 (an average of 17 per annum) over the Plan period (2010-2030). The Study identifies a total affordable housing need of a minimum of 7,100 dwellings (an average of 355 per annum), which is included in objective assessment of housing need of at least 36,000 dwellings.</u></p> <p>The interim 2011-based subnational household projections are the most recent, but only look as far ahead as 2021. The published projections suggest the total number of households in Cheshire East is expected to increase annually by an average of around 1,050 over the ten year period i.e. from around 159,600 to 170,000. The Council has undertaken demographic forecasting work based on these interim projections, continuing them forward to 2030 using the same assumptions as the official projections and using the 2021 household formation rates from these official projections. This results in an average annual increase in dwellings of 1,180 over the whole Plan period. Further details of this scenario and others that have been modelled, including the justification for projecting forward the household formation rates, can be found in the Council's Population Projections and Forecasts background paper (February 2014).</p>
SR 24	Planning for Growth – paragraph 8.11	62	<p>Suggested revision to paragraph as follows</p> <p><u>The Alignment of Economic, Employment and Housing Strategy Report concluded that net jobs growth of around 31,000 jobs would be ambitious yet realistic for the 20-year period (2010-2030); this represents a jobs growth rate of around 0.7% per annum. This is e scenario that models an annual average jobs growth rate of 0.4% equates to a net average increase of 1,365 dwellings per annum or around 27,300 overall, a labour supply increase of around 17,300 people and an increase of around 14,800 jobs to 2030. This level of employment growth is likely to result in economic output (Gross Value Added, or GVA) expanding by an average of around 2.4% a year (because of the contribution that productivity growth makes to GVA growth). These employment and GVA growth rates are considered realistically attainable, given the inherent potential of the Borough to attract economic investment, and they are also consistent with Cheshire East's previous (and strong) long-term economic performance; the Council's Local Plan Strategy and the economic growth vision of the Cheshire & Warrington Local Enterprise Partnership. For example, Office for National Statistics data suggest that, during the eleven years up to the start of the Plan period (i.e. 1999-2010), Cheshire East's GVA grew by an average of 2.0% a year in real (inflation-adjusted) terms (39)In this context, an economic output expansion of about 2.4% a year is ambitious, but achievable.</u></p>

SR 25	Planning for Growth – paragraph 8.12	62	<p><u>The Housing Development Study notes that, in meeting any shortfall in workers over the Plan period, there has to be an appropriate balance between migration flows and commuting flows, to ensure that both are sustainable over the long term. Based on the assumption that net in-migration will average 2,600 per annum over the 20 year Plan period (which is equivalent to the highest level recorded in any single year since 1991 and considerably greater than the 2001-11 average of around 1,700 per annum), net in-commuting would need to increase by an average of 400 commuters per annum over the same period. On this basis, net commuting would rise from 1,400 (at the time of the 2011 Census) to around 9,000 by 2030; to put this in context, the number of jobs located in Cheshire East is projected to rise by around 31,000, from 197,000 to 228,000 over the Plan period, so even in 2030 net commuting would account for less than 5% of the total projected jobs. Considering all of the evidence, the Housing Development Study has concluded that the objectively assessed need for housing in Cheshire East is 36,000 dwellings over the Plan period (2010 – 2030). It is also important to recognise that, as well as yielding extra population and workers, any increase in housing will also help to address market signals and increase the likely provision of affordable housing. The above suggests that the medium growth strategy of providing around an additional 1,350 dwellings per annum, identified in the Council's Issues and Options Paper, would best match the expected future household growth in Cheshire East and the Council's economic growth aspirations.</u></p>
SR 26	Planning for Growth – paragraph 8.13	62	<p>The outputs from <u>Housing Development Study</u> modelling work represent only one of the elements that have been considered by the Council in determining the level of housing growth shown in the Local Plan and considered appropriate for Cheshire East until 2030 <u>its housing requirement</u>. The Council has also considered the findings of the <u>Alignment of Economic, Employment and Housing Strategy Report (2015)</u>, <u>Strategic Housing Market Assessment (SHMA)</u>, the Strategic Housing Land Availability Assessment (SHLAA), the pre-recession levels of house building and other wider policy considerations before determining what the appropriate housing requirement is for Cheshire East.</p>
SR 27	Planning for Growth – paragraph 8.14	62	<p>Delete paragraph: The Strategic Housing Market Assessment (SHMA) 2010 and 2013 update confirms that Cheshire East is a high demand area, and that there is a need to maintain the delivery of a variety of dwelling types and sizes to reflect demand for a range of open market dwellings.</p>
SR 28	Planning for Growth – paragraph 8.15	62	<p>Suggested revision to paragraph as follows</p> <p>The SHMA 2013 update <u>Housing Development Study</u> identifies concludes that Cheshire East is an appropriate geography for planning purposes, over which to assess and meet housing requirements. The study also identifies-concludes that Cheshire East comprises several housing two functional sub- market areas that are substantially contained within the Borough. The functional market areas <u>suggested by the</u></p>

			<u>data to reflect the former Macclesfield Borough and a second sub-area reflecting the former Crewe and Nantwich and, Congleton and Macclesfield areas.</u>
SR 29	Planning for Growth – paragraph 8.16	62	<p>Delete paragraph:</p> <p>It also indicates that there is a net annual affordable housing need equivalent to an annual imbalance of 1,401 dwellings over its 5 year time horizon. It is important to state that this is a measure of the imbalance of affordable need relative to supply and is not a target for delivery of additional affordable homes.</p>
SR 30	Planning for Growth – paragraph 8.17	63	<p>Suggested revision to paragraph as follows</p> <p>Around 2,200 sites were considered as part of the Strategic Housing Land Availability Assessment (Update 31st March 2012). Of these approximately 1,600 sites were considered suitable for housing during the following 15 years. These 'suitable' sites could potentially provide a total of nearly 50,000 dwellings over the 15 year period, of which about 7,200 homes would be on brownfield sites with a further 4,800 on sites that are a mix of brownfield and greenfield land. This work demonstrates a theoretical capacity for new housing in the Borough. An updated Assessment will accompany the submission of this Plan to examination. In the meantime the Council has produced an updated 'Five Year Housing Land Supply Position Statement' with a base date of 31st December 2013. This has been produced for housing appeal purposes; it includes planning permissions granted up to that date but not the uncommitted sites included and proposed in this Plan. An updated assessment of housing permissions and commitments has been completed to a base date of 31 March 2015. Nevertheless the research done for the Position Statement This has been used to inform an a interim housing trajectory for the Plan period which does include the envisaged delivery timing of all the sites proposed in the Plan. The trajectory is reproduced in Appendix E.</p>
SR 31	Planning for Growth – paragraph 8.18	63	<p>Suggested revision to paragraph as follows:</p> <p>Using an overall housing need target of 36,000 27,000 dwellings for the Borough over the Plan period would equate to an average net increase of around 1,800 1,350 dwellings per annum. Setting this annual level to apply from 2010 would be a significant step change in the housing requirement for the area compared with past policy requirements. However this overall level of housing is considered necessary and appropriate to meet the Council and Government's growth agenda. In arriving at this total figure, consideration has been given to the capacity of the area to accommodate growth and an appropriate balance has been struck which minimises the impact on the environment, infrastructure and the Green Belt, whilst providing for objectively assessed needs. It is considered that a significantly higher growth</p>

			strategy for housing, to facilitate even greater economic growth, would be unsustainable in overall terms as it would have an unacceptable impact on the local environment, the intended role of the Green Belt and the cumulative capacity of local infrastructure.
SR 32	Planning for Growth – paragraph 8.19	63	<p>Suggested revision to paragraph as follows</p> <p>The overall basis of the Plan is to enable economic growth in Cheshire East. The local economy suffered, along with the rest of the country, during the recent recession. The annual rate of house building dipped to a low of less than 500 dwellings in 2010/11 compared to the annualised development plan target of 1,150 applicable at the time. This contraction in the house building industry is shown in starker terms if the new annualised average figure of 1,350 1,800 was to be applied immediately from 2010. Given the post-recession recovery needed by the house building industry, the historic Plan start date, the necessity to bring forward significant site-releasing infrastructure and the time required for the Plan's jobs led growth strategy to have effect, it is considered appropriate to have five year stepped up housing target figures. Such an approach should help avoid any diversion of development from the Potteries during the area's recovery from recession. The proposed first step target of 1,200 dwellings per annum for the 2010-15 period would still exceed the average annual increase in dwellings of 1,180 over the whole Plan period identified from the Government's projections, as detailed above, and represent an increase over the previous development plan. Successive 100 dwelling per annum step ups for the remaining three 5 year periods represent a realistic, ambitious and progressively increasing delivery of housing. The selection of land for residential development within the site allocations will need to take account of both the overall housing requirement and the need to redress past shortfalls in delivery since 2010.</p>
SR 33	Planning for Growth – paragraph 8.20	63	<p>As part of considering options to removing land from the Green Belt, collaboration working with neighbouring authorities has explored the extent to which such authorities could assist in meeting the Cheshire East's housing requirements. The outcome of those discussions is that none of these authorities are in such a position. However a request to assist High Peak Council has been received. That authority's area is highly constrained by land of high landscape value and steep topography even within those parts of the Borough that are not within the Peak District National Park. Cheshire East Council wants to avoid inappropriate development pressure on the National Park, an important tourism destination that is partly within the authority's own area. The Council also recognises that previous housing restraint policies have probably directed some residential development to High Peak. Associated with this are transport movements in the A6 corridor, which are causing severe traffic congestion that is likely to be further exacerbated by additional development. In view of these synergies between the two authorities' areas, it is considered appropriate to provide for part of High Peak's housing requirement in Cheshire East. A modest 500 dwellings in the second half of the Plan period is proposed, an amount</p>

			considered to be within the parameters of the medium growth strategy.
SR 34	Planning for Growth – Table 8.2 Housing Completions	64	<p>Amend Figures in table 8.2:</p> <p>Net completions 01/04/13 - 31/12<u>203/1413</u>: 497 <u>663</u></p> <p><u>Net completions 01/04/14 – 31/03/15 – 1,236</u></p> <p>Planning permissions at 31st December <u>March</u> 2013 <u>2015</u></p> <ul style="list-style-type: none"> • Site under construction – 2,291 <u>4,333</u> • Full Planning Permission – 4,806 <u>1,603</u> • Outline planning permission – 2,509 <u>5,262</u> • Subject to S.106 agreement – 2,150 <u>3,924</u> <p>Total completions and planning permissions – 40,906 <u>15,122</u></p> <p>Remaining (including 500 dwellings for High Peak) – 16,594</p> <p><u>Additional footnote added: The Planning Permissions at 31st March 2015 include 4775 dwellings on sites included within Strategic Sites allocations that fall in these categories. The Commitments column in Appendix A excludes any permissions on Strategic Sites to prevent double counting.</u></p>
SR 35	Planning for Growth – Vision for Key Service Centres	66	<p>Suggested revision to paragraph as follows:</p> <p>The Key Service Centres will see growth, with high quality homes and business premises provided to meet local needs, where smaller independent traders and tourism initiatives will continue to thrive and where all development will contribute to creating a strong sense of place.</p>
SR 36	Planning for Growth – Vision for Local Service Centres	66	<p>Suggested revision to paragraph as follows</p> <p>In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally <u>arising</u> objectively assessed needs, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.</p>
SR 37	Planning for Growth – Policy PG 2-	67	Suggested revision to Policy as follows:

	Settlement Hierarchy		<p>Local Service Centres</p> <p>In the Local Service Centres, small scale development to meet localised objectively assessed needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.</p> <p>The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.</p> <p>Other Settlements and Rural Areas</p> <p>In the interests of sustainable development <u>and the maintenance of local services</u>, growth and investment in the other settlements should be confined to <u>proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement</u>. small scale infill and the change of use or conversion of existing buildings in order to sustain local services. Affordable housing development of an appropriate scale on the edge of a rural settlement to meet a particular local need may be justified, although It may be appropriate for local needs can also to be met within larger settlements, dependent on location.</p>
SR 38	Planning for Growth – Paragraph 8.34	67	<p>Suggested revision to paragraph as follows:</p> <p>In the <u>other settlements and</u> rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear local need exists, which is not more appropriately met in a larger nearby settlement. <u>Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and / or the designation of settlement boundaries</u> is addressed as part of the Site Allocations and Development Policies Development Plan Document <u>and / or in Neighbourhood Plans, where these come forward</u>. Elsewhere, in order to reduce unsustainable sporadic development, new housing will be strictly controlled. In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel.</p>
SR 39	Planning for Growth – Paragraph 8.35	68	<p>Suggested revision to paragraph as follows:</p> <p>Notwithstanding the above settlement hierarchy, the Local Plan Strategy also includes the new North Cheshire Growth Village at Handforth East. This new village will be designed to the highest environmental standards, acting as best practice examples for future design and construction. This new</p>

			village will become a Local Service Centre in the <u>Consideration will be given to its position in the settlement hierarchy once it is built and will embody sustainable development principles including:</u>
SR 40	Planning for Growth – Paragraph 8.37	68	<p>Suggested revision to paragraph as follows:</p> <p>The Local Plan Strategy also includes Other Local Plan Strategy Sites at Wardle Employment Improvement Area and Alderley Park Opportunity Site. At Alderley Park Opportunity Site, an unidentified level of residential development may come forward where it is demonstrated to be necessary for the delivery of the life science park, in accordance with Local Plan Strategy Policy SC29.</p>
SR 41	Planning for Growth – Paragraph 8.42	69	<p>Delete paragraph:</p> <p>In addition, a new area of Green Belt will be defined adjacent to Crewe to prevent it merging with Nantwich and other surrounding settlements.</p>
SR 42	Planning for Growth – Policy PG 3 – Green Belt	69	<p>Point 5 of the Policy will be updated following the consideration of sites later in the examination process</p> <p>Delete point 7:</p> <p>7. A new area of Green Belt will be designated adjacent to Crewe to prevent its merger with Nantwich and other surrounding settlements. It will also link to the existing Green Belt to help maintain the strategic openness of the gap between Crewe and the Potteries. The Area of Search for this new area of Green Belt is shown on Figure 8.2. The detailed boundaries of this new area of Green Belt will be defined through the Site Allocations and Development Policies Document(42).</p> <p>Delete Footnote 42</p> <p>For clarification, the saved Green Gap policy from the Borough of Crewe and Nantwich Local Plan will continue to operate (other than where specific sites are allocated in this Local Plan Strategy) until the detailed boundaries of the new Green Belt are defined in the Site Allocations and Development Policies Development Plan Document.</p>
SR 43	Planning for Growth – Paragraph 8.43	70	<p>As set out in Chapter 4 ‘The Case for Growth’ and Policy PG 1 ‘Overall Development Strategy’, and evidenced through the Strategic Housing Market Assessment Update (2013) <u>Housing Development Study (2015)</u>, and the Employment Land Review (2012) <u>and the Alignment of Economic, Employment and Housing Strategy Report (2015)</u> there are significant identified needs for market and affordable housing, as well as for new employment land provision within Cheshire East.</p>

SR 44	Planning for Growth – Paragraph 8.46	71	Suggested revision to paragraph as follows: The Green Belt Assessment <u>Update</u> (2015 2013) has considered the contribution each parcel of Green Belt land adjoining settlement boundaries makes to the purposes of the Green Belt.
SR 45	Planning for Growth – Figure 8.1	72	Figure will be updated following the consideration of sites later in the examination process
SR 46	Planning for Growth – Paragraph 8.51	72	Remove paragraph Within the proposed area of search for a new Green Belt (shown in Figure 8.2), there are a number of neighbouring towns and villages fairly close to each other. As Crewe has grown throughout the 20th Century, erosion of the gaps between Crewe, Nantwich and a number of smaller settlements has caused settlements to merge into the urban area in some cases, and very narrow gaps to remain in other cases.
SR 47	Planning for Growth – Figure 8.2	73	Figure is to be removed.
SR 48	Planning for Growth – Paragraph 8.52	73	Delete paragraph: The identification of Crewe as a spatial priority for growth brings significant opportunities, but also some threats. As Crewe grows to fulfil its potential it will become increasingly important to maintain the distinctive identity of the other settlements within the area of search and to prevent them merging into a Greater Crewe urban area.
SR 49	Planning for Growth – Paragraph 8.53	74	Delete paragraph; As set out in the 'New Green Belt and Strategic Open Gaps' study, strong policy protection will be required to maintain the existing gaps between settlements that are at risk of coalescence resulting from the future growth of Crewe
SR 50	Planning for Growth – Paragraph 8.54	74	Delete paragraph: The detailed boundaries of the new area of Green Belt will be defined on the Adopted Policies Map; until that point the Green Gap boundaries, as defined in the saved policy of the Borough of Crewe & Nantwich Replacement Local Plan will remain in force, apart from where specific changes are proposed in this document.
SR 51	Planning for Growth – Paragraph 8.55	74	Delete Paragraph: The detailed boundaries of the new area of Green Belt, when defined in the Site Allocations and

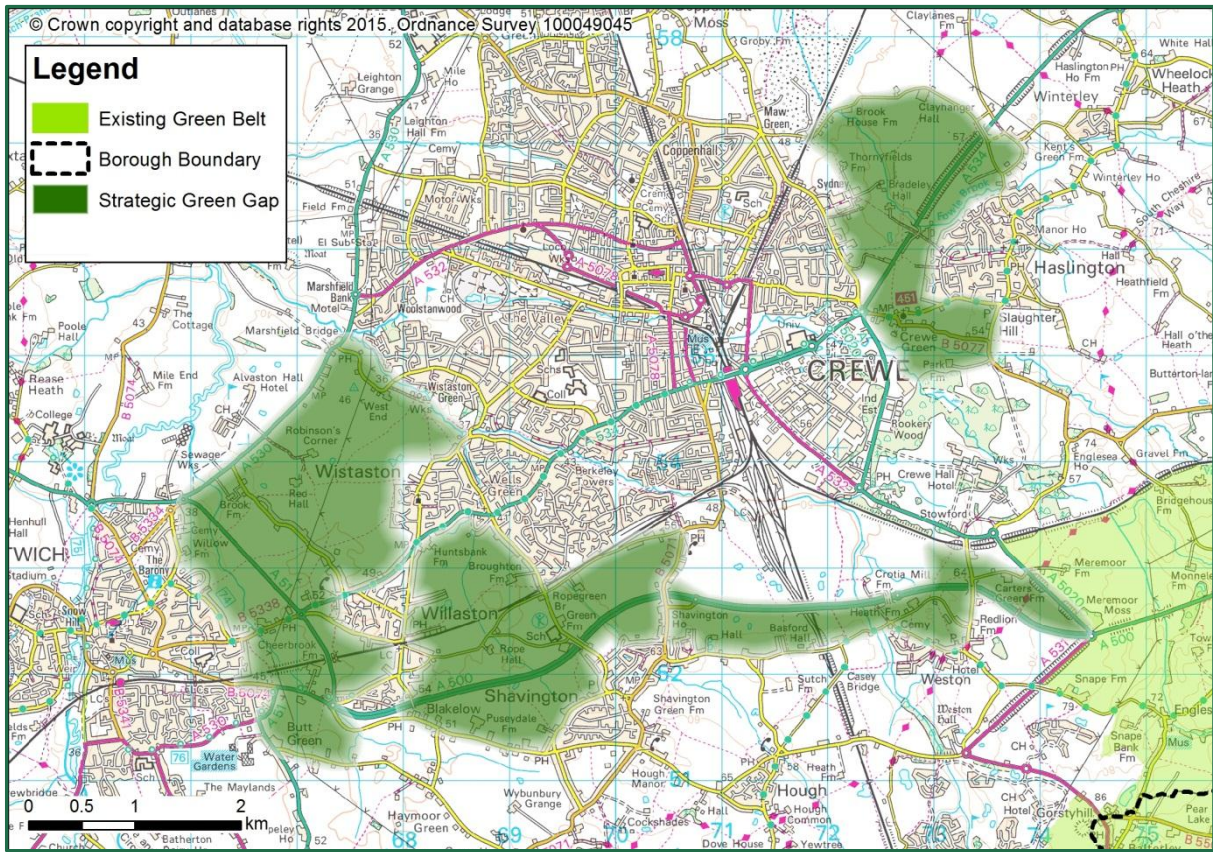
			<p>Development Policies Document, will need to be compatible with the growth aspirations set out for Crewe in the 'All Change for Crewe' and 'High Growth City' programme. It will be important to ensure that the new Green Belt does not unduly restrict the future growth of Crewe and consideration will need to be given as to how the town might grow in the future. Consequently, there is likely to be the need to safeguard areas of land between the urban area and the inner limit of the Green Belt to meet potential future development needs.</p>
SR 52	Planning for Growth – Key Evidence	74	<p>Update as follows:</p> <ol style="list-style-type: none"> 1. Cheshire East Green Belt Assessment <u>Update</u> 2. New Green Belt and Strategic Open Gaps Study 3. Strategic Housing Market Assessment <u>Alignment of Economic, Employment and Housing Strategy Report</u> 4. Strategic Housing Market Assessment Update <u>Housing Development Study</u> 5. Employment Land Review
SR 53	Planning for Growth – Policy PG4 Safeguarded Land	74	<p>Point 5 of the Policy will be updated following the consideration of sites later in the examination process</p> <p>Suggested revision to point 6 as follows:</p> <p>In addition to these areas of Safeguarded Land listed; it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document, which will include around 5 to 10 hectares to serve the longer-term development needs in Poynton.</p>
SR 54	Planning for Growth – Paragraph 8.59	75	<p>Suggested revision to paragraph as follows :</p> <p>The development needs beyond this plan period will be determined through future reviews of the Local Plan. To ensure that Green Belt boundaries will not need to be altered at the end of this Plan period, it is necessary to identify areas of Safeguarded Land. In the absence of guidance on the amount of land that should be Safeguarded, a balance is required that gives confidence on the permanence of the Green Belt boundary whilst minimising the impact on the Green Belt and making the most efficient use of land</p>
SR 55	Planning for Growth – Paragraph 8.60	75	<p>Suggested revision to paragraph as follows :</p> <p><u>Within the South Cheshire Green Belt area, the main settlements of Congleton and Alsager are located</u></p>

			<p><u>adjacent to, but beyond the Green Belt. There is a significant supply of potential non-Green Belt land in these areas and therefore no need to designate Safeguarded Land to ensure permanence of the South Cheshire Green Belt boundary. Within the North Cheshire Green Belt, the main settlements are inset within the Green Belt and do not have the same expansion options on non Green Belt land. It is therefore necessary to include areas of Safeguarded Land to make sure that the North Cheshire Green Belt boundaries will not need to be altered again at the end of the plan period. In the absence of guidance on the amount of land that should be Safeguarded, a balance has been struck between the need to ensure the permanence of the Green Belt boundary and the NPPF requirement to make the most efficient use of land.</u></p>
SR 56	Planning for Growth – Paragraph 8.61	75	<p>Suggested revision to paragraph as follows :</p> <p>There will be a number of further options to accommodate future development needs beyond the Plan period, which could include measure such as (not exhaustive):</p> <p>Recycling of land within the urban areas, including the re-use of under-used employment areas, which will become redundant over the lifetime of the Plan. For example, there may be opportunities around the former mills off London Road in Macclesfield where there could be potential for a new urban village development;</p> <p>Additional town centre and higher density development;</p> <p>Channelling development to areas within the inner boundary of the Green Belt (i.e. Greater Manchester and the Potteries conurbations);</p> <p>Channelling development to areas beyond the outer boundary of the Green Belt. It is anticipated that HS2 will bring extensive jobs and housing to Cheshire East post 2030. The full impact of HS2 on Cheshire East is unclear; however, it is likely that the HS2 project will prove decisive in supporting the case for significant growth and development to the south, in preference to the north of the borough. The likelihood is that this future development will be centred in and around Crewe, Alsager and Congleton.</p> <p><u>A number of Local Plans have indicated that a 15 year plan period, followed by 5-10 years worth of Safeguarded Land will ensure that the Green Belt boundary retains a degree of permanence. As Safeguarded Land is only required in the North Cheshire Green Belt, the development requirement for the northern sub-area in this plan period has been projected forward beyond 2030 to determine the amount of Safeguarded Land required.</u></p>

SR 57	Planning for Growth – New Paragraph 8.61a	75	<p>Suggested Insertion as follows:</p> <p><u>Consideration has been given to the likely availability of land beyond 2030. Whilst it is difficult to identify specific land that may become available so far into the future, there is a range of evidence to suggest that there will be a continued and reliable source of recycled and other land for development post 2030. There may also be other further options available to accommodate development including:</u></p> <ul style="list-style-type: none"> <u>• Channelling development to locations within the inner Green Belt boundary, with the opportunities arising from the renaissance of our adjacent conurbations;</u> <u>• Channelling development to locations beyond the outer edge of the Green Belt boundary in Cheshire East. It is anticipated that HS2 will prove decisive in supporting the case for significant future growth and development in the southern part of the Borough, centred around Crewe, Alsager, Congleton and Middlewich. As evidenced by the volume of sites submitted through the Local Plan process and Strategic Housing Land Availability Assessment, it is clear that there will continue to be a significant stock of potential development sites in areas beyond the Green Belt post 2030.</u>
SR 58	Planning for Growth – New Paragraph 8.61b	75	<p>Suggested Insertion as follows:</p> <p><u>Given the desire to protect the countryside and minimise the impact on the Green Belt, it is appropriate to provide only the minimum amount Safeguarded Land needed to make sure that Green Belt boundaries do not need to be altered again in the next plan period. Considering the potential options for accommodating development post 2030, it is considered that there are grounds for a modest reduction in the timescale for projecting forward needs, to provide for between 8-10 years of Safeguarded Land. Factors in relation to future housing densities have also been considered, including an ageing population, increased provision of smaller units and enabling higher densities through improved urban design. It is considered that there are sufficient grounds for assuming future housing densities of between 30 and 40 dwellings per hectare. A range of scenarios have been tested using the parameters on time period for projections and housing densities, which result in a requirement of between 155 ha and 244 ha of Safeguarded Land. Overdependence on any single influence is not appropriate given the timescales and variables involved, and a mid-point of 200 hectares is selected to take account of all factors concerned</u></p>
SR 59	Planning for Growth – Paragraph 8.62	75	<p>Suggested revision to paragraph as follows :</p> <p><u>At the end of the Plan period, the continued supply of recycled and other land for development as well as the other options to accommodate development and the use of the identified Safeguarded Land if required, will be sufficient utilisation of the above measures where appropriate, plus the use of the identified safeguarded land if required will be sufficient</u> to ensure that the Green Belt boundary will not</p>

			need to be reviewed again at this time.
SR 60	Planning for Growth – Paragraph 8.63	76	<p>Delete paragraph as follows:</p> <p>Additional Safeguarded Land within the new area of Green Belt adjacent to Crewe will be defined in the Site Allocations and Development Policies document, alongside the detailed boundaries of the new Green Belt.</p>
SR 61	Planning for Growth – Figure 8.3	76	Figure will be updated following the consideration of sites later in the examination process
SR 62	Planning for Growth – Key Evidence	76	<p>Update as follows:</p> <ol style="list-style-type: none"> 1. National Planning Policy Framework 2. Cheshire East Green Belt Assessment <u>Update</u> 3. <u>Safeguarded Land Advice Note</u>
SR 63	Planning for Growth – New Planning for Growth – Paragraph 8.63a	77	<p>Insert text as follows:</p> <p><u>Maintaining and enhancing the character and separate identities of the Borough's towns and villages is a key priority of the Local Plan Strategy.</u></p>
SR 64	Planning for Growth – New Policy PG4a	77	<p>New Policy proposed as follows:</p> <p><u>Strategic Green Gaps</u></p> <ol style="list-style-type: none"> 1. <u>The areas between the following settlements are defined as Strategic Green Gaps:</u> <ol style="list-style-type: none"> i. <u>Willaston / Wistaston / Nantwich / Crewe;</u> ii. <u>Willaston / Rope / Shavington / Crewe;</u> iii. <u>Crewe / Shavington / Basford / Weston; and</u> iv. <u>Crewe / Haslington.</u> 2. <u>These areas are shown on Figure 8.3a. The detailed boundaries of the Strategic Green Gaps will be defined through the Site Allocations and Development Policies document and shown on the Adopted Policies Map.</u> 3. <u>The purposes of Strategic Green Gaps are to:</u> <ol style="list-style-type: none"> i. <u>Provide long-term protection against coalescence;</u>

			<p>ii. <u>Protect the setting and separate identity of settlements; and</u></p> <p>iii. <u>Retain the existing settlement pattern by maintaining the openness of land.</u></p> <p>4. <u>Within Strategic Green Gaps, policy PG 5 (Open Countryside) will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings of land which would:</u></p> <p>i. <u>Result in erosion of a physical gap between any of the settlements named in this policy; or</u></p> <p>ii. <u>Adversely affect the visual character of the landscape.</u></p> <p>5. <u>Exceptions to this policy will only be considered where it can be demonstrated that no suitable alternative location is available.</u></p>
SR 65	Planning for Growth – New para 8.63b	77	<p>Insert text as follows:</p> <p><u>Within the areas to the south, east and west of Crewe, there are a number of neighbouring towns and villages in close proximity to each other. As Crewe has grown throughout the 20th Century, erosion of the gaps between Crewe, Nantwich and a number of smaller settlements has caused settlements to merge into the urban area in some cases, and very narrow gaps to remain in other cases.</u></p>
SR 66	Planning for Growth – New para 8.63c	77	<p>Insert text as follows:</p> <p><u>The identification of Crewe as a spatial priority for growth brings significant opportunities for this area, but also some challenges. As Crewe grows to fulfil its potential it will become increasingly important to maintain the distinctive identity of Nantwich and other nearby settlements and to prevent them from merging into a Greater Crewe urban area.</u></p>
SR 67	Planning for Growth – New para 8.63d	77	<p>Insert text as follows:</p> <p><u>As set out in the ‘New Green Belt and Strategic Open Gaps’ study, strong and strategic long-term policy protection is required to maintain the existing gaps between Crewe and Nantwich, and between Crewe and other settlements that are at risk of coalescence resulting from the future growth of Crewe.</u></p>
SR 68	Planning for Growth – New para 8.63e	77	<p>Insert text as follows:</p> <p><u>The detailed boundaries of the Strategic Green Gaps will be defined through the Site Allocations and Development Policies Document and shown on the Adopted Policies Map. Until that time, the Green Gap boundaries, as defined in the saved policy NE.4 of the Borough of Crewe and Nantwich Replacement</u></p>

			<u>Local Plan will remain in force, apart from where specific changes are proposed in this document through the allocation of Local Plan Strategy sites.</u>
SR 69	Planning for Growth – New Figure 8.3a		<p>Insert new figure as follows:</p> 
SR 70	Planning for Growth – New paragraph 8.63f		<p>Insert new paragraph:</p> <p><u>The gaps identified in this policy are considered to be the strategic gaps required to prevent coalescence, primarily arising from the growth of Crewe. The Site Allocations and Development Policies document will consider whether there are further, more localised gaps that require additional policy</u></p>

			<u>protection through a Local Green Gaps policy.</u>
SR 71	Planning for Growth – New Key Evidence Section		Insert new text as follows: 1. New Green Belt and Strategic Open Gap Study 2. Arup New Green Belt Policy Advice Note
SR 72	Planning for Growth – Policy PG5 Open Countryside	77	<p>Proposed revision to Policy PG5 as follows:</p> <p>Open Countryside</p> <ol style="list-style-type: none"> 1. The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary. 2. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. 3. Exceptions may be made: <ol style="list-style-type: none"> i. where there is the opportunity for the limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage <u>elsewhere ; limited affordable housing, in accordance with the criteria contained in Policy SC6 ‘ Rural Exceptions Housing for Local Needs’</u> or where the dwelling is exceptional in design and sustainable development terms; ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension iii. for the replacement of an existing dwelling <u>building</u> by a new dwelling not materially larger than the dwelling it replaces iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling v. for development that is essential for the expansion or redevelopment of an existing business v.vi. <u>For development that is essential for the conservation and enhancement of a heritage asset</u>
SR 73	Planning for Growth – Policy PG 6 Spatial Distribution	79	<p>Proposed revision to Policy PG6 as follows:</p> <p>Spatial Distribution of Development</p> <ol style="list-style-type: none"> 1. The Principal Towns are expected to accommodate development as shown: <ol style="list-style-type: none"> i. Crewe: in the order of 65 hectares of employment land and <u>7,700</u> 7,000 new homes; ii. Macclesfield: in the order of <u>20</u> 45 hectares of employment land and <u>3,500</u> 4,250 new homes; 2. The Key Service Centres are expected to accommodate development as shown:

		<p>i. Alsager: in the order of 35 <u>40</u> hectares of employment land and 4,600 <u>2,000</u> new homes;</p> <p>ii. Congleton: in the order of 24 hectares of employment land and 3,500 <u>4,150</u> new homes;</p> <p>iii. Handforth (including North Cheshire Growth Village): in the order of 40 <u>22</u> hectares of employment land and 450 <u>2,200</u> new homes;</p> <p>iv. Knutsford: in the order of 15 <u>40</u> hectares of employment land and 650 <u>950</u> new homes;</p> <p>v. Middlewich: in the order of 75 hectares of employment land and 4,600 <u>1,950</u> new homes;</p> <p>vi. Nantwich: in the order of 3 hectares of employment land and 4,900 <u>2,050</u> new homes;</p> <p>vii. Poynton: in the order of 3 <u>10</u> hectares of employment land and 200 <u>650</u> new homes;</p> <p>viii. Sandbach: in the order of 20 hectares of employment land and 2,200 <u>2,750</u> new homes;</p> <p>ix. Wilmslow: in the order of 8 <u>10</u> hectares of employment land and 400 <u>900</u> new homes;</p> <p>3. The New Settlement at North Cheshire Growth Village at Handforth East is expected to accommodate up to 12 hectares of new employment land and 1,850 new homes.</p> <p>4. The Employment Improvement Area at Wardle is expected to accommodate in the order of 61 hectares of employment land</p> <p>5.3. The Local Service Centres are expected to accommodate in the order of 5 <u>7</u> hectares of employment land and 2,500 <u>3,500</u> new homes.</p> <p>6.4. The Other Settlements and Rural Areas are expected to accommodate in the order of 69 <u>5</u> hectares of employment land (<u>figure including the 61 hectare Employment Improvement Area at Wardle</u>) and 2,000 <u>2,950</u> new homes (<u>including Alderley Park</u>).</p>
SR 74	Planning for Growth – Paragraph 8.74	<p>Suggested revision to paragraph as follows :</p> <p>The distribution of development between the various towns of the <u>Borough is informed by the Spatial Distribution Update Report</u>. This has taken into account the following considerations:</p> <ul style="list-style-type: none"> • Settlement Hierarchy • Various consultation stages including the Town Strategies, Development Strategy and Emerging Policy Principles • Green Belt designations • Known development opportunities including the Strategic Housing Land Availability Assessment • Infrastructure capacity • Environmental constraints • Broad sustainable distribution of development requirements

SR 75	Planning for Growth – Paragraph 8.76	80	Suggested revision to paragraph as follows : "and are as amended by the sites detailed in this <u>Local Plan</u> Core Strategy document"
SR 76	Planning for Growth – Paragraph 8.79	80	Suggested revision to paragraph as follows The <u>Housing Development Study</u> Strategic Housing Market Assessment (SHMA) suggests that, on the basis of migration and , travel to work <u>and other</u> data, Cheshire East is an appropriate geography for planning purposes over which to assess and meet housing requirements and comprises two three functional housing <u>sub</u> -market areas: one is focused on the former Macclesfield district and exhibits strong interactions with Greater Manchester market; a the second is focused on the former Crewe & <u>Nantwich</u> and Congleton Nantwich districts and is largely self-contained with migration from North Staffordshire; the third is centred around Congleton, having. and has noticeable market interactions with North Staffordshire and Greater Manchester.
SR 77	Planning for Growth – Table 8.3	81	Amend title of new settlement: "North Cheshire Growth Village, <u>Handforth East</u> "

	Planning for Growth – Table 8.3	80	Amend table																													
<table><tr><th colspan="5">Table 8.3 Indicative Distribution of Development</th></tr><tr><th rowspan="2">Town</th><th colspan="2">New Homes</th><th colspan="2">Employment Land</th></tr><tr><th>Total 2010 to 2030</th><th>Average each year⁽⁴⁴⁾</th><th>Total 2010 to 2030</th><th>Average each year</th></tr><tr><td colspan="5">Principal Towns</td></tr><tr><td>Crewe</td><td><u>7,700</u> 7,000</td><td><u>385</u> 350</td><td><u>65ha</u></td><td><u>3.25ha</u></td></tr><tr><td>Macclesfield</td><td><u>4,250</u> 3,500</td><td><u>213</u> 175</td><td><u>20ha</u> 15ha</td><td><u>1ha</u> 0.75</td></tr></table>				Table 8.3 Indicative Distribution of Development					Town	New Homes		Employment Land		Total 2010 to 2030	Average each year ⁽⁴⁴⁾	Total 2010 to 2030	Average each year	Principal Towns					Crewe	<u>7,700</u> 7,000	<u>385</u> 350	<u>65ha</u>	<u>3.25ha</u>	Macclesfield	<u>4,250</u> 3,500	<u>213</u> 175	<u>20ha</u> 15ha	<u>1ha</u> 0.75
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Key Service Centres

Alsager	<u>2,000</u>	<u>100</u>	<u>40ha</u>	<u>2ha</u>
	1,600	80	35ha	1.75ha
Congleton	<u>4,150</u>	<u>208</u>	<u>24ha</u>	<u>1.20ha</u>
	3,500	175		
Handforth (including North Cheshire Growth Village)	<u>2,200</u>	<u>110</u>	<u>22ha</u>	<u>1.1ha</u>
	150	8	10	0.5ha
Knutsford	<u>950</u>	<u>48</u>	<u>15ha</u>	<u>0.75ha</u>
	650	33	10ha	0.5ha
Middlewich	<u>1,950</u>	<u>98</u>	<u>75ha</u>	<u>3.75ha</u>
	1,600	80		
Nantwich	<u>2,050</u>	<u>103</u>	<u>3ha</u>	<u>0.15ha</u>
	1,900	95		
Poynton	<u>650</u>	<u>33</u>	<u>10ha</u>	<u>0.5ha</u>
	200	10	3ha	0.15ha
Sandbach	<u>2750</u>	<u>138</u>	<u>20ha</u>	<u>1.00ha</u>
	2,200	110		
Wilmslow	<u>900</u>	<u>45</u>	<u>10ha</u>	<u>0.5ha</u>
	400	20	8ha	0.4ha

Local Plan Strategy: Suggested Revisions Log

			<table><tr><td colspan="5">Other Settlements</td></tr><tr><td rowspan="2">Local Service Centres</td><td><u>3,500</u></td><td><u>175</u></td><td><u>7ha</u></td><td><u>0.35ha</u></td></tr><tr><td>2,500</td><td>125</td><td>5ha</td><td>0.25</td></tr><tr><td rowspan="2">Other Settlements and Rural Areas (including Wardle Improvement Area)</td><td><u>2,950</u></td><td><u>148</u></td><td><u>69ha</u></td><td><u>3.45ha</u></td></tr><tr><td>2,000</td><td>100</td><td>5ha</td><td>0.25ha</td></tr></table>	Other Settlements					Local Service Centres	<u>3,500</u>	<u>175</u>	<u>7ha</u>	<u>0.35ha</u>	2,500	125	5ha	0.25	Other Settlements and Rural Areas (including Wardle Improvement Area)	<u>2,950</u>	<u>148</u>	<u>69ha</u>	<u>3.45ha</u>	2,000	100	5ha	0.25ha
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SR 78	Planning for Growth – Key Evidence	82	<p>Suggested Revision to key evidence as follows:</p> <ol style="list-style-type: none">Determining the Settlement HierarchyStrategic Housing Market Assessment Housing Development StudyStrategic Housing Land Availability Assessment																							

Appendix 9

Email exchange with CEC Neighbourhood Planning Manager

Matthew Symons

From: CEC NEIGHBOURHOOD PLANNING <neighbourhoods@cheshireeast.gov.uk>
Sent: 09 October 2015 10:44
To: Matthew Symons
Subject: RE: Marton Neighbourhood Plan

Afternoon Matthew,

The group at close to publicising the plan for the regulation 14 consultation – so at the end of stage 2, moving into stage 3 of the process as outlined by the link. Hope this helps.

Kind regards,

Tom

Tom Evans (MRTPI)
Neighbourhood Planning Manager
Spatial Planning
Cheshire East Council
01625 383709 / 07772629846

From: Matthew Symons [mailto:matthew.symons@hsland.co.uk]
Sent: 08 October 2015 09:44
To: CEC NEIGHBOURHOOD PLANNING
Subject: Marton Neighbourhood Plan

Hello

Could you confirm what stage the Marton NP is at?

My understanding is that it is in the very early stages of preparation and is currently at Step 2 of the key stages, as set out in PPG:

<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/key-stages-in-neighbourhood-planning/>

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

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Appendix 10

Five Year Housing Land Supply Position Statement (September 2014)



Cheshire East Council

Five Year Housing Land Supply

Position Statement

September 2014

Base Date 31st March 2014

Contents

Executive Summary	Page 2
Introduction	Page 3
Planning Policy Framework	Page 8
Housing Land Requirements	Page 9
Methodology	Page 10
Sources of Supply	Page 11
Housing Land Supply for Cheshire East	Page 14
Conclusion – Overall supply position	Page 16

Appendices

1. Letter from Nick Boles MP Parliamentary Under Secretary of State (Planning) in January 2014 to Councillor Michael E. Jones, Leader of Cheshire East Council
2. Standard build rates and lead-in times
3. Schedule of Sites Under Construction
4. Schedule of Sites with Full Permission
5. Schedule of Sites with Outline Planning Permission
6. Schedule of Sites awaiting Section 106 Agreement
7. Strategic Sites
8. Sites in Adopted Local Plans
9. Schedule of new permissions from 1st April 2014 – 31st August 2014
10. Expired Permissions

Executive Summary

Cheshire East is leading the way in local government by taking a progressive, Resident First approach to growth, jobs and housing.

In terms of housing, this statement sets out Cheshire East Council's assessment of the housing land supply position on the base date of 31 March 2014. It also includes the most up to date position by also considering relevant data up to 31 August 2014. The statement will be updated at least annually as further information becomes available to continually show a deliverable supply.

The purpose of this document is to evidence that Cheshire East has identified a deliverable and achievable 5 year housing supply.

In the last 5 months alone, Cheshire East Council has approved planning permissions on **133 new sites**. These are sites that were not previously included in the February 2014 Position Statement (base date 31st December 2013). This equates to **1591 dwellings** of which approximately 70% will be delivered in the next five years.

The analysis takes account of the fact that a number of the draft Local Plan's strategic sites have progressed since the issuing of Cheshire East Council's February 2014 Position Statement. For example, Basford West has been granted permission for 370 units with work starting on the site's Spine Road in August of this year. The Council can confidently demonstrate evidence of the deliverability of the selected strategic sites identified in the emerging Local Plan which are included in this five year supply analysis. It should be borne in mind that the draft Local Plan includes a total of 37 strategic sites, the majority of which are not included in this five year supply

As of 31st March 2014, Cheshire East currently has a total deliverable housing land supply of 10,562 dwellings, with a 5% buffer this equates to 6.08 years supply of deliverable housing land and with a 20% buffer this equates to a 5.32 years supply of deliverable housing land.

To bring the housing land supply fully up to date the Position Statement illustrates that as of 31st August 2014, Cheshire East is able to demonstrate a continued increase in supply. This analysis shows that Cheshire East now has a total deliverable housing land supply of 11,051 dwellings, with a 5% buffer this equates to 6.36 years supply of deliverable housing land and with a 20% buffer this equates to a 5.57 years supply of deliverable housing land.

This statement concludes that Cheshire East can demonstrate a continued five year deliverable supply of housing land. Notwithstanding the additional analysis Cheshire East Council continues to stand by its position as at the 31st March 2014.

1. Introduction

1.1 The *National Planning Policy Framework (NPPF)* requires Local Planning Authorities to maintain a five year supply of specific deliverable sites for housing, with the number of deliverable dwellings measured against the relevant need / requirement, including an appropriate buffer over and above the base position.

1.2 Cheshire East Council (the Local Planning Authority, LPA) attaches great weight to the provision of sufficient housing land.

1.3 Over the last year, a number of appeal decisions have been issued relating to large-scale, greenfield residential proposals which are not in line with the Borough's Development Plans. These decisions considered the Borough's housing land supply, and found that the Council was unable to demonstrate a five year supply of deliverable housing land.

1.4 The situation is one which is rapidly changing, not least of all given the large number of dwellings that have been granted planning permission/have resolutions to grant permissions in the last 12 months.

1.5 Notwithstanding the fact that the LPA has already produced a Position Statement in relation to this issue in the last 12 months (Position Statement dated February 2014) it is both necessary and appropriate that the position is further considered. That is the purpose of this Position Statement: to bring, matters fully up to date.

2. Historic Performance with regard to Housing Land Supply

2.1 The *North West Regional Strategy (RS)* 2008 housing requirement for the three Boroughs (Congleton Borough, Crewe and Nantwich Borough and Macclesfield Borough), which now comprise the Borough of Cheshire East, totalled 20,700 for the RS plan period of 2003-2021. It should be noted that the annualised average figure of 1,150 dwellings per annum (dpa) was not a requirement on a year by year basis, hence the figure of 1,150 dpa did not have to be met in each or any given year, nor was there a requirement to exceed the figure of 20,700.

2.3 The *Cheshire East Local Plan Strategy-Submission Version* published in March, 2014 and its accompanying evidence base, provides an increase on the former RS annual housing targets in the form of the Full, Objectively Assessed Need (FOAN) of 1,180 dpa. Prior to the adoption of the emerging Local Plan, it is this figure which is the "need" figure for the basis of the five year Housing Land Supply (HLS) calculation. It is to be applied to the emerging Plan's period of operation - which commences from the 2010/11 HLS year.

2.3 The record of completions in the former Boroughs, and subsequently in Cheshire East (formed in 2009), comfortably exceeded cumulative RS targets each year until 2010/11. This is demonstrated by Table 1 below.

2.4 Taking into account the Borough's performance over the longer term, Cheshire East met the relevant targets each year from 1996 to 2008/9, the only exception being 2000/1, the year in which completions data was skewed by the demolition of the of the Victoria Park flats in Macclesfield. This record is illustrated in Figure 1 and Table 2.

Figure 1 Cheshire East Completions since 1996

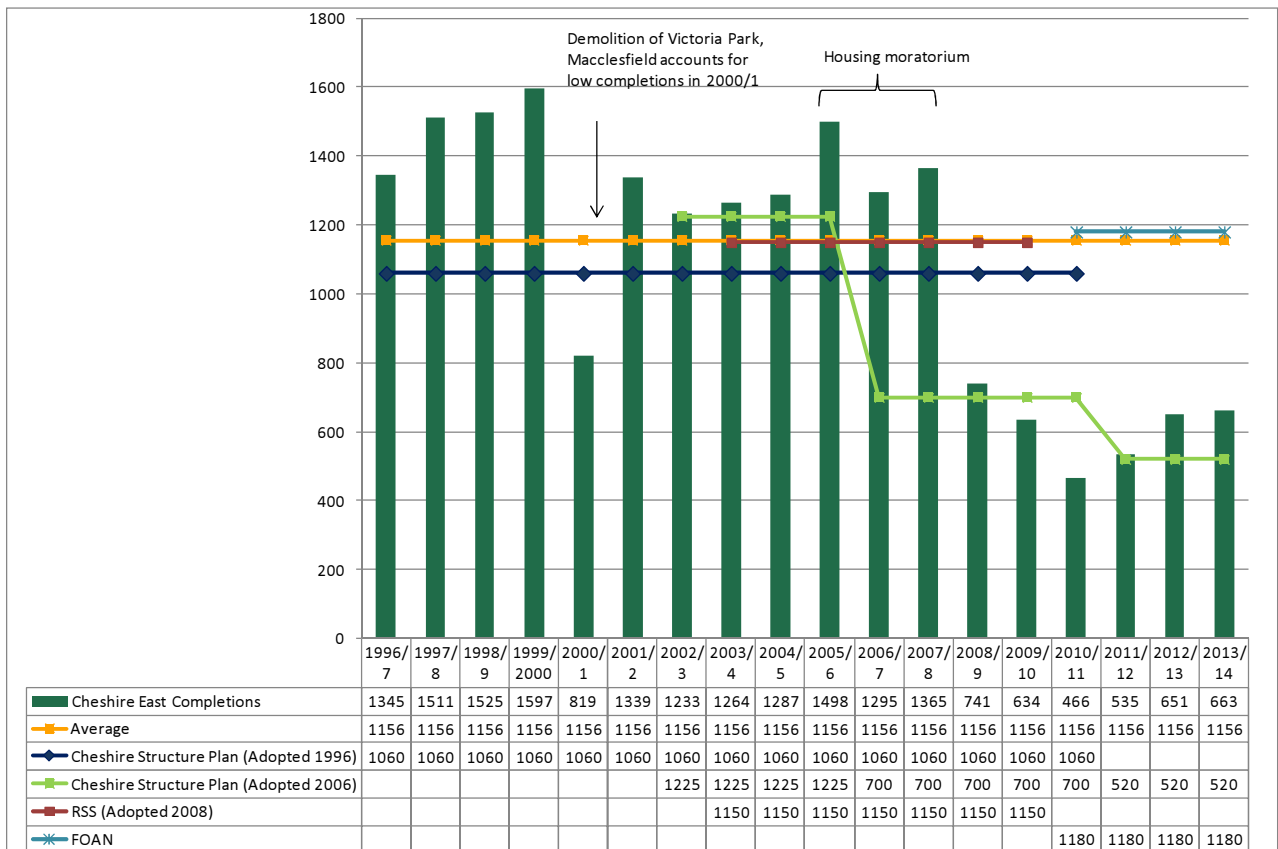


Table 1: CEC Completions and RS/OAN				
Year	Cheshire East Completions (net, after losses)	Regional Strategy (RS)	Full Objectively Assessed Need (FOAN)	Cumulative Surplus (-deficit)
2003/04	1,264	1,150		114
2004/05	1,287	1,150		251
2005/06	1,498	1,150		599
2006/07	1,295	1,150		744
2007/08	1,365	1,150		959
2008/09	741	1,150		550
2009/10	634	1,150		34
2010/11	466		1,180	-680
2011/12	535		1,180	-1325
2012/13	652		1,180	-1853
2013/14	663		1,180	-2370
Total to 2013/14	10,400	12,770		
Average	945			

Table 2: CEC Completions since 1996

Year	Cheshire East Completions (net, after losses)	Development Plan Target/FOAN	Under/Over Provision	Cumulative Surplus (-deficit)
1996/97	1,345	1,060	285	285
1997/98	1,511	1,060	451	736
1998/99	1,525	1,060	465	1,201
1999/2000	1,597	1,060	537	1,738
2000/01	819	1,060	-241	1,497
2001/02	1,339	1,060	279	1,776
2002/03	1,233	1,060	173	1,949
2003/04	1,264	1,060	204	2,153
2004/05	1,287	1,060	227	2,380
2005/06	1,498	1,060	438	2,818
2006/07	1,295	700	595	3,413
2007/08	1,365	700	665	4,078
2008/09	741	1,150	-409	3,669
2009/10	634	1,150	-516	3,153
2010/11	466	1,180	-714	2,439
2011/12	535	1,180	-645	1,794
2012/13	652	1,180	-528	1,266
2013/14	663	1,180	-517	749

2.5 Cumulatively, measuring performance against the targets/ need figures in force between 1996/97 and 2013/14, the Cheshire East Borough has had an overprovision of housing land, constituting an oversupply of 849 units (See Table 2). The relevant targets were the 1996 *Cheshire Structure Plan* (in force 1996/7-2005/6); followed by the 2006 *Cheshire Structure Plan* (in force 2006/7-2007/8); then superseded by the *Regional Spatial Strategy* (adopted 2008) and finally the Full Objectively Assessed Housing Need contained in the *Cheshire East Local Plan Strategy-Submission Version* (Published March, 2014) with a plan period of 2010 to 2030.

3. Moratoria

3.1 Prior to the adoption of the NWRS (2006), Cheshire East was subject to a policy of constraint in relation to housing provision. *Regional Planning Guidance for the North West* (2003) proposed that house building in Cheshire should be reduced by 20% between 2002 and 2016. The *Cheshire Structure Plan* (2006) maintained this restrictive approach to housing whereby supply was limited to 700 homes per annum. Moratoria on housing supply were common during this period, with similar policies adopted by Greater Manchester, West Lancashire, Sefton, Chorley, South Ribble and Ribble Valley.

3.2 An Audit Commission report into Development Services in the (former) Congleton Borough, dated June 2005, noted that an oversupply of housing became apparent in 2003, when measured against the targets of the *Cheshire Structure Plan* (1999). As a result, a moratorium was applied in all but exceptional circumstances. The Audit Commission considered this to be 'appropriate steps to deal with the situation [of the over-supply]'.

3.3 The Audit Commission noted that the applications refused due to the moratorium would have provided over 650 additional dwellings. Twelve appeals were dismissed on housing land supply grounds and press reports indicated the following examples:

- A refusal for six homes in Brereton, which would 'exacerbate an already significant over-supply of housing and would be contrary to policy' (August, 2004)
- Approval for 70 homes, with no building work permitted until 2007 (August, 2005)
- Refusal of a retirement community including 26 sheltered homes (September, 2006)

3.4 Housing supply was similarly restricted in the former Macclesfield Borough. In September 2003, the former Macclesfield Borough Council restricted planning permissions for new residential development, citing an eight year supply of housing land from recent completions and outstanding permissions. Restrictions were not lifted until May 2008, in response to the NWRS.

3.5 The impact of the moratoria, and their relevance in considering the Borough's performance, was recognised in correspondence from Nick Boles, the then Parliamentary Under Secretary of State (Planning) in January 2014 (correspondence at Appendix 1).

3.6 Following the moratoria, the NWRS marked a significant change in policy in Cheshire, reversing the previous policy of constraint and elevating the annual requirement to 1,150 dpa.

4. National Planning Policy

National Planning Policy Framework (NPPF)

4.1 Paragraph 47 of the NPPF sets out the requirements for housing land supply provision, including meeting the full, objectively assessed needs (FOAN) of the area; setting out a five year supply of specific deliverable sites for housing, including a buffer; increasing this buffer in the case of persistent under delivery of housing; identifying sites or broad locations for the remainder of the 15 year period; illustrating delivery by means of a housing trajectory; and setting local requirements for density as appropriate. Paragraph 47 of the NPPF reads as follows:

‘To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- set out their own approach to housing density to reflect local circumstances.’*

4.2 Footnote 11 to the NPPF states:

'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'

4.3 Footnote 12 states:

'To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'

National Planning Practice Guidance (NPPG)

4.4 National Planning Practice Guidance (NPPG) was published in March, 2014 and contains additional guidance on housing land supply. It clarifies footnote 11 of the NPPF, confirming that 'planning permission is not a prerequisite for a site being deliverable in terms of the five year supply'. However, robust, up-to-date evidence to support deliverability must be provided by the local planning authority in situations where permission does not yet exist.

4.5 The NPPG states that 'local planning authorities should aim to deal with any undersupply [of housing] within the first five years of the plan period where possible. Where this cannot be met in the first five years, local planning authorities will need to work with neighbouring authorities under the duty to cooperate'. This suggests that the 'Sedgefield' method is preferable to the 'Liverpool' method for the purposes of calculating housing land supply, though the 'Liverpool' method may be appropriate in the context of Local Plan Strategies, whereby any underperformance is reconciled over the remainder of the plan period to effectively 'smooth out' the forecast housing trajectory.

5. Housing Land Need / Requirement

5.1 As described above the calculation of the number of dwellings that needs to be provided by the Housing Land Supply is, at this stage in advance of the adoption of the emerging Local Plan, is to be based upon the full, objectively assessed need (FOAN) of 1,180 dpa.

5.2 The FOAN is a 'policy off' calculation and therefore does not reflect the Council's economic growth aspirations which have yet to be tested by formal examination and reporting upon the draft Local Plan. Hence, the 'policy on' annualised housing requirement in the emerging Plan is of the equivalent 1,350 dpa (during the period 2010-2030, the actual annual requirement is staggered starting at 1200 dpa) is not at this stage the housing need figure for use in this five year Housing Land Supply calculation.

5.3 The following table outlines the overall 5-year Housing Land Supply calculation and assesses the impact of applying both 5% and 20% buffers using the 'Sedgefield' methodology to address the shortfall in performance over the period since 2003 (this period is relevant to allow for the "peaks and troughs" in the housing market / economic performance that the National Planning Policy Guidance (paragraph 3-035 sets out). This updates the previous Position Statement prepared in February, 2014 which was predicated on the annual housing requirement set out in RS (1,150 dpa). As explained below the Council considers that the 5% buffer is appropriate, with the 20% illustrated for information.

Table 3 – Housing Land Supply: Dwelling Need Calculation

BASE DATE 31st MARCH 2014	
<i>Element</i>	<i>Dwellings</i>
Five year housing land supply need (1,180 dpa x 5)	5900
Backlog (Table 1 above)	2370
Total Housing Need (Sedgefield)	8270
With 5% Buffer applied	8684
With 20% Buffer applied	9924

6. Dwelling Need: Methodology on Backlog and Buffer

6.1 A standard formula of build rates and lead-in times has been applied to all housing sites which are held within a database from which the *Cheshire East Strategic Housing Land Availability Assessment (SHLAA)* is produced (See Appendix 2).

6.2 All of the identified sites, which are considered deliverable and capable of contributing to the five year supply, are appended to this Position Statement, showing the corresponding quantum of anticipated development across the five year period. In the case of a small number of selected sites, the standard build rates and lead-in times have been 'sense-checked' and assumptions altered to reflect the circumstances of the particular site. For sites granted permission/resolutions to grant permission in the period 1st April 2014 to the 31st August 2014 the start date of the analysis period "Year 1" – has still been applied (for consistency) and hence the lead in time has been adjusted from the standard accordingly; this means 6 months has been added to the lead in times of these sites to account (slightly over generous) for the five months April to August 2014 inclusive.

6.3 For the purposes of this assessment, the Council consider it appropriate to apply the 'Sedgefield' methodology to address the shortfall in performance during the last 4 years,

requiring that any shortfall is reconciled during the next 5-year period. Given the advice of the NPPG, paragraph 3-035 in particular, it is appropriate to apply a 5% buffer since there has not been (to use NPPF paragraph 47 terminology) ‘a record of persistent under delivery of housing’ over the relevant period which takes ‘a longer term view’ (NPPG 3-035iii) .

7. Sources of Supply

7.1 In line with national advice (NPPF and NPPG) and the *DCLG Practice Guidance on Strategic Housing Land Availability Assessments (July, 2007)* , the Council has assessed sites that are within the planning process including housing sites that are under construction, sites that have full or outline permission , sites that are subject to resolution to grant permission subject to the signing of a Section 106 Agreement and other carefully selected sites) that are both available and deliverable within the next 5 years.

Sites under Construction

7.2 The sites that are included within the five year supply and are under construction remain deliverable as the sites continue to deliver completed dwellings.

Sites with Full Planning Permission

7.3 Sites with full permission which are considered to be deliverable also contribute to the housing supply. Footnote 11 of the *NPPF* confirms that sites with planning permission should be considered deliverable until the expiry of permission, unless clear evidence indicates otherwise.

Sites with Outline Planning Permission

7.4 Sites with outline permission which are considered to be deliverable contribute to the housing supply. Again, footnote 11 of the *NPPF* is relevant. The standard lead-in times allow an additional period for example to enable detailed planning permission to be granted / reserved matters to be approved and conditions discharged as necessary.

Sites awaiting a Section 106 Agreement

7.5 Sites awaiting finalisation of a Section 106 Agreement have the benefit of a resolution to approve and are capable of contributing to the five year supply. The Council has engaged a framework of external legal firms to speed up the processing of planning obligations in the light of an increase in the volume of resolutions to grant permission. Where negotiations are not ongoing, or are not positively working towards finalisation, sites have not been included in

the Position Statement calculation on the basis that their deliverability within the next 5 years is questionable.

Other Selected Sites

7.6 These sites are those selected from the emerging Local Plan's 36 strategic sites. The sites which are included in this Position Statement are limited to those strategic sites where in accordance with national policy / guidance, there is clear evidence of deliverability. The majority of the emerging Local Plan's strategic sites are not included in the five year Housing Land Supply. Sites from the draft Plan's 'Strategic' list are only included where they have planning permission, a resolution to grant permission or the LPA has specific evidence that they will individually each contribute to the five year supply.

7.7 At the point of the production of this Position Statement the strategic sites with planning permission or a resolution to grant permission included:

- CS2 Basford West (permission granted Feb 2014 – 370 units)
- CS19 Parkgate (resolution March 2014 – 250 units)
- CS16 Giantswood Lane (resolution July 2014 – 96 units)
- CS20 Glebe Farm (resolution April 2014 – 450 units)
- CS21 Kingsley Fields (resolution February 2014 – 1,100 units)
- CS24 Old Mill Road Sandbach (resolution July 2014 – 200 units)
- CS25 Adlington Road, Wilmslow (resolution May 2014 – 205 units)

7.8 All the sites in the five year supply are those where there are no likely significant, insurmountable environmental constraints (including allowing for EIA) and where the parameters that will guide development are clear from the pre-application process.

7.9 The Council has made a careful consideration of the sites' likely contributions to the five year supply, rather than applying some kind of 'blind' or 'blanket' application. Indeed, the Council has been working with the owners and developers of these sites over many months / years and so is well placed to take a view of the likely lead in time and yield.

7.10 The Council attaches urgency to delivering these sites. Certainly, the LPA is not simply awaiting the progression of the Local Plan but rather is very actively working with the development industry and others to secure the delivery of these dwellings. This is clearly

evidenced by the degree to which these sites have been brought through the planning process, especially over the last 12 months.

Sites in Adopted Local Plans

7.11 A very small number of sites were identified as housing land allocations in adopted local plans for the former districts of Congleton, Crewe and Nantwich, and Macclesfield, but in order to be included in this Position Statement's supply the Council has to be clear as to their ability to be deliverable.

Small Sites

7.12 Small sites generally involve less than 10 units and sites of under 0.3ha. As they are of small scale, they are often at greater risk of being affected by the vagaries of the market and personal circumstances. Hence, to reflect these uncertainties in terms of non-deliverability within the five year supply, a discount of 10% has been applied to sites with full or outline permission and a discount of 15% has been applied to sites which are awaiting a Section 106 agreement.

Windfall allowance

7.13 Windfalls have already been accounted for in the supply calculation in the form of small sites with permission/resolution (i.e. those of less than 10 units). These are granted planning permission on the assumption that they will be substantially completed within three years, subject to the discounts applied (set out above) in relation to non-deliverability.

7.14 On the basis that such permissions normally remain extant for a period of three years, it is reasonable to include a windfall allowance in the supply calculation for years 4 and 5 to take account of any further small sites coming through the pipeline in years 1 to 3. It is acknowledged that these sites, which would be subject to the same assumptions on non-delivery, are normally granted consent outside the Development Plan process, and cannot be forecast with any great certainty. However, they do have the potential to contribute to housing supply and are supported in paragraph 48 of the NPPF, provided that such an allowance can be evidenced from historic rates and future trends. The Council has therefore applied a pro rata yield from small sites for years 4 and 5, which is equivalent to 66% (two thirds) of the net contribution from small sites in years 1-3 with full or outline planning permission. This approach has been accepted in a number of recent appeal decisions.

Losses

7.15 In certain circumstances, particularly in the case of redevelopment schemes, there has been/will be a net loss of housing units when existing dwellings are demolished. These have been fully accounted for in the overall calculations of housing supply and are included in both the schedules appended to this report and the overall 'Review of the Assessment'.

Class C2 Units – Older Persons and Student Accommodation

7.16 Despite the references in paragraphs 3-037 and 038 of the *National Planning Practice Guidance (NPPG)*, no allowance has been included for older persons' or student accommodation in this Position Statement. This matter is currently under review but no reliance is placed on these elements of supply at this point.

8. Housing Land Supply for Cheshire East

8.1 The tables below demonstrate the deliverable housing supply using the most up to date information, that is, up to the 31st August 2014. Full details of the sites that contribute to these assessments are contained within the appendices.

Table 4 Elements of Five Year Housing Land Supply: Larger Sites

Review of the Assessment - Sites of 10 or more dwellings		
		Years 1-5
Strategic Sites	Gross Dwellings	1405
	Losses	0
	Net Dwellings	1405
Under Construction	Gross Dwellings	2283
	Losses	99
	Net Dwellings	2184
Full Planning Permission	Gross Dwellings	1455
	Losses	20
	Net Dwellings	1435
Outline Planning Permission	Gross Dwellings	1805
	Losses	1
	Net Dwellings	1804
Sites awaiting S106	Gross Dwellings	2165
	Losses	2
	Net Dwellings	2,163
TOTALS	Gross Dwellings	9,113
	Losses	122
	Net Dwellings	8,991

Table 5 Elements of Five Year Housing Land Supply: Small Sites

Review of the Assessment – Small Sites of less than 10 dwellings					
		Years 1-3	Discount (%)	Discount Delivery	Windfall (Years 4-5)
Under Construction	Gross Dwellings	471			
	Losses	36			
	Net Dwellings	435	0	435	Not Applicable
Full Planning Permission	Gross Dwellings	828			
	Losses	178			
	Net Dwellings	650	10	585	390
Outline Planning Permission	Gross Dwellings	107			
	Losses	5			
	Net Dwellings	102	10	92	61
Sites awaiting S106	Gross Dwellings	9			
	Losses	0			
	Net Dwellings	9	15	8	Not Applicable
TOTALS	Gross Dwellings	1415			
	Losses	219			
	Net Dwellings	1196		1121	451

Table 6 Elements of Five Year Housing Land Supply: All Sites Summary

Review of the Assessment – All Sites			
	Sites of 10 units or more	Small Sites	Small Sites
	Net Delivery (Years 1-5)	Net Discounted Delivery (Years 1-3)	Windfall (Years 4-5)
Strategic Sites	1405	0	0
Under Construction	2184	435	0
Full Planning Permission	1435	585	390
Outline Planning Permission	1804	92	61
Sites awaiting S106	2163	8	0
Sub-Totals	8991	1120	451
Overall Total	10,562		

9. Cheshire East Local Plan Strategy - Housing Trajectory

9.1 In accordance with the *National Planning Policy Framework* (paragraph 47), Local Planning Authorities should also identify a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15 and to prepare a housing trajectory for the purposes of local planning. It should be stressed that these assessments are a separate exercise to 5-year housing land supply calculations, exploring the capacity of potential sites to deliver housing beyond the first 5 year period; these have been incorporated into the *Cheshire East Local Plan Strategy-Submission Version* at Appendix E with an assumption that non-strategic sites will be identified through the emerging *Site Allocations and Development Policies* DPD.

10. Overall Supply Position

10.1 The Tables below take forward the need calculation of Table 3 above and incorporate the supply analysis described at section 8 above. The details in Tables 7 and 8 below set out the supply position taking the 'Sedgefield' approach to dealing with past backlog, with both the 5% and 20% buffers illustrated.

10.2 As explained above, the LPA's position is that a 5% buffer is applicable since there has not been persistent under delivery in past years. The 20% buffer position is illustrated for information (the LPA appreciates that some parties wish to argue that the 20% buffer applies).

10.3 Table 7 sets out the position at 1 April 2014 (the relevant 'annual' analysis date, and the date of the start of Year One of the delivery schedules) whilst Table 8 brings matters completed up to date by setting out the position as at 1 September 2014. Table 8 is therefore the most useful analysis since it reflects the implications of the significant number of dwellings that have been granted permission or have had resolutions to grant Permission during 2014 to date.

10.4 As set out, Table 8 takes into account completions of dwellings, losses of dwellings and lapsed Permissions in the period to 1 September 2014. The delivery of the sites granted Permission between 1 April and 31 August 2014 set out in the detailed site by site tables appended hereto takes account of the fact that the Permissions have been granted after the start of Year One (and hence will have longer lead in times by six months than sites prior to the 1 April date).

Table 7 – Housing Land Supply to 1 April 2014

BASE DATE 1st April 2014	
<i>Element</i>	<i>Dwellings</i>
Five year housing land supply need (1,180 dpa x 5)	5900
Backlog (Table 1 above)	2370
Total Housing Need (Sedgefield)	8270
With 5% Buffer applied	8684 (1737 dpa)
With 20% Buffer applied	9924 (1985 dpa)
Total Supply as at 31 March 2014	10,562
With 5% Buffer applied	6.08 years
With 20% Buffer applied	5.32 years

Table 8 – Housing Land Supply to 1 September 2014

BASE DATE 1st Sept 2014	
<i>Element</i>	<i>Dwellings</i>
Five year housing land supply need (1,180 dpa x 5)	5900
Backlog (Table 1 above)	2370
Total Housing Need (Sedgefield)	8270
With 5% Buffer applied	8684 (1737 dpa)
With 20% Buffer applied	9924 (1985 dpa)
<p>Total Supply as at 31 Aug 2014 (before losses):</p> <p>Deducted:</p> <ul style="list-style-type: none"> - Completions - Losses - Expired Permissions <p>Actual Supply as at 31 Aug 2014:</p>	<p>= 10,562 + 716 + 189 + 183 = 11,650 units</p> <p>= 434 units = 99 units = 66 units</p> <p>= 11,051 units</p>
With 5% Buffer applied	6.36 years
With 20% Buffer applied	5.57 years

APPENDIX 1

Letter from Nick Boles MP Parliamentary Under Secretary of State (Planning)



Department for
Communities and
Local Government

Cllr Michael E Jones
Leader of the Council
Cheshire East Council
Westfields
Middlewich Road
Sanbach
CW11 1HZ

Thank you for your letter of 25 November, which raises the issue of persistent under delivery of housing.

I was pleased to hear that the recent support of my department has proved useful, and I hope the close working relationship continues to help you put in place a robust local plan. I'm also delighted to hear that you are making strong progress and should be submitting the plan for examination soon. I appreciate how difficult it has been to get this far, and your determination in taking this forward is to be commended.

You raised a number of specific questions about assessing persistent under delivery of housing. I am sure you will appreciate that I cannot respond to these in detail as this would lead me to interpret policy in a way which my role as planning Minister prevents me from doing. It is for each individual decision-maker to assess the merits of a case, having regard to all material considerations.

However, I hope the following general remarks will be useful. The reason why we have not set out a definition of persistent under delivery is because it would not allow any discretion for the decision-maker to take into account the wider context of local housing supply issues. The approach to identifying a record of persistent under delivery will involve questions of judgment for the decision maker in a given set of facts in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an extra amount of housing to meet past shortfalls. The Court has held in the recent case of *Cotswolds District Council v SSCLG [2013] EWHC 3719* that the reference to "persistent" under delivery of housing is a reference to a state of affairs and a decision maker would have to have regard to a reasonable period of time measured over years rather than looking at one particular point. It is for individual Councils to set out a case to the Inspector with regard to this, and there are a range of points that could be examined, such as the progress in meeting overall housing targets, the effect of an imposed moratorium, the delivery rate before any such moratorium and the delivery rate following taking into account pipeline issues. However, the consideration of these matters is for the decision-maker on a case by case basis.

I hope this is helpful and I encourage you to continue to push towards adoption of the local plan.

NICK BOLES MP

Nick Boles MP

Parliamentary Under Secretary of State (Planning)

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6 JAN 2014

APPENDIX 2

Standard build rates and lead-in times

Build rates								
Site Status		Site Size / Number of Dwellings						Notes
		Less than 50 homes	50 to 199 homes	200 to 499	500 to 999	1000 to 1999	2000+	
Under construction	Deliverable Sites	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Start at Year 1	Build rate applied to residual capacity
	Developable Sites	Start at year 6	Start at year 6	Start at year 6	Start at year 6	Start at year 6	Start at year 6	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Full Planning Permission / Reserved Matters	Deliverable Sites	Start at year 1	Put 15 in Year 1 and then 30 from Year 2	Start at year 2	Start at year 2	Start at year 2	Start at year 2	Lead in time to allow for infrastructure provision and construction start up.
	Developable Sites	Start at year 6	Put 15 in Year 6 and then 30 from Year 7	Start at year 7	Start at year 7	Start at year 7	Start at year 7	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Outline Planning Permission	Deliverable Sites	Put 7 in Year 1 and then 15 from Year 2	Start at year 2	Put 25 in Year 2 and then 50 from Year 3	Put 37 in Year 2 and then 75 from Year 3	Put 50 in Year 2 and then 100 from Year 3	Put 50 in Year 2 and then 100 from Year 3	Lead in time to allow for full permission / reserved matters, infrastructure provision and construction start up.
	Developable Sites	Put 7 in Year 6 and then 15 from Year 7	Start at year 7	Put 25 in Year 7 and then 50 from Year 8	Put 37 in Year 7 and then 75 from Year 8	Put 50 in Year 7 and then 100 from Year 8	Put 50 in Year 7 and then 100 from Year 8	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	
Sites without permission	Deliverable Sites	Put 7 in Year 2 and then 15 from Year 3	Start at year 3	Put 25 in Year 3 and then 50 from Year 4	Put 37 in Year 3 and then 75 from Year 4	Put 50 in Year 3 and then 100 from Year 4	Put 50 in Year 3 and then 100 from Year 4	Lead in time to allow for planning permission, infrastructure provision and construction start up.
	Developable Sites	Put 7 in Year 7 and then 15 from Year 8	Start at year 8	Put 25 in Year 8 and then 50 from Year 9	Put 37 in Year 8 and then 75 from Year 9	Put 50 in Year 8 and then 100 from Year 9	Put 50 in Year 8 and then 100 from Year 9	
	Build rate (per annum)	15 dwgs	30 dwgs	50 dwgs	75 dwgs	100 dwgs	200 dwgs	

APPENDIX 3

Schedule of Sites Under Construction

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
336	Former Fodens Factory, Moss Lane, Sandbach (aka Elworth Gardens).	269	80	0	50	50	50	39	0	189	189
2615	Land south of Hind Heath Road, Sandbach	269	1	0	50	50	50	50	50	250	250
2404	Former Fisons Site, London Road, Holmes Chapel (aka Sanofi Aventis / Rhodia)	224	14	0	50	50	50	50	10	210	210
2541	LOACHBROOK FARM, SANDBACH ROAD, CONGLETON, CW12 4TE	200	0	0	50	50	50	50	0	200	200
1231	Stapeley Water Gardens, Nantwich	146	21	0	30	30	30	30	5	125	125
2119	BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE, CW1 3JB	143	0	0	30	30	30	30	23	143	143
334	Bath Vale Works, Bath Vale, Brookhouse Lane, Congleton (aka Brook Valley)	126	75	0	30	21	0	0	0	51	51
2420	FibreStar site, Redhouse Lane, Disley	121	0	0	30	30	30	30	1	121	121
335	Fodens Test Track, Moss Lane, Sandbach.	120	0	0	15	30	30	30	15	120	120
324	Canal Fields / Rookery Bridge, Hall Lane, Moston, Sandbach.	101	38	0	30	30	3	0	0	63	63
1677	Wychwood Park, Abbey Park Way, Weston	100	84	0	16	0	0	0	0	16	16
241	Land Off Jersey Way, Middlewich	83	53	0	15	15	0	0	0	30	30
1934	Land off Dunwoody Way, Crewe	82	53	0	29	0	0	0	0	29	29
2657	Land off The Green, Middlewich	77	40	0	30	7	0	0	0	37	37
2147	Macclesfield District Hospital, Victoria Road, Macclesfield	72	58	0	14	0	0	0	0	14	14

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2148	Ingersley Vale Works, Ingersley Vale, Bollington	66	0	0	0	30	30	6	0	66	66
3999	Land south of Crewe Road, Alsager.	65	0	0	30	30	5	0	0	65	65
243	Bossons Mill/ Brooks Mill, Stonehouse Green, Congleton	60	16	0	0	0	15	15	14	44	44
2974	Land at COG Training and Conference Centre, Crewe Road, Nantwich, Cheshire	59	0	0	30	29	0	0	0	59	59
437	Caravan Site, Park Lane & Flowery Nook, Mere Lane, Pickmere	58	55	2	0	0	0	0	0	0	-2
385	Land South of Portland Drive, Scholar Green.	56	44	0	12	0	0	0	0	12	12
2306	Kestrel Engineering, Brook Street, Congleton	54	0	0	30	24	0	0	0	54	54
2120	South Cheshire College of Further Education, Dane Bank Avenue, Crewe	50	0	0	15	15	15	5	0	50	50
3942	Land rear of 33 to 45, Mill Green, Congleton	44	42	0	2	0	0	0	0	2	2
4423	LAND ON SHEPPENHALL LANE, ASTON	43	0	0	15	15	13	0	0	43	43
2343	Land off Hassall Road, Sandbach	39	4	0	15	15	5	0	0	35	35
1640	Land off Millstone Lane, Nantwich	29	15	0	14	0	0	0	0	14	14
913	OAKDEAN COURT, WILMSLOW	29	0	65	15	14	0	0	0	29	-36
2353	Land at Elworth Hall Farm, Dean Close, Elworth, Sandbach	25	23	0	2	0	0	0	0	2	2
2118	Land off ST ANNES LANE, NANTWICH	24	0	0	15	9	0	0	0	24	24

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4345	Linden Court, HUNGERFORD AVENUE, CREWE	22	0	32	15	7	0	0	0	22	-10
495	FORMER BEECH LAWN AND WOODRIDGE, BROOK LANE, ALDERLEY EDGE	20	0	0	15	5	0	0	0	20	20
4589	ROCKWOOD INN, 204, ALTON STREET, CREWE	20	0	0	15	5	0	0	0	20	20
4517	NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE	18	0	0	15	3	0	0	0	18	18
2309	Land off Canal Villa (Swans Reach), Wolstenholme Close/Canal Road, Congleton	17	16	0	1	0	0	0	0	1	1
2322	LAND SOUTH OF TUDOR WAY, CONGLETON	16	10	0	6	0	0	0	0	6	6
4488	89A, BRADFIELD ROAD, CREWE	16	0	0	15	1	0	0	0	16	16
3178	DYSTELEGH COURT, GREENHILL WALK, DISLEY	15	0	0	15	0	0	0	0	15	15
2859	Smallwood Storage Ltd, Moss End Farm, Moss End Lane, Smallwood	15	12	0	3	0	0	0	0	3	3
2877	The Millfield Hotel, Blagg Avenue, Nantwich	14	0	0	14	0	0	0	0	14	14
1941	Warmingham Grange, School Lane, Warmingham	14	13	0	1	0	0	0	0	1	1
4625	ROYAL SCOT, PLANE TREE DRIVE, CREWE	14	0	0	14	0	0	0	0	14	14
3535	Santune House, ROPE LANE, SHAVINGTON	12	11	0	1	0	0	0	0	1	1
4657	THE WOODLANDS, SHADY GROVE, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2NH	12	0	0	12	0	0	0	0	12	12

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2991	LAND ADJACENT TO 97, BROUGHTON ROAD, CREWE	11	0	0	11	0	0	0	0	11	11
2726	Ivanhoe, Holmes Chapel Road, Brereton Heath	11	10	0	1	0	0	0	0	1	1
2985	Land west of 1, Abbey Park Way, Weston	11	10	0	1	0	0	0	0	1	1
2417	Butley Hall, Scott Road, Prestbury	10	0	0	10	0	0	0	0	10	10
	Totals	3102	798	99	829	595	406	335	118	2283	2184

Under Construction: Small Sites

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
747	The Motor Co, 284 Buxton Road, Disley	9	0	0	0	0	0	0	0	0	0
3250	Land to the rear of Mill House, Crewe Green Road, Crewe	8	0	0	8	0	0	0	0	8	8
4194	LAND AT THORNTON SQUARE, MACCLESFIELD	8	0	0	8	0	0	0	0	8	8
952	Land at Oatlands, Alderley Edge	7	4	0	3	0	0	0	0	3	3
1726	Wilkesley Farm, Heywood Lane, Wilkesley	7	5	0	2	0	0	0	0	2	2
4188	HIGHTOWN METHODIST CHURCH, HIGHTOWN, CREWE	7	6	0	1	0	0	0	0	1	1
999	Sherborne Road / Cranborne Road / Rodean Walk, Abbey Place, Crewe	6	4	8	2	0	0	0	0	2	-6
328	Land adjacent to 36 Astbury Lane Ends, Congleton.	6	0	0	6	0	0	0	0	6	6

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
249	Moston Manor, Plant Lane, Moston.	6	1	0	1	0	1	0	1	3	3
1344	Oxford Street, Crewe	6	1	0	5	0	0	0	0	5	5
1834	Manor House, 7 Beam Street, Nantwich	6	0	0	6	0	0	0	0	6	6
1385	LAND AT 24, FIELDS ROAD, HASLINGTON, CW1 5SZ	6	0	0	6	0	0	0	0	6	6
1392	187- 191Crewe Road, Shavington	6	0	1	5	0	0	0	0	5	4
1253	Newtown Farm, Whitchurch Road, Audlem, Crewe	6	0	0	6	0	0	0	0	6	6
1597	The Mount, Hadley Road, Norbury	6	0	0	6	0	0	0	0	6	6
1890	Coronerage Farm, Heatley Lane, Broomhall	6	0	0	6	0	0	0	0	6	6
2039	MANOR FARM, HALL LANE, HANKELOW, CW3 0JB	6	0	0	6	0	0	0	0	6	6
3653	6, LOWTHER STREET, BOLLINGTON, MACCLESFIELD	5	4	0	1	0	0	0	0	1	1
353	7-9 Lewin Street, Middlewich.	5	3	0	2	0	0	0	0	2	2
1737	Top House Farm, Coole Lane, Coole Pilate	5	0	0	5	0	0	0	0	5	5
1838	Crossbanks Farm, Stoke Hall Lane, Poole	5	0	0	5	0	0	0	0	5	5
3223	24 & 26, WEST STREET, CONGLETON	5	0	0	5	0	0	0	0	5	5
2822	Old Vicarage, Crewe Road, Winterley	5	0	0	5	0	0	0	0	5	5
4329	26, ROOD HILL, CONGLETON	5	0	0	5	0	0	0	0	5	5

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4628	Pownall House Farm, WARFORD LANE, GREAT WARFORD, KNUTSFORD	5	0	1	5	0	0	0	0	5	4
260	Stooks Barn, Court House Farm, Sandlow Green.	4	0	0	4	0	0	0	0	4	4
1472	1 Lawton Street, Crewe	4	1	0	3	0	0	0	0	3	3
4246	LAND TO THE REAR OF OAK PARK, HEYES LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JY	4	0	0	4	0	0	0	0	4	4
975	Hankelow Hall, Hall Lane, Hankelow	4	0	0	4	0	0	0	0	4	4
1071	Dorfold Dairy House, DIG LANE, ACTON	4	0	0	4	0	0	0	0	4	4
2079	18 Derrington Avenue, Crewe	4	1	0	3	0	0	0	0	3	3
3752	LAND TO THE REAR OF 54-56, CREWE ROAD, ALSAGER,	4	0	0	4	0	0	0	0	4	4
1189	Clays Farm, Calveley	4	0	0	4	0	0	0	0	4	4
1443	Wades Green Hall, Wades Green, Church Minshull	4	0	0	4	0	0	0	0	4	4
1462	Dairy House Farm, Austerson, Nantwich	4	3	0	1	0	0	0	0	1	1
1735	Calveley Green Farm, Cholmondeston Road, Calveley	4	2	0	2	0	0	0	0	2	2
1887	Baddington Farm, Baddington	4	0	0	4	0	0	0	0	4	4
3808	BLACKHILL FARM, BEXTON ROAD, KNUTSFORD	4	3	0	1	0	0	0	0	1	1
3732	WILLOW BARN, NEWCASTLE ROAD, BRERETON	4	3	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
1003	197 Underwood Lane, Crewe	3	2	0	1	0	0	0	0	1	1
368	The Bungalow, 20 Fol Hollow, Congleton	3	0	0	3	0	0	0	0	3	3
1135	Land adj. The Limes, 159 Main Road, Shavington	3	2	0	1	0	0	0	0	1	1
1871	Land adj. 69 Audlem Road, Nantwich	3	0	0	3	0	0	0	0	3	3
1951	LAND OFF, HIDCOTE CLOSE, WISTASTON	3	0	0	3	0	0	0	0	3	3
1129	Poole Old Hall, Poole Old Hall Lane, Poole	3	2	0	1	0	0	0	0	1	1
3936	4, BULKELEY ROAD, HANDFORTH	3	0	0	3	0	0	0	0	3	3
1256	Mere House, Baddiley Hall Lane, Baddiley	3	0	0	3	0	0	0	0	3	3
1257	New Farm, Baddiley	3	0	0	3	0	0	0	0	3	3
3619	67, GRAVEL LANE, WILMSLOW	3	0	0	3	0	0	0	0	3	3
1598	Firs Bank Farm, Poole, Nantwich	3	0	0	3	0	0	0	0	3	3
1616	Corner Farm, Long Lane, Wettenhall	3	2	0	1	0	0	0	0	1	1
1624	Woodcott Hill Farm, Woodcotthill Lane, Wrenbury	3	0	0	3	0	0	0	0	3	3
1744	Land adj. 26 Newtons Lane, Winterley	3	2	0	1	0	0	0	0	1	1
1831	New Hall Farm, Cappers Lane, Spurstow	3	2	0	1	0	0	0	0	1	1
1991	Henhull Bridge Farm, Henhull	3	2	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2123	Walnut Tree Farm, Walnut Tree Lane, Bradwall	3	0	0	3	0	0	0	0	3	3
3459	POOL FARM, GOLDFORD LANE, BICKERTON	3	0	0	3	0	0	0	0	3	3
4281	NEWTON HALL FARM, MILL LANE, MOTTRAM ST ANDREW	3	0	0	3	0	0	0	0	3	3
4769	FIELDS FARM, BETCHTON ROAD, BETCHTON, SANDBACH, CHESHIRE, CW11 4YE	3	0	0	3	0	0	0	0	3	3
256	20 Hightown, Middlewich.	2	0	0	2	0	0	0	0	2	2
2165	8-12, PIERCE STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
292	83 Cranberry Lane, Alsager.	2	0	4	2	0	0	0	0	2	-2
339	45-47 West Street, Congleton.	2	0	0	2	0	0	0	0	2	2
1022	13 Myrtle Street, Crewe	2	0	1	2	0	0	0	0	2	1
330	Land rear of 1 Manor Road, Sandbach.	2	1	0	1	0	0	0	0	1	1
1641	39 Crewe Rd. Nantwich	2	0	1	2	0	0	0	0	2	1
1660	Land off Shrewbridge Road, Nantwich	2	1	0	1	0	0	0	0	1	1
1166	Basford Hall Farm, Weston Lane, Basford	2	0	0	2	0	0	0	0	2	2
366	43A West Street, Congleton	2	0	0	2	0	0	0	0	2	2
2188	15A, REDHOUSE LANE, DISLEY	2	0	1	2	0	0	0	0	2	1
1484	37 Middlewich Street, Crewe	2	1	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
1652	3 Ruskin Road, Crewe	2	0	0	2	0	0	0	0	2	2
274	Brownlow Farm, Brownlow Heath Lane, Newbold Astbury	2	0	0	2	0	0	0	0	2	2
314	Land adjacent to 6 Rose Cottages, Holmes Chapel Road, Somerford	2	0	0	2	0	0	0	0	2	2
1943	1 Nelson Street, Crewe	2	0	1	2	0	0	0	0	2	1
1059	Churchfields Farm, Smithy Lane, Barthomley	2	1	0	1	0	0	0	0	1	1
2058	109 Middlewich Street, Crewe	2	1	0	1	0	0	0	0	1	1
1173	Buerton House, Woore Road, Buerton	2	1	0	0	0	0	0	0	0	0
1601	Land adj. 19 Osborne Grove, Shavington	2	1	0	1	0	0	0	0	1	1
1437	Long Lane Farm, Long Lane, Burland	2	0	0	2	0	0	0	0	2	2
1449	Hack House Farm, French Lane, Hack Green	2	1	0	1	0	0	0	0	1	1
3816	LINDOW END FARM, KNUTSFORD ROAD, MOBBERLEY	2	0	0	2	0	0	0	0	2	2
3691	5, STYAL ROAD, WILMSLOW	2	1	0	1	0	0	0	0	1	1
3757	LOCK FARM, BOWES GATE ROAD, BUNBURY	2	1	0	1	0	0	0	0	1	1
3128	LAND AT, CUCKSTOOLPIT HILL, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
1543	Moss Farm, Nursery Road, Oakhanger	2	0	0	2	0	0	0	0	2	2
3806	37, CHESTERGATE, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3835	16 - 18, CROSS STREET, MACCLESFIELD	2	1	0	1	0	0	0	0	1	1
3758	FINNEY GREEN COTTAGE, 134, MANCHESTER ROAD, WILMSLOW	2	1	0	1	0	0	0	0	1	1
3867	CHARLES ROE CHAMBERS, CHURCHILL WAY, MACCLESFIELD	2	1	0	1	0	0	0	0	1	1
4221	MAPLE FARM, STRAWBERRY LANE, WILMSLOW	2	1	0	1	0	0	0	0	1	1
4029	88 BROKEN CROSS MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
3060	WOODEAVES, 57, MACCLESFIELD ROAD, PRESTBURY	2	1	0	1	0	0	0	0	1	1
4056	119, PARK LANE, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
3695	117, EDLESTON ROAD, CREWE	2	1	0	1	0	0	0	0	1	1
3604	LAND TO THE REAR OF, 58, WELLINGTON ROAD, NANTWICH	2	1	2	1	0	0	0	0	1	-1
4343	59/61, UNDERWOOD LANE, CREWE	2	0	0	2	0	0	0	0	2	2
4668	118, GRAVEL LANE, WILMSLOW, SK9 6LZ	2	0	0	2	0	0	0	0	2	2
1983	Crossbanks Farm, Stoke Hall Lane, Poole	2	0	1	2	0	0	0	0	2	1
2025	Baddiley Farm, Baddiley	2	1	0	1	0	0	0	0	1	1
4636	23, GRANGELANDS, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4843	81, WHEELOCK STREET, MIDDLEWICH, CW10 9AE	2	0	0	2	0	0	0	0	2	2
4678	41, BUDWORTH WALK, WILMSLOW, SK9 2HR	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3569	29, TRINITY PLACE, CONGLETON	2	0	0	2	0	0	0	0	2	2
4868	104, Byron Street, Macclesfield, Cheshire, SK11 7QA	2	0	1	2	0	0	0	0	2	1
3403	Ridge Hall, Ridge Hill, Sutton	2	1	0	1	0	0	0	0	1	1
3539	18, NORTH STREET, MOW COP	2	0	0	2	0	0	0	0	2	2
3610	11, MOUNT PLEASANT ROAD, SCHOLAR GREEN	2	1	0	1	0	0	0	0	1	1
3646	BRIAR COTTAGE, LONDON ROAD, BRIDGEMERE, NANTWICH	2	0	0	2	0	0	0	0	2	2
3697	PAVEMENT LANE FARM, PAVEMENT LANE, MOBBERLEY	2	1	0	1	0	0	0	0	1	1
3746	LAND ADJACENT TO TAMARAU, SANDY LANE, CRANAGE	2	0	0	2	0	0	0	0	2	2
3903	2, MOUNT PLEASANT ROAD & 50 THE BANKS, SCHOLAR GREEN, ODD RODE	2	0	0	2	0	0	0	0	2	2
4643	142, WALTHALL STREET, CREWE	2	0	0	2	0	0	0	0	2	2
4064	LAND ON OAK TREE LANE, CRANAGE	2	0	2	2	0	0	0	0	2	0
4204	FORMER HAY BARN, HEYWOOD LANE, WILKESLEY	2	1	0	1	0	0	0	0	1	1
3611	LAND ADJACENT TO, MOSS LANE, SANDBACH	2	0	0	2	0	0	0	0	2	2
4409	YEW TREE FARM, AUDLEM ROAD, HATHERTON	2	0	0	2	0	0	0	0	2	2
4629	LAND ADJ HOLLY HOUSE SCHOOL LANE & 2 CRABMILL DRIVE, SANDBACH	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4855	143, Walthall Street, Crewe, Crewe, CW2 7LD	2	0	0	2	0	0	0	0	2	2
4806	55, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 2JB	2	0	0	2	0	0	0	0	2	2
268	7, HILL STREET, SANDBACH, CW11 3JE	1	0	0	1	0	0	0	0	1	1
275	20 Elworth Road, Elworth.	1	0	0	0	0	0	0	0	0	0
276	2 Beatty Drive, Buglawton, Congleton.	1	0	0	1	0	0	0	0	1	1
312	Land rear of 66 Abbey Road, Sandbach.	1	0	0	1	0	0	0	0	1	1
173	Irlam House, Brookhouse Lane, Congleton.	1	0	0	1	0	0	0	0	1	1
252	Lower Medhurst Green Farm, Sandbach Road, Brereton	1	0	0	1	0	0	0	0	1	1
349	Land to rear of 58 West Street, Congleton.	1	0	0	1	0	0	0	0	1	1
1023	The Vine Hotel, Earle Street, Crewe	1	0	0	1	0	0	0	0	1	1
261	Barn at Woodhouse Farm, Swettenham Heath, Congleton.	1	0	0	1	0	0	0	0	1	1
262	Vernons Yard, Goostrey Lane, Twemlow Green.	1	0	0	1	0	0	0	0	1	1
391	Land at 105 Crewe Road, Alsager.	1	0	0	1	0	0	0	0	1	1
1571	140 Earle Street, Crewe	1	0	0	0	0	0	0	0	0	0
263	Spark Lane Nursery, Spark Lane, Smallwood	1	0	0	1	0	0	0	0	1	1
264	Land adjacent former public house, Foundry Lane, Scholar Green.	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2221	72, SUNDERLAND STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
1579	Land adj. Bracondale, Ravenscroft Rd. Crewe	1	0	0	1	0	0	0	0	1	1
271	Claphatches, Scholar Green.	1	0	0	1	0	0	0	0	1	1
371	Land adjacent 154 Biddulph Road, Congleton	1	0	0	1	0	0	0	0	1	1
307	Blackden Manor Estate, Station Road, Goostrey.	1	0	0	1	0	0	0	0	1	1
326	Brooklands, Bank House Lane, Smallwood	1	0	0	1	0	0	0	0	1	1
342	Land at The Smithy, Hall Green Lane, Somerford Booths	1	0	0	1	0	0	0	0	1	1
409	23 Lawton Street, Congleton.	1	0	0	1	0	0	0	0	1	1
347	Site Adjacent To 35 Chelford Road, Somerford	1	0	0	1	0	0	0	0	1	1
417	Land adjacent to 34 Congleton Road North, Church Lawton	1	0	0	1	0	0	0	0	1	1
426	Land adjacent to 6 Bailey Crescent, Congleton	1	0	0	1	0	0	0	0	1	1
2196	THE HILL COTTAGE, PARKFIELD ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
1029	Hankelow Hall, Hall Lane, Hankelow	1	0	0	1	0	0	0	0	1	1
1041	The Old Rectory, Audley Road, Barthomley	1	0	0	1	0	0	0	0	1	1
1043	The Printworks, CREWE ROAD, HASLINGTON	1	0	0	1	0	0	0	0	1	1
1072	Fingerpost Farm, Wrexham Road, Faddiley	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
1125	The Milehouse, Worleston Road, Worleston	1	0	0	1	0	0	0	0	1	1
1143	Coos Farm, Coole Lane, Audlem, Crewe	1	0	0	1	0	0	0	0	1	1
1170	Manor Farm, Blakenhall	1	0	0	1	0	0	0	0	1	1
2212	20, TORKINGTON ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
1178	Land adjacent Mill Lane, Bukeley	1	0	0	1	0	0	0	0	1	1
2237	LAND SOUTH OF NO 32 BUILDING, HOWEY LANE, CONGLETON	1	0	0	1	0	0	0	0	1	1
1254	Yew Tree Farm, part of Holly Farm, Wood House Lane, Audlem	1	0	0	1	0	0	0	0	1	1
2094	419 AND 419A Alton Street, Crewe	1	0	2	1	0	0	0	0	1	-1
1324	Hatherton Farm, Park Lane, Hatherton	1	0	0	1	0	0	0	0	1	1
1438	Greenfields Farm, Whitehaven Lane, Burland	1	0	0	1	0	0	0	0	1	1
2095	5 Church View Walk, Crewe	1	0	0	1	0	0	0	0	1	1
2425	23, KNUTSFORD ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
1452	Brookfields Farm, Longhill Lane, Hankelow	1	0	0	1	0	0	0	0	1	1
1511	Higher Elms Farm, Minshull Vernon	1	0	0	1	0	0	0	0	1	1
1514	Brookside Brook Farm, Gauntons Bank, Norbury	1	0	0	1	0	0	0	0	1	1
1525	Egerton Bank Farm, Egerton, Malpas	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3502	PEEL ARMS, 47 PEEL STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
2133	23- 25, GRETTY TERRACE, CREWE	1	0	0	1	0	0	0	0	1	1
1609	Radley Wood Farm, Whitchurch Rd., Spurstow	1	0	0	1	0	0	0	0	1	1
1722	Greenbank Farm, Bradeley Green, Whitchurch	1	0	1	1	0	0	0	0	1	0
3552	6, AUDLEY STREET, CREWE	1	0	0	1	0	0	0	0	1	1
3467	19 NORTHFIELD PLACE, SHAVINGTON	1	0	0	1	0	0	0	0	1	1
4150	43, HIGHTOWN, CREWE	1	0	0	1	0	0	0	0	1	1
4191	70C, WHELOCK STREET, MIDDLEWICH	1	0	0	1	0	0	0	0	1	1
1764	Hillcrest, London Road, Walgherton	1	0	0	1	0	0	0	0	1	1
4365	109, GRAVEL LANE, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4699	LAND ADJACENT TO 7, TATTON ROAD, HANDFORTH	1	0	0	1	0	0	0	0	1	1
1766	Land adj. Island House, School Lane, Warmingham	1	0	0	1	0	0	0	0	1	1
4305	LAND ADJOINING SCHOOL LANE, BUNBURY	1	0	0	1	0	0	0	0	1	1
1780	40 Main Rd. Wybunbury, Nantwich	1	0	0	1	0	0	0	0	1	1
1827	Cherry Tree Barn, Barthomley	1	0	0	1	0	0	0	0	1	1
2260	1, OAKLEIGH, KNUTSFORD, CHESHIRE, WA16 8QW	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4504	12, GORSEY ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
1884	Bath Farm, Bath Lane, Audlem, Crewe	1	0	0	1	0	0	0	0	1	1
4420	31, SINGLETON AVENUE, CREWE	1	0	0	1	0	0	0	0	1	1
3754	54, TRAFFORD ROAD, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	1
4410	40a, CROSS STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4534	Land Behind 141, BANK STREET/OFF GREENHILLS CLOSE, MACCLESFIELD, SK117AY	1	0	0	1	0	0	0	0	1	1
1910	Gillys Farm, Nantwich Road, Wrenbury	1	0	1	1	0	0	0	0	1	0
1913	2 Bridge Street, Wybunbury	1	0	1	1	0	0	0	0	1	0
1915	Pinfold Farm, Wrexham Road, Burland	1	0	0	1	0	0	0	0	1	1
1918	Land adjacent Canalside Farm, Nanney's Bridge, Church Minshull	1	0	0	1	0	0	0	0	1	1
1920	Edleston Hall, Edleston Hall Lane, Edleston	1	0	0	1	0	0	0	0	1	1
1923	Hooter Hall, Elton Lane, Winterley	1	0	0	1	0	0	0	0	1	1
3762	15, GOUGHS LANE, KNUTSFORD, CHESHIRE, WA16 8QL	1	0	0	1	0	0	0	0	1	1
3615	LAND AT, 24, CLUMBER ROAD, POYNTON	1	0	0	1	0	0	0	0	1	1
4509	18, WISTASTON ROAD, WILLASTON	1	0	0	1	0	0	0	0	1	1
3453	MERE HILLS FARM, KNUTSFORD	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	ROAD, CHELFORD										
1964	Stapeley Hall Farm, London Road, Stapeley	1	0	0	1	0	0	0	0	1	1
4590	Grassington, CLIFF LANE, HIGHER HURDSFIELD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4428	OAK PLACE, TOWERS ROAD, POYNTON	1	0	0	1	0	0	0	0	1	1
4511	REAR OF 129, WISTASTON GREEN ROAD, WISTASTON	1	0	0	1	0	0	0	0	1	1
2027	Dairy House Farm, Weston Lane, Basford	1	0	0	1	0	0	0	0	1	1
2031	Land off Hollingreen Lane, Broomhall	1	0	0	1	0	0	0	0	1	1
4635	26A LORD STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
2035	Bridge Farm, Winsford Road, Cholmondeston	1	0	0	1	0	0	0	0	1	1
2038	Land adjacent to 1 Manor Cottages, Hall Lane, Hankelow	1	0	0	1	0	0	0	0	1	1
4349	31, Woodside Avenue, Alsager	1	0	0	1	0	0	0	0	1	1
4045	BRAMLEY, PAVEMENT LANE, MOBBERLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
2050	18 Cemetery Road, Weston	1	0	0	1	0	0	0	0	1	1
2153	NORCLIFFE TRANSMITTER STATION, STYAL ROAD, STYAL	1	0	0	0	1	0	0	0	1	1
2158	LOWER BROOK FARM, SMITHY LANE, RAINOW, MACCLESFIELD, SK10 5UP	1	0	0	1	0	0	0	0	1	1
2204	LOWER AUSTERSON FARM, COOLE LANE, AUSTERSON	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2445	OLD SMITHY GARAGE, SMITHY LANE, BOSLEY, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
2446	CHERRYBURN, SHRIGLEY ROAD, POYNTON	1	0	0	1	0	0	0	0	1	1
2835	64, AUDLEY ROAD, ALSAGER	1	0	0	1	0	0	0	0	1	1
3685	THORNFIELD HEIGHTS, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	1
4706	14/16, JORDANGATE, MACCLESFIELD, CHESHIRE, SK10 1EW	1	0	0	1	0	0	0	0	1	1
2448	WOODSIDE NURSERIES, HALL LANE, MOBBERLEY	1	0	1	1	0	0	0	0	1	0
3742	RYECROFT, RYECROFT LANE, MOBBERLEY	1	0	0	1	0	0	0	0	1	1
2465	BONNY CATTY BUNGALOW, BACK EDDISBURY ROAD, RAINOW, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3923	Pinsley Corner Farm, PINSLEY GREEN ROAD, WRENBURY	1	0	0	1	0	0	0	0	1	1
2469	WHITE OAKS, OAK ROAD, MOTTRAM ST ANDREW, MACCLESFIELD	1	0	1	1	0	0	0	0	1	0
4145	The Bank, STATION ROAD, WRENBURY	1	0	0	1	0	0	0	0	1	1
3201	WALMSLEY FOLD FARM, HOUGH LANE, WILMSLOW	1	0	0	1	0	0	0	0	1	1
3253	GLEAVE HOUSE FARM, PAVEMENT LANE, MOBBERLEY	1	0	1	1	0	0	0	0	1	0
4596	DEEP DENE, MERESIDE ROAD, MERE, KNUTSFORD	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3882	FRANKLYN, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	1
3256	THE HOLLIES, GREEN LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1	1
3748	58, SOUTH CROFTS, NANTWICH	1	0	0	1	0	0	0	0	1	1
3834	ASHFIELD, 12, HEYBRIDGE LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
3612	37, CROSS LANE, CONGLETON	1	0	0	1	0	0	0	0	1	1
3262	23, HIGH STREET, MOW COP	1	0	0	1	0	0	0	0	1	1
3440	THE OLD HALL, TRAP ROAD, SOMERFORD BOOTHS, CONGLETON	1	0	0	1	0	0	0	0	1	1
3441	2- 4, LONGBUTTS LANE, GAWSWORTH	1	0	0	1	0	0	0	0	1	1
3564	1, ASTON HALL COTTAGES, DAIRY LANE, ASTON JUXTA MONDRUM	1	0	0	1	0	0	0	0	1	1
3584	OLDFIELD FARM, MEG LANE, SUTTON	1	0	0	1	0	0	0	0	1	1
3587	CHAIN BAR, BUXTON ROAD, BOSLEY	1	0	0	1	0	0	0	0	1	1
3598	LOWER GADHOLE FARM, GREENDALE LANE, MOTTRAM ST ANDREW, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3419	2, RED LANE, DISLEY, SK12 2NP	1	0	0	1	0	0	0	0	1	1
4698	6, CUMBER LANE, WILMSLOW, CHESHIRE, SK9 6DX	1	0	0	1	0	0	0	0	1	1
3600	SUTTON HALL FARM, HALL LANE, SUTTON	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3603	LAND ADJACENT TO, MACCLESFIELD ROAD, NORTH RODE, CONGLETON	1	0	0	1	0	0	0	0	1	1
3640	ROSTREVOR MERESIDE ROAD MERE KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4544	14, NORTHFIELD PLACE, SHAVINGTON	1	0	0	1	0	0	0	0	1	1
2023	9 Whitchurch Road, Audlem	1	0	0	1	0	0	0	0	1	1
3674	LAND TO THE EAST OF, GROGRAM COTTAGE, SOSSMOSS LANE, NETHER ALDERLEY	1	0	0	1	0	0	0	0	1	1
4610	158, NANTWICH ROAD, CREWE	1	0	0	1	0	0	0	0	1	1
3711	ADARO, 31, NORTHWICH ROAD, CRANAGE	1	0	0	1	0	0	0	0	1	1
3712	CRESSWELL FARM, CHELLS HILL, CHURCH LAWTON	1	0	0	1	0	0	0	0	1	1
4341	118, BIDDULPH ROAD, CONGLETON	1	0	0	1	0	0	0	0	1	1
3841	HERON CRAG, NABS ROAD, WILDBOARCLOUGH	1	0	0	1	0	0	0	0	1	1
4704	1, BLAKE STREET, CONGLETON, CW12 4DS	1	0	0	1	0	0	0	0	1	1
3864	FARMWOOD HOUSE, HOLMES CHAPEL ROAD, CHELFORD	1	0	0	1	0	0	0	0	1	1
3889	ROOKERY COTTAGE, SHEPPENHALL LANE, BURLEYDAM	1	0	0	1	0	0	0	0	1	1
3909	VIEW FIELDS, BLEEDING WOLF LANE, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
3929	BARN, Foden Bank Farm, LAPWING LANE, LOWER WITHINGTON	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3954	ROSE FARM, WELL BANK LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1	1
4721	1A, STYAL ROAD, WILMSLOW, CHESHIRE, SK9 4AE	1	0	0	1	0	0	0	0	1	1
3955	THE COTTAGE, ASHLEY ROAD, ASHLEY	1	0	0	1	0	0	0	0	1	1
4645	WOLSELEY LODGE, 5 LEYCESTER ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
3957	DANESIDE, MACCLESFIELD ROAD, TWEMLOW GREEN	1	0	0	1	0	0	0	0	1	1
3959	LAND ON CHAPEL LANE, BADDILEY	1	0	0	1	0	0	0	0	1	1
4018	WOODLANDS COTTAGE, WHITCHURCH ROAD, SPURSTOW	1	0	0	1	0	0	0	0	1	1
4050	BARN FARM COTTAGE, WINSFORD ROAD, CHOLMONDESTON, CW7 4DR	1	0	0	1	0	0	0	0	1	1
4069	ORCHARD FARM, BROOKHOUSE GREEN, SMALLWOOD	1	0	0	1	0	0	0	0	1	1
1586	Land adjacent The Bungalow, School Street, Haslington	1	0	0	1	0	0	0	0	1	1
4075	LONGLEA, LANGLEY ROAD, SUTTON	1	0	1	1	0	0	0	0	1	0
4148	RUSHEY HEY, OAK LANE, NEWBOLD ASTBURY, CONGLETON	1	0	0	1	0	0	0	0	1	1
4170	WASH FARM, PINFOLD LANE, PLUMLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4270	181, MAIN ROAD, WORLESTON	1	0	0	1	0	0	0	0	1	1
4282	Bank Farm, DODDS LANE, ASTBURY	1	0	0	1	0	0	0	0	1	1
4308	BUILDING TO REAR OF 124, SANDBACH ROAD, RODE HEATH	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4313	Holmlea Farm, Newcastle Road South, Brereton, Sandbach, CW11 1SB	1	0	0	1	0	0	0	0	1	1
4316	MOSS COTTAGE, MOSS LANE, EATON	1	0	0	1	0	0	0	0	1	1
4338	Little Moss Farm, Chelford Road, Alderley Edge	1	0	1	1	0	0	0	0	1	0
4353	Over Alderley Methodist Church, BIRTLES LANE, OVER ALDERLEY	1	0	0	1	0	0	0	0	1	1
4363	Building Adjacent To Woolfall Hall Farm, Off LONGHILL LANE, HANKELOW	1	0	0	1	0	0	0	0	1	1
4659	17, SOMERFORD AVENUE, CREWE, CW2 8NE	1	0	0	1	0	0	0	0	1	1
4430	The Old Byre, TWEMLOW LANE, CRANAGE	1	0	0	1	0	0	0	0	1	1
4441	WOODWORTH LODGE, BIRDS LANE, BUNBURY	1	0	0	1	0	0	0	0	1	1
4513	ADJOINING SMITHY FARM, SCHOOL LANE, EATON, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4516	POOLE HOUSE FARM, POOLEHILL LANE, POOLE, NANTWICH	1	0	0	1	0	0	0	0	1	1
4543	LAND AT 116, LONDON ROAD, STAPELEY	1	0	0	1	0	0	0	0	1	1
4552	NEWHOLME, GIANTSWOOD LANE, SOMERFORD BOOTHS, CONGLETON	1	0	0	1	0	0	0	0	1	1
4609	The Paddocks, QUARRY LANE, BICKERTON	1	0	0	1	0	0	0	0	1	1
1529	Land adj. 50 Kents Green Lane, Haslington	1	0	0	1	0	0	0	0	1	1
4644	LAND ADJACENT TO THE OLD MILL, HAVANNAH LANE, EATON,	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	CONGLETON										
4736	LAND ADJACENT 3, CHELFORD ROAD, SOMERFORD, CONGLETON, CW12 4QD	1	0	0	1	0	0	0	0	1	1
4433	64, CHANCERY LANE, BOLLINGTON	1	0	0	1	0	0	0	0	1	1
4836	9, CHAPEL STREET, CONGLETON, CHESHIRE, CW12 4AB	1	0	0	1	0	0	0	0	1	1
4854	CHURCH FARM, WILLBANK LANE, FADDILEY, CW5 8JG	1	0	0	1	0	0	0	0	1	1
4876	44, WELLINGTON ROAD, NANTWICH, CW5 7BX	1	0	0	1	0	0	0	0	1	1
2479	Mossley House, Biddulph Road, Congleton	0	0	1	0	0	0	0	0	0	-1
	TOTALS	563	77	36	468	1	1	0	1	471	435

APPENDIX 4

Schedule of Sites with Full Permission

Full Planning Permission

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4359	LAND OFF, WARMINGHAM LANE, MIDDLEWICH	194	0	0	15	30	30	30	30	135	135
3368	Land off Warmingham Lane, Middlewich	149	0	0	15	30	30	30	30	135	135
3114	Haulage Depot, Gunco Lane, Macclesfield	124	0	0	0	30	30	30	30	120	120
2965	SIR WILLIAM STANIER COMMUNITY SCHOOL, LUDFORD STREET, CREWE, CW1 2NU	107	0	0	15	30	30	30	2	107	107
742	Clarence Mill, Mill Road, Bollington	105	86	0	15	4	0	0	0	19	19
3464	The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91	0	0	15	30	30	16	0	91	91
923	Park Green Mill, Park Green, Macclesfield	87	0	0	15	21	0	0	0	36	36
941	FORMER TA CENTRE, CHESTER ROAD, MACCLESFIELD	87	0	0	15	30	30	12	0	87	87
2921	LAND AT GRESTDY GREEN, GRESTDY GREEN ROAD, SHAVINGTON CUM GRESTDY, CREWE	51	0	1	15	30	6	0	0	51	50
2956	LAND OFF, VICARAGE ROAD, HASLINGTON	44	0	0	15	15	14	0	0	44	44
3136	PRIORS HILL CHILDRENS HOME, 26, KENNEDY AVENUE, MACCLESFIELD, CHESHIRE, SK10 3HQ	38	0	0	15	15	8	0	0	38	38
4548	MACCLESFIELD DISTRICT HOSPITAL, VICTORIA ROAD, MACCLESFIELD	36	0	0	15	15	6	0	0	36	36
4773	UNDERWOOD COURT AND WEST VIEW, UNDERWOOD LANE, CREWE	34	0	0	15	15	4	0	0	34	34

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4493	Land off Beswick Drive, Crewe	32	0	0	0	0	0	0	0	0	0
3413	LAND ON HASSALL ROAD, ALSAGER	30	0	0	15	15	0	0	0	30	30
429	Land off Nantwich Road (Tewkesbury Close), Middlewich	24	0	0	15	9	0	0	0	24	24
2065	Audlem Country Nursing Home, School Lane, Audlem	22	0	0	15	7	0	0	0	22	22
4646	The Limelight Club, 1- 7, HIGHTOWN, CREWE,	22	0	0	15	7	0	0	0	22	22
2958	Land To The North Of Cheerbrook Road, Willaston, Nantwich, Cheshire, CW5 7EN	21	0	0	15	6	0	0	0	21	21
2001	Land South East to Bridge Inn, Broad St. Crewe CARE HOME 48 BEDS+20 UNITS	20	0	0	15	5	0	0	0	20	20
3892	TALL ASH FARM, BUXTON ROAD, CONGLETON	20	0	0	15	5	0	0	0	20	20
4650	LAND TO THE REAR OF REMER STREET, CREWE, CW1 4LT	18	0	0	15	3	0	0	0	18	18
2365	Dunkirk Way, Land off London Road, Holmes Chapel	18	0	0	15	3	0	0	0	18	18
416	LAND AT HAVANNAH STREET, CONGLETON	17	0	0	15	2	0	0	0	17	17
4779	BROOKLANDS HOUSE, FORD LANE, CREWE, CHESHIRE, CW1 3JH	16	0	10	15	1	0	0	0	16	6
3811	Woodside Poultry Farm, Stocks Lane, Over Peover, Knutsford	15	0	0	15	0	0	0	0	15	15
906	9, GROVE AVENUE, WILMSLOW, CHESHIRE, SK9 5EG	14	0	1	15	0	0	0	0	15	14
4800	Land off, Congleton Rd, Smallwood, Sandbach, Cheshire, CW11 2YH	14	0	0	14	0	0	0	0	14	14

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4648	COUNTY HOTEL, HARDEN PARK, ALDERLEY EDGE	14	0	0	14	0	0	0	0	14	14
4652	Land off Forge Lane, Congleton, Cheshire, CW12 4HF	14	0	0	14	0	0	0	0	14	14
2950	Stewart Street Motors, STEWART STREET, CREWE	14	0	0	14	0	0	0	0	14	14
3146	Peacock Farm, Wilmslow Road, Handforth	13	0	0	13	0	0	0	0	13	13
1006	198-200 Edleston Road, Crewe	13	0	0	13	0	0	0	0	13	13
3585	St John The Baptist Church, Church Street, Bollington	13	0	0	13	0	0	0	0	13	13
4809	Land adjacent 9, Walthall Street, Crewe, CW2 7JZ	12	0	0	12	0	0	0	0	12	12
2312	Rear of 27-31 Park Lane, Congleton	12	0	0	12	0	0	0	0	12	12
1027	West of Manor Bank Farm, Cheerbrook Road, Willaston	12	0	0	7	5	0	0	0	12	12
1589	Land to Rear of 157 Crewe Road, accessed via Gutterscroft, HASLINGTON	11	0	0	11	0	0	0	0	11	11
4461	75-79, WHEELOCK STREET, MIDDLEWICH	11	0	0	11	0	0	0	0	11	11
4356	Lower Farm, WHITCHURCH ROAD, BURLEYDAM	11	0	1	10	0	0	0	0	10	9
2971	Grenson Motors, Middlewich Road, Bradfield Green, Crewe	11	0	0	11	0	0	0	0	11	11
947	Land at Norburys Yard, Church Walk, Knutsford	11	0	0	11	0	0	0	0	11	11
3559	Over Tabley Hall Farm, Old Hall Lane, Over Tabley, Knutsford, WA16 0PW	10	0	1	0	7	3	0	0	10	9

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4859	PARKHOUSE RESIDENTIAL HOUSE, CONGLETON ROAD, SANDBACH, CW11 4SP	10	0	1	9	0	0	0	0	9	8
3869	EDWARDS MILL, HATTER STREET, CONGLETON	10	0	0	10	0	0	0	0	10	10
4694	Thornton House, Emberton Place, Audlem, Crewe, CW3 0HL	10	0	0	10	0	0	0	0	10	10
950	LAND AT CHURCHILL WAY, DUKE ST, ROE ST, SAMUEL ST, PARK LN, WARDLE ST, WATER ST, EXCHANGE ST, WELLINGTON ST & GT.KING ST, MACCLESFIELD TOWN CENTRE.	10	0	5	5	5	0	0	0	10	5
4528	EDLESTON ROAD COUNTY PRIMARY SCHOOL, EDLESTON ROAD, CREWE	10	0	0	10	0	0	0	0	10	10
758	2-4 Holly Road, Wilmslow	10	0	0	10	0	0	0	0	10	10
338	Land adjacent to 5 Middlewich Road, Cranage.	10	0	0	10	0	0	0	0	10	10
	TOTALS	1702	86	20	619	375	221	148	92	1455	1435

Full Permission: Small Sites

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3985	1- 7, COLEHILL BANK & 16 CANAL STREET, CONGLETON	9	0	0	9	0	0	0	0	9	9
4307	ST JOHNS VICARAGE, BUXTON ROAD, CONGLETON	9	0	1	9	0	0	0	0	9	8
4804	CUMBERLAND ARMS, 3- 5, MIDDLEWICH STREET, CREWE, CW1	8	0	0	8	0	0	0	0	8	8

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	4BS										
4793	Buckingham House, 3, WEST STREET, CONGLETON, CHESHIRE, CW12 1JN	8	0	0	8	0	0	0	0	8	8
2977	1- 3, WEST AVENUE, CREWE, CW1 3AD	8	0	0	8	0	0	0	0	8	8
1905	Snape Farm, Snape Lane, Weston	8	0	0	8	0	0	0	0	8	8
4824	Parkside Farm, Chorley, Nantwich, CW5 8JT	7	0	0	7	0	0	0	0	7	7
4789	GREENLANDS, CHORLEY HALL LANE, ALDERLEY EDGE, CHESHIRE EAST, SK9 7UL	7	0	1	7	0	0	0	0	7	6
2856	Moss Inn, CANAL ROAD, CONGLETON, CW12 3AT	7	0	1	7	0	0	0	0	7	6
2024	Upper Lightwood Green Farm, Lightwood Green Avenue, Audlem	7	0	0	7	0	0	0	0	7	7
4327	BON-O-PHOOL, ANTROBUS STREET, CONGLETON	7	0	0	7	0	0	0	0	7	7
2103	Vacant land on the corner of West Street, 215, West Street, Crewe, Cheshire, CW1 3HU	7	0	0	7	0	0	0	0	7	7
4840	Junction 17, 30, Bradwall Road, Sandbach, Cheshire, CW11 1GF	6	0	0	6	0	0	0	0	6	6
4829	12A, WEST STREET, CONGLETON, CW12 1JR	6	0	0	6	0	0	0	0	6	6
2727	Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	6	0	0	6	0	0	0	0	6	6
4240	Cherry Lane Farm, Cherry Lane, Rode Heath, Stoke on Trent, ST7 3QX	6	0	0	6	0	0	0	0	6	6
4600	92- 94, NANTWICH ROAD, CREWE	6	0	0	6	0	0	0	0	6	6

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4598	Sunnyview, CANAL STREET, CONGLETON	6	0	1	6	0	0	0	0	6	5
3294	Clough Works, Middlewood Road, Poynton	6	0	0	6	0	0	0	0	6	6
4499	Sudlow Farm, SUDLOW LANE, TABLEY	6	0	0	6	0	0	0	0	6	6
3422	LAND AT HIGH STREET, BOLLINGTON	6	0	0	6	0	0	0	0	6	6
2421	DUNWOOD, HOMESTEAD ROAD, DISLEY, Stockport	6	0	1	6	0	0	0	0	6	5
4784	Land between no.81 and No.59 Statham Str, Statham Street, Macclesfield, Cheshire, SK11 6XL	5	0	0	5	0	0	0	0	5	5
4685	MOSTON HOUSE, MOSTON ROAD, SANDBACH, CW11 3GL	5	0	4	5	0	0	0	0	5	1
2938	Land south of Royal Oak Public House, Worleston	5	0	0	5	0	0	0	0	5	5
4331	9-17, CHURCHSIDE, MACCLESFIELD	5	0	0	5	0	0	0	0	5	5
2121	Land Adjacent to Junction of Electricity Street, Alton Street and Derrington Avenue Crewe Cheshire	5	0	0	5	0	0	0	0	5	5
2234	27, CHELFORD ROAD, MACCLESFIELD	5	0	1	5	0	0	0	0	5	4
3991	47, DELAMERE STREET, CREWE	5	0	0	5	0	0	0	0	5	5
3973	SEA BANK, MIDDLEWICH	5	0	0	5	0	0	0	0	5	5
3872	CECIL HOUSE, 41, HIGHTOWN, CREWE	5	0	0	5	0	0	0	0	5	5
2104	The Assembly of God, Stafford Street, Crewe	5	0	0	5	0	0	0	0	5	5

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4823	140, HURDSFIELD ROAD, MACCLESFIELD, SK10 2PY	4	0	0	4	0	0	0	0	4	4
4831	HUNTERS POOL FARM, HUNTERS POOL LANE, MOTTRAM ST ANDREW, SK10 4QQ	4	0	0	4	0	0	0	0	4	4
4675	1A, MILL STREET, CONGLETON, CW12 1AB	4	0	0	4	0	0	0	0	4	4
4810	New Burton Inn, 79, Victoria Street, Crewe, Crewe, CW1 2JH	4	0	0	4	0	0	0	0	4	4
4781	71, SOUTH OAK LANE, WILMSLOW, SK9 6AT	4	0	2	4	0	0	0	0	4	2
2097	7 Stalbridge Road, Crewe	4	0	0	4	0	0	0	0	4	4
4649	56, MILL STREET, MACCLESFIELD, CHESHIRE, SK11 6LT	4	0	0	4	0	0	0	0	4	4
4639	OLD COACH HOUSE ABBEYFIELDS, PARK LANE, SANDBACH	4	0	1	4	0	0	0	0	4	3
4429	Police Station, 35, CREWE ROAD, ALSAGER	4	0	0	4	0	0	0	0	4	4
4633	The Court Yard, St. Michaels way, Middlewich	4	0	0	4	0	0	0	0	4	4
2293	9, FALLIBROOME ROAD, MACCLESFIELD	4	0	0	4	0	0	0	0	4	4
392	LAND OFF ASTBURY MERE, NEWCASTLE ROAD, CONGLETON, CHESHIRE	4	0	0	4	0	0	0	0	4	4
291	Land North Of Banky Fields, Congleton.	4	0	0	4	0	0	0	0	4	4
4319	TRAFFORD ROAD GARAGE, TRAFFORD ROAD, ALDERLEY EDGE	4	0	0	4	0	0	0	0	4	4
3998	HILLMOOR FARM, MACCLESFIELD ROAD, EATON	4	0	0	4	0	0	0	0	4	4

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4263	186, CONGLETON ROAD NORTH, SCHOLAR GREEN	4	0	1	4	0	0	0	0	4	3
4210	LAND REAR OF 74 LAWTON STREET CONGLETON	4	0	0	4	0	0	0	0	4	4
4208	THE WHARF Kent Green, STATION ROAD, SCHOLAR GREEN	4	0	0	4	0	0	0	0	4	4
1864	91 and 93 Hospital Street, Nantwich	4	0	0	4	0	0	0	0	4	4
3997	19, 19a & 19b THE SQUARE, LONDON ROAD, HOLMES CHAPEL	4	0	0	4	0	0	0	0	4	4
3141	48 Hobson Street, Macclesfield	4	0	0	4	0	0	0	0	4	4
3920	87, WHELOCK STREET, MIDDLEWICH	4	0	0	4	0	0	0	0	4	4
4841	SPARROW GROVE FARM, DRAGONS LANE, MOSTON, SANDBACH, CW11 3QH	3	0	0	3	0	0	0	0	3	3
3650	183, ABACUS HOUSE, LONDON ROAD SOUTH, POYNTON	3	0	0	3	0	0	0	0	3	3
4755	HIGHER FENCE FARM, 15, HIGHER FENCE ROAD, MACCLESFIELD, SK10 1QF	3	0	0	3	0	0	0	0	3	3
4673	QUEENS ARMS, 40, HIGH STREET, BOLLINGTON, SK10 5PH	3	0	1	3	0	0	0	0	3	2
4702	STANLEY HALL FARM, STANLEY HALL LANE, DISLEY, STOCKPORT, CHESHIRE, SK12 2JX	3	0	0	3	0	0	0	0	3	3
3457	LAND SOUTH OF, 3, LAND LANE, WILMSLOW	3	0	0	3	0	0	0	0	3	3
4519	GREENBANK FARM, GREEN LANE, MOSTON, SANDBACH	3	0	0	3	0	0	0	0	3	3

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3932	MOSS BRIDGE COTTAGE, MOSS LANE, SANDBACH	3	0	1	3	0	0	0	0	3	2
4498	Bank House Farm, ALTRINCHAM ROAD, WILMSLOW	3	0	0	3	0	0	0	0	3	3
4495	67, ROE STREET, MACCLESFIELD	3	0	0	3	0	0	0	0	3	3
4478	TALL ASH FARM TRIANGLE, BUXTON ROAD, CONGLETON	3	0	0	3	0	0	0	0	3	3
4357	170, EDLESTON ROAD, CREWE	3	0	0	3	0	0	0	0	3	3
1639	LAND REAR OF 165, WELSH ROW, NANTWICH, CW5 5HB	3	0	0	3	0	0	0	0	3	3
2788	KINGS ARMS, 2, QUEEN STREET, MIDDLEWICH	3	0	0	3	0	0	0	0	3	3
4830	Former Durham Ox, 54, WEST STREET, CONGLETON, CW12 1JY	3	0	1	2	0	0	0	0	2	1
3984	11- 17, STEEPLE STREET, MACCLESFIELD	3	0	0	3	0	0	0	0	3	3
4012	1, STEP HILL, MACCLESFIELD	3	0	0	3	0	0	0	0	3	3
3996	DEAN HOUSE, 3, HAWTHORN LANE, WILMSLOW	3	0	0	3	0	0	0	0	3	3
3943	Fields Farm, WARMINGHAM ROAD, WARMINGHAM	3	0	0	3	0	0	0	0	3	3
2224	196, OXFORD ROAD, MACCLESFIELD	3	0	1	3	0	0	0	0	3	2
2847	KERMINCHAM HALL, FORTY ACRE LANE, SWETTENHAM	3	0	0	3	0	0	0	0	3	3
2055	397, CREWE ROAD, WISTASTON	3	0	0	3	0	0	0	0	3	3
3694	MEADOW HEY, BOLLIN HILL, PRESTBURY, MACCLESFIELD,	2	0	1	2	0	0	0	0	2	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	CHESHIRE, SK10 4BS										
2750	Hall Green Farm, 157, CONGLETON ROAD NORTH, SCHOLAR GREEN, ST7 3HA	2	0	0	0	2	0	0	0	2	2
2984	LAND TO THE REAR OF 315 - 319 WEST STREET, CREWE, CW1 3HU	2	0	0	2	0	0	0	0	2	2
4805	SHIP INN, 61- 63, BEECH LANE, MACCLESFIELD, SK10 2DS	2	0	0	2	0	0	0	0	2	2
4369	Green Tree Farm, Chelford Road, Somerford, Congleton	2	0	0	2	0	0	0	0	2	2
4778	Kinsey House, Kinsey Heath, Audlem, Crewe, CW3 0DR	2	0	0	2	0	0	0	0	2	2
4780	Gwenstan, 14, SMITHFIELD LANE, SANDBACH, CHESHIRE, CW11 4JA	2	0	0	2	0	0	0	0	2	2
4759	LAND ADJ UPPER THURLWOOD LOCKS, RODE HEATH, STOKE -ON-TRENT, ST7 3RP	2	0	0	2	0	0	0	0	2	2
4756	IVY COTTAGE FARM, PLANT LANE, MOSTON, SANDBACH, CW11 3PQ	2	0	0	2	0	0	0	0	2	2
4741	16A, PEPPER STREET, NANTWICH, CW5 5AB	2	0	1	2	0	0	0	0	2	1
4744	85, CANAL STREET, CONGLETON, CW12 3AE	2	0	0	2	0	0	0	0	2	2
4703	81, KNUTSFORD ROAD, WILMSLOW, SK9 6JH	2	0	1	2	0	0	0	0	2	1
4735	233, NANTWICH ROAD, CREWE, CW2 6NU	2	0	1	2	0	0	0	0	2	1
4720	PLUM TREE COTTAGE & BEAVER LODGE, CASTLE HILL, MOTTRAM ST ANDREW, CHESHIRE, SK10 4AX	2	0	2	2	0	0	0	0	2	0
4695	41, LAURA STREET, CREWE, CW2 6HA	2	0	1	2	0	0	0	0	2	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4697	6, STANNEYLANDS ROAD, WILMSLOW, SK9 4EJ	2	0	1	2	0	0	0	0	2	1
4687	L'Endroit Restaurant, 70- 72, LAWTON STREET, CONGLETON, CW12 1RS	2	0	0	2	0	0	0	0	2	2
4686	Moreton Meadows Farm, STONY LANE, CONGLETON, CW12 4DA	2	0	1	2	0	0	0	0	2	1
4679	65A & B, ALDERLEY ROAD, WILMSLOW, CHESHIRE, SK9 1NZ	2	0	0	2	0	0	0	0	2	2
2481	Land rear of 62-74 Canal Road, Congleton	2	0	0	2	0	0	0	0	2	2
4667	OFFICES 1 AND 2, BROOKSIDE MILL, 14, BROOK STREET, MACCLESFIELD, SK11 7AA	2	0	0	2	0	0	0	0	2	2
4661	27, WEST STREET, CONGLETON, CW12 1JN	2	0	0	2	0	0	0	0	2	2
4672	Little Acre, 1, WOOD LANE, GOOSTREY, CREWE, CHESHIRE, CW4 8NE	2	0	0	2	0	0	0	0	2	2
4700	AVENUE LODGE, THE AVENUE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7NJ	2	0	0	2	0	0	0	0	2	2
4641	81, COPPICE ROAD, POYNTON	2	0	1	2	0	0	0	0	2	1
4640	38, BEECH DRIVE, KNUTSFORD	2	0	1	2	0	0	0	0	2	1
3415	Land adjacent to Highfield Road, 3, HIGHFIELD ROAD, BOLLINGTON	2	0	0	2	0	0	0	0	2	2
4284	LAND AT LABURNUM ROAD, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4604	84, CONGLETON ROAD, MACCLESFIELD	2	0	1	2	0	0	0	0	2	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2194	Green Tree Farm, Chelford Road, Somerford	2	0	1	2	0	0	0	0	2	1
3443	42 PARSON STREET, CONGLETON	2	0	0	2	0	0	0	0	2	2
4587	38, LONDON ROAD, HOLMES CHAPEL	2	0	0	2	0	0	0	0	2	2
4463	49, BUXTON OLD ROAD, DISLEY	2	0	1	2	0	0	0	0	2	1
4538	2, Lydiat Lane, Alderley Edge	2	0	1	2	0	0	0	0	2	1
4539	32, PARK LANE, POYNTON	2	0	0	2	0	0	0	0	2	2
4541	133, LONDON ROAD, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4533	FIELD HOUSE, BROWNS LANE, WILMSLOW	2	0	3	2	0	0	0	0	2	-1
4529	12, STATION ROAD, HANDFORTH	2	0	0	2	0	0	0	0	2	2
4274	7, PARK AVENUE, WILMSLOW	2	0	1	2	0	0	0	0	2	1
4455	WATERSIDE FARM, WATERSIDE ROAD, DISLEY	2	0	1	2	0	0	0	0	2	1
4440	POOL VIEW BRADFIELD GREEN EARDSWICK LANE, MINSHULL VERNON	2	0	0	2	0	0	0	0	2	2
4431	70, MOOR LANE, WILMSLOW	2	0	1	2	0	0	0	0	2	1
4426	THE OLD STORES, 2 COPPICE ROAD/51 WISTASTON ROAD, WILLASTON	2	0	0	2	0	0	0	0	2	2
3743	26, HOPE STREET WEST, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2152	LITTLE BACHE HOUSE, CHESTER ROAD, HURLESTON	2	0	0	2	0	0	0	0	2	2
4417	113, CHESTER ROAD, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4411	284, PARK LANE, POYNTON	2	0	1	2	0	0	0	0	2	1
4414	18, BUXTON ROAD WEST, DISLEY	2	0	1	2	0	0	0	0	2	1
4437	LEONARD CHESHIRE HOME, THE HILL, SANDBACH	2	0	0	2	0	0	0	0	2	2
4362	66 & 68 LEEK ROAD, CONGLETON	2	0	0	2	0	0	0	0	2	2
2400	38, PIKEMERE ROAD, ALSAGER	2	0	0	2	0	0	0	0	2	2
4347	4, LOWE STREET, MACCLESFIELD	2	0	1	2	0	0	0	0	2	1
4352	Hope Cottage, COE LANE, MILLINGTON	2	0	1	2	0	0	0	0	2	1
4337	Land To The Rear Of 51,53,55, WEST BOND STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
974	LAND TO THE REAR OF 18, BRIDGE STREET, WYBUNBURY, CW5 7NE	2	0	0	2	0	0	0	0	2	2
4312	11, BEECH LANE, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4309	Land rear of 102, Cloughton Avenue, Crewe	2	0	0	2	0	0	0	0	2	2
4306	BELL FARM, MACCLESFIELD ROAD, EATON, CONGLETON	2	0	0	2	0	0	0	0	2	2
4277	Three Crowns, 1 , Mill Green, Macclesfield	2	0	1	2	0	0	0	0	2	1
4278	23, PARK STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4268	LAND TO REAR OF 2, CHESTER ROAD, HOLMES CHAPEL	2	0	0	2	0	0	0	0	2	2
2154	Land Adjacent to Number 41, Lord Street, Macclesfield, Cheshire, SK11 6SY.	2	0	0	2	0	0	0	0	2	2
4219	THE OVAL, 71, KENNEDY AVENUE, MACCLESFIELD	2	0	1	2	0	0	0	0	2	1
4490	37, PARK LANE, MACCLESFIELD	2	0	1	2	0	0	0	0	2	1
4211	WHITELEY GREEN FARM, HOLEHOUSE LANE, ADLINGTON	2	0	1	2	0	0	0	0	2	1
3242	SILVER BIRCHES, NEW PLATT LANE, CRANAGE	2	0	1	2	0	0	0	0	2	1
4745	94, WEST STREET, CREWE, CHESHIRE, CW1 3HE	2	0	1	2	0	0	0	0	2	1
3983	1A, CATHERINE STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4055	UPTON HALL FARM, 161, PRESTBURY ROAD, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
4048	DUBTHORN HOUSE, BETCHTON HEATH, BETCHTON	2	0	0	2	0	0	0	0	2	2
4021	SMOKER HILL FARM, CHESTER ROAD, TABLEY SUPERIOR, KNUTSFORD	2	0	0	2	0	0	0	0	2	2
3749	5-7, PRESTBURY ROAD, WILMSLOW	2	0	2	2	0	0	0	0	2	0
3980	STABLES AND PREMISES, WOOD FARM, MIDDLE LANE, CONGLETON	2	0	0	2	0	0	0	0	2	2
3977	14- 16, BESWICK STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
3961	1, HILLFIELDS, CONGLETON	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
387	17 Woolston Avenue, Congleton.	2	0	0	2	0	0	0	0	2	2
3924	BELTON HOUSE, MACCLESFIELD ROAD, ALDERLEY EDGE	2	0	1	2	0	0	0	0	2	1
3545	The Moss, 4 & 6 Congleton Road, Macclesfield	2	0	0	2	0	0	0	0	2	2
3852	LAND AT JUCTION OF GREEN STREET, SANDBACH	2	0	0	2	0	0	0	0	2	2
3851	1 & 2 Martins Court, WEST STREET, CONGLETON	2	0	0	2	0	0	0	0	2	2
1841	125 The Rookery, Hospital Street, Nantwich	2	0	0	2	0	0	0	0	2	2
3837	LAND AT RECREATION GROUND & READING ROOM, OFF A51, CHESTER ROAD, ALPRAHAM	2	0	0	2	0	0	0	0	2	2
2773	481, CREWE ROAD, SANDBACH	2	0	0	2	0	0	0	0	2	2
3795	ATLAS HOUSE, OLD HALL STREET, MACCLESFIELD	2	0	0	2	0	0	0	0	2	2
3764	BARNSHAW BANK FARM, MILL LANE, GOOSTREY	2	0	0	2	0	0	0	0	2	2
4653	THE PLUM TREES, NEWCASTLE ROAD, SMALLWOOD, CHESHIRE, CW11 2UA	1	0	0	1	0	0	0	0	1	1
4701	Haymans Barn, Hocker Lane, Over Alderley, SK10 4SD	1	0	0	1	0	0	0	0	1	1
2145	WOODSIDE COTTAGE, SMITHY LANE, MOTTRAM ST ANDREW, MACCLESFIELD, SK10 4QJ	1	0	0	1	0	0	0	0	1	1
4081	The Gables, MARSH LANE, NANTWICH	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3761	LAND EAST OF M6, ULLARD HALL LANE, PLUMLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4669	148, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 2JW	1	0	0	1	0	0	0	0	1	1
4418	LAND ADJ MOSS MEADOW FARM, PADDOCK HILL, MOBBERLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4269	Land to the rear of 219, Crewe Road, Alsager, Stoke-on-Trent, ST7 2JJ	1	0	0	1	0	0	0	0	1	1
2206	119, WARMINGHAM ROAD, CREWE, CREWE, CHESHIRE, CW1 4PP	1	0	0	0	1	0	0	0	1	1
4842	FERNHILL FARM, FROG LANE, PICKMERE, WA16 0LJ	1	0	0	1	0	0	0	0	1	1
4838	YARWOODS FARM, BOLLINGTON LANE, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4TB	1	0	0	1	0	0	0	0	1	1
4837	11, TUNBRIDGE CLOSE, WISTASTON, CHESHIRE, CW2 6SH	1	0	0	1	0	0	0	0	1	1
4839	95A, BYRONS LANE, MACCLESFIELD, CHESHIRE, SK11 7JS	1	0	1	1	0	0	0	0	1	0
4832	Unit 1, SMALLMAN ROAD, CREWE	1	0	0	1	0	0	0	0	1	1
4826	DURHAM OX, 54, WEST STREET, CONGLETON, CW12 1JY	1	0	0	1	0	0	0	0	1	1
2591	LAND ADJACENT 84, PARK LANE, SANDBACH, CW11 1EP	1	0	0	1	0	0	0	0	1	1
4815	Birch Grove, Brereton Heath Lane, Brereton Heath, Congleton, CW12 4SZ	1	0	1	1	0	0	0	0	1	0
4812	Lower Yew Tree Farm, BIRTLES LANE, OVER ALDERLEY, SK10 4RY	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4588	SILVER BIRCHES, NEW PLATT LANE, CRANAGE	1	0	0	1	0	0	0	0	1	1
4813	28, The Ridgeway, Disley, Stockport, SK12 2JQ	1	0	1	1	0	0	0	0	1	0
4811	Handfield Farm, Methurst Green, Sandbach Road, Congleton, Cheshire, CW12 4TA	1	0	0	1	0	0	0	0	1	1
4817	Stiles Meadow Farm, Bosley, Macclesfield, SK11 0NZ	1	0	0	1	0	0	0	0	1	1
4807	70, STYAL ROAD, WILMSLOW, SK9 4AQ	1	0	0	1	0	0	0	0	1	1
4323	GORE LANE FARM, GORE LANE, CHORLEY, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
4814	Brownlow Farm Cottages, Childs Lane, Brownlow, Congleton, CW12 4TQ	1	0	0	1	0	0	0	0	1	1
3407	GREENACRES, HOMESTEAD ROAD, DISLEY, STOCKPORT, CHESHIRE, SK12 2JN	1	0	0	1	0	0	0	0	1	1
4801	Rose Bank, Mill Lane, Middlewich, Cheshire, CW10 9HQ	1	0	0	1	0	0	0	0	1	1
4795	SOMERFORD HALL FARM, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON, CHESHIRE, CW12 4SL	1	0	0	1	0	0	0	0	1	1
4792	57, PARK GREEN, MACCLESFIELD, SK11 7NH	1	0	0	1	0	0	0	0	1	1
4794	Adjacent Former Hassall Green Canal Centre, Alsager Road, Hassall Green, Sandbach, CW11 4YB	1	0	0	1	0	0	0	0	1	1
4782	48, BRUNSWICK HILL, MACCLESFIELD, CHESHIRE, SK10 1ET	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4777	509, WEST STREET, CREWE, CHESHIRE, CW1 3PA	1	0	1	1	0	0	0	0	1	0
4607	The Rising Sun, Hawkins Lane, Rainow, Macclesfield	1	0	1	1	0	0	0	0	1	0
4787	23, DEAN ROAD, HANDFORTH, CHESHIRE, SK9 3AH	1	0	1	1	0	0	0	0	1	0
4797	THE STABLES, LAND OFF WELSH ROW, NETHER ALDERLEY, MACCLESFIELD, SK10 4TY	1	0	0	1	0	0	0	0	1	1
4796	SILVERHILL, MACCLESFIELD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7BL	1	0	1	1	0	0	0	0	1	0
4783	LAND ADJACENT TO BROOKSIDE, LOWES LANE, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9QR	1	0	0	1	0	0	0	0	1	1
4786	GROVE FARM, CHESTER ROAD, ALPRAHAM, CHESHIRE, CW6 9JA	1	0	0	1	0	0	0	0	1	1
3648	Tree Tops Contractors Yard, Holmes Chapel Road, Over Peover, Knutsford, WA16 9RD	1	0	0	1	0	0	0	0	1	1
4785	Land Adjacent to 10, West Street, Mount Pleasant, Mow Cop, Cheshire, ST7 4NY	1	0	0	1	0	0	0	0	1	1
4771	HIELD HOUSE FARM, HIELD LANE, ASTON BY BUDWORTH, KNUTSFORD, NORTHWICH, CHESHIRE, CW9 6LP	1	0	0	1	0	0	0	0	1	1
4765	Land at Back Lane, Alsager, Cheshire	1	0	0	1	0	0	0	0	1	1
4766	MIDDLEWICH AUTOS, THE OLD SMITHY, BROOKS LANE, MIDDLEWICH, CHESHIRE, CW10 0JH	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4768	HEATHERWOOD, 46, NORTHWICH ROAD, CRANAGE, CHESHIRE, WA16 9LD	1	0	1	1	0	0	0	0	1	0
4764	WILLOW HOUSE, CRESSWELLSHAW FARM, SANDBACH ROAD NORTH, ALSAGER, ST7 2AU	1	0	0	1	0	0	0	0	1	1
4767	The Studio, 33, WEST STREET, CONGLETON, CW12 1JN	1	0	0	1	0	0	0	0	1	1
4760	Paddock House Farm, Back Lane, Somerford, Congleton, CW12 4RB	1	0	0	1	0	0	0	0	1	1
4762	LAND ADJACENT HARLEY HOUSE, 20, NORTHWICH ROAD, CRANAGE, CREWE, CHESHIRE, CW4 8HL	1	0	0	1	0	0	0	0	1	1
4761	38, BROOKLANDS DRIVE, GOOSTREY, CREWE, CHESHIRE, CW4 8JB	1	0	0	1	0	0	0	0	1	1
4772	LOWER BROOK FARM, SMITHY LANE, RAINOW, MACCLESFIELD, SK10 5UP	1	0	0	1	0	0	0	0	1	1
4758	Universal House, ERF WAY, MIDDLEWICH, CW10 0QJ	1	0	0	1	0	0	0	0	1	1
3689	CROFT HOUSE, 24, FORGE FIELDS, SANDBACH	1	0	0	1	0	0	0	0	1	1
4070	THE GLEN, SANDY LANE, CRANAGE	1	0	0	1	0	0	0	0	1	1
4754	Sunnyridge, JUDY LANE, SUTTON, SK11 0LT	1	0	1	1	0	0	0	0	1	0
4750	Oak Tree Farm, KETTLE LANE, BUERTON, CREWE, CW3 0BX	1	0	0	1	0	0	0	0	1	1
4751	MISTAL LOFT, VICARAGE LANE, BETCHTON, CW11 4TB	1	0	0	1	0	0	0	0	1	1
4749	JENNINGS FARM, SOSSMOSS LANE, NETHER ALDERLEY, ALDERLEY EDGE, CHESHIRE, SK10 4TU	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4427	FIELDSIDE, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
4742	Hassall Green Canal Centre, Alsager Road, Hassall Green, Sandbach, CW11 4YB	1	0	0	1	0	0	0	0	1	1
4739	285, NANTWICH ROAD, CREWE, CHESHIRE, CW2 6PF	1	0	1	1	0	0	0	0	1	0
2257	WYBUNBURY METHODIST CHURCH, MAIN ROAD, WYBUNBURY	1	0	0	1	0	0	0	0	1	1
4747	81, GRAVEL LANE, WILMSLOW, SK9 6LS	1	0	0	1	0	0	0	0	1	1
4816	43a, MOBBERLEY ROAD, KNUTSFORD, CHESHIRE, WA16 8EQ	1	0	1	1	0	0	0	0	1	0
4740	NUT TREE FARM, WYBUNBURY LANE, WYBUNBURY, CW5 7HD	1	0	0	1	0	0	0	0	1	1
4748	Townsend Cottage, LOVE LANE, BETCHTON, CW11 2TS	1	0	1	1	0	0	0	0	1	0
345	Land adjacent 1A Boundary Lane, Congleton.	1	0	0	1	0	0	0	0	1	1
4718	The Police Station, OAK ROAD, CHELFORD, SK11 9AY	1	0	0	1	0	0	0	0	1	1
4719	3, STONEMILL COURT, WELLINGTON ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HT	1	0	0	1	0	0	0	0	1	1
4717	134 WINDYWAYS, CANAL ROAD, CONGLETON, CW12 3AT	1	0	0	1	0	0	0	0	1	1
4705	5, PEVERIL MEWS, DISLEY, SK12 2RN	1	0	0	1	0	0	0	0	1	1
1087	LAND ADJACENT TO ROOKERY PARK COTTAGE, MAIN ROAD, WORLESTON	1	0	0	1	0	0	0	0	1	1
4462	RIVERSDALE, DAVEYLANDS, WILMSLOW, CHESHIRE, SK9 2AG	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4662	OAK FARM, AUDLEY ROAD, ALSAGER, ST7 2UQ	1	0	0	1	0	0	0	0	1	1
4663	221, ALTON STREET, CREWE, CHESHIRE, CW2 7PU	1	0	0	1	0	0	0	0	1	1
4664	77, SHRIGLEY ROAD, POYNTON, SK12 1TF	1	0	1	1	0	0	0	0	1	0
4665	RYECROFT LODGE, MARTHALL LANE, MARTHALL, KNUTSFORD, CHESHIRE, WA16 7ST	1	0	1	1	0	0	0	0	1	0
4671	THE PAVILLION, WHITEBARN ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7AN	1	0	0	1	0	0	0	0	1	1
4674	Ash Cottage, LONDON ROAD, PRESTBURY, SK10 4EA	1	0	1	1	0	0	0	0	1	0
4654	Welsh House, 83, WELSH ROW, NANTWICH, CW5 5ET	1	0	0	1	0	0	0	0	1	1
4655	1, COPPER STREET, MACCLESFIELD, SK11 7LH	1	0	0	1	0	0	0	0	1	1
4656	88, GREAT KING STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3543	Land between Meadow Rise and Ash Cottage, Off Holmshaw Lane, Haslington, CW1 5XF	1	0	0	1	0	0	0	0	1	1
4660	73, MAIN ROAD, SHAVINGTON	1	0	0	1	0	0	0	0	1	1
1520	COMBERMERE ABBEY, WHITCHURCH	1	0	0	1	0	0	0	0	1	1
4642	Land adjacent to 17 Viewlands Drive, Handforth	1	0	0	1	0	0	0	0	1	1
4834	Conway Smith & Co, 35 A, Park Lane, Poynton, Stockport, SK12 1RD	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4638	12, NORTHFIELD PLACE, SHAVINGTON	1	0	0	1	0	0	0	0	1	1
4634	Yew Tree Farm, Pinsley Green, Wrenbury	1	0	0	1	0	0	0	0	1	1
4637	Land adjacent to 17, SMITH STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4776	Land off Congleton Road, Alderley Edge, Cheshire, SK9 7AB	1	0	0	1	0	0	0	0	1	1
4626	89, HAYHURST AVENUE, MIDDLEWICH	1	0	0	1	0	0	0	0	1	1
4486	HILLSIDE FARM, STONE HOUSE LANE, PECKFORTON, TARPORLEY	1	0	0	1	0	0	0	0	1	1
3688	KAMIROS, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
2190	BAGULEY FARM, HOCKER LANE, OVER ALDERLEY	1	0	1	1	0	0	0	0	1	0
4620	Pownall House Farm, WARFORD LANE, GREAT WARFORD, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
4622	Wychwood House, WYCH LANE, ADLINGTON	1	0	0	1	0	0	0	0	1	1
3260	83, ABBEY ROAD, SANDBACH	1	0	0	1	0	0	0	0	1	1
4621	45, DELAMERE DRIVE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4015	Roebuck Farm, Mancheser Road, Knutsford	1	0	1	1	0	0	0	0	1	0
3902	PEOVER EYE, CROWN LANE, LOWER PEOVER	1	0	1	1	0	0	0	0	1	0
4618	16, WISTASTON ROAD, WILLASTON	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4606	Cheers Green Farm, FREE GREEN LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1	1
4597	96, MANCHESTER ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0
4835	120- 122, MILL STREET, MACCLESFIELD, SK11 6NR	1	0	0	1	0	0	0	0	1	1
4601	HIGH LEA, UNDERWOOD ROAD, ALDERLEY EDGE, WILMSLOW	1	0	3	1	0	0	0	0	1	-2
4603	28, PAXFORD PLACE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
3614	ASH TREE FARM, MILL LANE, BLAKENHALL	1	0	0	1	0	0	0	0	1	1
4605	Land to rear of 84, CONGLETON ROAD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3853	WESTFIELD, TABLEY ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4602	254,CHESTER ROAD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4632	Land to rear of 27/29, LAWTON STREET, CONGLETON	1	0	0	1	0	0	0	0	1	1
4611	40, CHURCH LANE, HENBURY	1	0	1	1	0	0	0	0	1	0
4608	209, CREWE ROAD, ALSAGER	1	0	1	1	0	0	0	0	1	0
2219	PROSPECT HOUSE, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	1
4594	MARLOWE, CLAMHUNGER LANE, MERE	1	0	1	1	0	0	0	0	1	0
4593	73, SHAW STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4774	LEIGH END, OAK ROAD, MOTTRAM ST ANDREW, MACCLESFIELD, SK10	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	4QF										
4051	Land Adjacent 19, SPRINGBANK, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
4591	Bollin Head Farm, Sutton, Macclesfield	1	0	0	1	0	0	0	0	1	1
3228	LAND AND BUILDINGS AT, DAIRY HOUSE LANE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
3707	81A, HASSALL ROAD, SANDBACH	1	0	1	1	0	0	0	0	1	0
4569	3, HOLLY ROAD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4554	309, CREWE ROAD, WILLASTON	1	0	0	1	0	0	0	0	1	1
4553	OAKHANGER HALL FARM, TAYLORS LANE, OAKHANGER	1	0	1	1	0	0	0	0	1	0
4540	EAGLEHURST, 20, HEYBRIDGE LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
4542	TOP O TH HILL FARM, BONIS HALL LANE, PRESTBURY, MACCLESFIELD	1	0	2	1	0	0	0	0	1	-1
4545	THE COACH HOUSE, 35A, MACCLESFIELD ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4531	Cragness, 44, NEW PLATT LANE, GOOSTREY	1	0	1	1	0	0	0	0	1	0
3916	58, GOUGHS LANE, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
3940	10, CONGLETON ROAD, ALDERLEY EDGE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
2432	BRAEBROOKE, FAULKNERS LANE, MOBBERLEY, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
4521	LAND OFF, THE BACKLANDS, CREWE	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4527	LAND ADJ 311, PARK LANE, POYNTON	1	0	0	1	0	0	0	0	1	1
4530	63, FIELDS ROAD, ALSAGER	1	0	0	1	0	0	0	0	1	1
4514	APPLE TREE COTTAGE, CHELFORD LANE, OVER PEOVER, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
2512	SMOKER HILL FARM, CHESTER ROAD, TABLEY	1	0	1	1	0	0	0	0	1	0
3809	LAND REAR OF 44, KNUTSFORD ROAD, ROW OF TREES, ALDERLEY EDGE	1	0	0	1	0	0	0	0	1	1
4502	36, ROOD HILL, CONGLETON	1	0	0	1	0	0	0	0	1	1
4496	LEONARD CHESHIRE HOME, THE HILL, SANDBACH	1	0	0	1	0	0	0	0	1	1
4500	354, PARK LANE, POYNTON	1	0	0	1	0	0	0	0	1	1
4483	Harley House, 20, NORTHWICH ROAD, CRANAGE	1	0	0	1	0	0	0	0	1	1
2198	WILLOW SPRING, SAND LANE, NETHER ALDERLEY	1	0	1	1	0	0	0	0	1	0
4484	5, Stringer Avenue, Sandbach	1	0	0	1	0	0	0	0	1	1
4481	1, BROAD WALK, WILMSLOW	1	0	1	1	0	0	0	0	1	0
4460	ROE PARK FARM, ROE PARK, MOW COP	1	0	0	1	0	0	0	0	1	1
4494	111, PARK LANE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4464	STOOPS HOUSE, 53, HEYBRIDGE LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
3918	223A, MIDDLEWICH STREET, CREWE	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4432	47, Heath Road, Congleton	1	0	0	1	0	0	0	0	1	1
358	Ivy Bank, 120, MAIN ROAD, GOOSTREY, CREWE, CHESHIRE, CW4 8JR	1	0	0	1	0	0	0	0	1	1
3740	161, SANDBACH ROAD NORTH, ALSAGER	1	0	0	1	0	0	0	0	1	1
3720	24, LITTLE MOSS LANE, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
3960	ROADSIDE FARM, BLACKDEN LANE, GOOSTREY	1	0	1	1	0	0	0	0	1	0
4416	THE DOWER HOUSE, KINGS ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4421	ROADSIDE FARM, BLACKDEN LANE, GOOSTREY	1	0	0	1	0	0	0	0	1	1
4415	Middlewood Stables, LYME ROAD, POYNTON	1	0	0	1	0	0	0	0	1	1
4435	Sleepers Hotel, Thomas Street, Crewe	1	0	0	1	0	0	0	0	1	1
4422	35, CHANCERY LANE, ALSAGER	1	0	0	1	0	0	0	0	1	1
4370	Land off Newtown Road, Sound, NantwichFence	1	0	0	1	0	0	0	0	1	1
4244	HIGH LEGH WATER TOWER, WARRINGTON ROAD, HIGH LEGH	1	0	0	1	0	0	0	0	1	1
4444	Cedar Court, Corbrook, Audlem, Crewe	1	0	0	1	0	0	0	0	1	1
4372	FORMER FISHERY, YEW TREE LANE, MORETON, CONGLETON	1	0	0	1	0	0	0	0	1	1
4364	UNIT 1, WINDMILL WOOD, CHELFORD ROAD, OLLERTON, KNUTSFORD	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4217	REAR OF OTTERBURN HOUSE, MANOR PARK SOUTH, KNUTSFORD, WA16 8AG	1	0	0	1	0	0	0	0	1	1
4361	Somerford Hall Camp, HOLMES CHAPEL ROAD, SOMERFORD, CONGLETON	1	0	1	1	0	0	0	0	1	0
4443	BRUNSWICK HOUSE, 52, BRUNSWICK STREET, CONGLETON	1	0	1	1	0	0	0	0	1	0
4354	BRACKENWOOD, CANAL ROAD, CONGLETON	1	0	0	1	0	0	0	0	1	1
4351	CHIMNEYSIDE, BRIDGE END DRIVE, PRESTBURY, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4339	28, FLETSAND ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0
3885	NORTHOVER, SAND LANE, NETHER ALDERLEY	1	0	1	1	0	0	0	0	1	0
4336	71, WHELOCK STREET, MIDDLEWICH	1	0	0	1	0	0	0	0	1	1
4342	LAND TO REAR OF 50, AUDLEY ROAD, ALSAGER	1	0	0	1	0	0	0	0	1	1
4325	DALE BROW COTTAGE, 63, MACCLESFIELD ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0
4322	33, MACCLESFIELD ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4330	LAND ADJACENT TO 171, LONG LANE SOUTH, MIDDLEWICH	1	0	0	1	0	0	0	0	1	1
4321	206, HURDSFIELD ROAD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4326	BEWDLEY, CONGLETON ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
2187	PEOVER GRANGE, PEOVER LANE, SNELSON	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4318	10, MACCLESFIELD ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0
4200	LAND ADJ BARLEY ORCHARD, 42, BLACK FIRS LANE, SOMERFORD, CONGLETON	1	0	0	1	0	0	0	0	1	1
4315	32, MARKET STREET, DISLEY	1	0	0	1	0	0	0	0	1	1
2250	HOME FARM, SCHOOL LANE, HENBURY	1	0	0	1	0	0	0	0	1	1
4304	17, ST ANNS ROAD, MIDDLEWICH	1	0	1	1	0	0	0	0	1	0
4283	91, LUDLOW AVENUE, CREWE	1	0	0	1	0	0	0	0	1	1
3888	LOWNDES FARM, MESSUAGE LANE, MARTON	1	0	1	1	0	0	0	0	1	0
4272	SOUTHFIELD, CONGLETON ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
4273	11, CHESTNUT CLOSE, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4266	10, TABLEY ROAD, KNUTSFORD, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4267	AMBERGATES, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
4262	LONG BARN, WALLHILL FARM, SANDBACH ROAD, NEWBOLD ASTBURY	1	0	0	1	0	0	0	0	1	1
4265	21, BELGRAVE AVENUE, CONGLETON	1	0	0	1	0	0	0	0	1	1
4261	24A, Brook Street, Macclesfield	1	0	0	1	0	0	0	0	1	1
4257	WOOD COTTAGE, WRINEHILL ROAD, WYBUNBURY	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4259	GREEN BANK FARM, HOBCROFT LANE, MOBBERLEY	1	0	0	1	0	0	0	0	1	1
4260	26, TORKINGTON ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0
2382	LAND TO THE REAR OF 7, NURSERY LANE, CONGLETON	1	0	0	1	0	0	0	0	1	1
3221	SANDBACH FARM, SCHOOL LANE, HENBURY, CHESHIRE, SK11 9PL	1	0	1	1	0	0	0	0	1	0
4256	NORMANS HALL FARM, SHRIGLEY ROAD, POTT SHRIGLEY	1	0	1	1	0	0	0	0	1	0
4218	15, BUTLEY LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
4209	1, AUDLEY STREET, CREWE	1	0	0	1	0	0	0	0	1	1
4647	BARNS, SWANWICK HALL, BOOTH BED LANE, GOOSTREY	1	0	0	1	0	0	0	0	1	1
2189	TIP FARM, SUGAR LANE, ADLINGTON	1	0	1	1	0	0	0	0	1	0
4203	Rear of 44, MARSH LANE, NANTWICH	1	0	0	1	0	0	0	0	1	1
4202	LAND ADJACENT TO 59, 61 & 61A LONDON ROAD, STAPELEY	1	0	0	1	0	0	0	0	1	1
4207	SUNDALE, DUNNOCKSFOLD ROAD, ALSAGER	1	0	1	1	0	0	0	0	1	0
2793	Land adjacent to 6 Heath End Road, Alsager	1	0	0	1	0	0	0	0	1	1
4197	HEALEY HILL, SMITHY LANE, MOTTRAM ST ANDREW, MACCLESFIELD	1	0	1	1	0	0	0	0	1	0
1068	Goldford House, Goldford Lane, Bickerton, Malpas	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2229	EDGE HOUSE FARM, MACCLESFIELD ROAD, OVER ALDERLEY	1	0	1	1	0	0	0	0	1	0
4190	LAND ADJ 198, BIDDULPH ROAD, CONGLETON	1	0	0	1	0	0	0	0	1	1
3439	LOWLANDS, OAK ROAD, MOTTRAM ST ANDREW	1	0	1	1	0	0	0	0	1	0
4192	37- 39, LONDON ROAD SOUTH, POYNTON	1	0	0	1	0	0	0	0	1	1
4186	14 Birch Tree Lane, Scholar Green	1	0	0	1	0	0	0	0	1	1
2199	WENTWORTH COTTAGE, COLLAR HOUSE DRIVE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
4187	BARN, PEDLEY HILL FARM, PEDLEY HILL, ADLINGTON	1	0	0	1	0	0	0	0	1	1
4185	YEW TREE FARM, WOODHOUSE LANE, BUERTON	1	0	0	1	0	0	0	0	1	1
4183	60, SANDBACH ROAD, RODE HEATH, ALSAGER	1	0	0	1	0	0	0	0	1	1
4184	THE BUNGALOW, HARDYS LANE, AUDLEM	1	0	1	1	0	0	0	0	1	0
423	Barnshaw Bank Farm, Mill Lane, Goostrey	1	0	1	1	0	0	0	0	1	0
4171	8 & 10, FANNERS LANE, HIGH LEGH, KNUTSFORD	1	0	2	1	0	0	0	0	1	-1
4149	ONE OAK, ONE OAK LANE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
2130	Holford House, Holford Drive, Mossways Park, Wilmslow	1	0	1	1	0	0	0	0	1	0
4071	Heath House, CONGLETON ROAD, SWETTENHAM	1	0	1	1	0	0	0	0	1	0
4074	Gurnett Farm, BYRONS LANE, MACCLESFIELD	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4076	Woodlands Farm, STOCKS LANE, OVER PEOVER	1	0	0	1	0	0	0	0	1	1
4073	WELLCROFT, NEWCASTLE ROAD SOUTH, BRERETON	1	0	0	1	0	0	0	0	1	1
4072	32, NURSERY ROAD, ALSAGER	1	0	0	1	0	0	0	0	1	1
4079	Clay Lanes Farm, CLAY LANE, HASLINGTON	1	0	0	1	0	0	0	0	1	1
4065	SANDLOW GREEN FARM, HOLMES CHAPEL ROAD, BRERETON	1	0	0	1	0	0	0	0	1	1
4057	WITHINLEE HOLLOW, WITHINLEE ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0
2178	STONE COTTAGE, 14, SUMMERHILL ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0
4054	84, EDLESTON ROAD, CREWE	1	0	0	1	0	0	0	0	1	1
4034	THE SMITHY, BRADFORD LANE, NETHER ALDERLEY	1	0	1	1	0	0	0	0	1	0
4033	1, WOODBROOK ROAD, ALDERLEY EDGE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
4031	Laurel Grove, WOORE ROAD, AUDLEM	1	0	0	1	0	0	0	0	1	1
3721	15, CINDERHILL LANE, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
4023	52, PILLORY STREET, NANTWICH	1	0	0	1	0	0	0	0	1	1
4022	SITE ADJACENT TO, 25, DELAMERE DRIVE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
4024	LAND ADJ, LONG LANE, ALPRAHAM	1	0	0	1	0	0	0	0	1	1
4020	BENTSIDE FARM, GREEN LANE, DISLEY	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4010	HIGHER BANK FARM, 54, SPRING BANK, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
4014	95, PALMERSTON STREET, BOLLINGTON	1	0	0	1	0	0	0	0	1	1
4011	FIELDS FARM, SYDNEY ROAD, CREWE	1	0	0	1	0	0	0	0	1	1
3240	SPELGA, DUNNOCKSFOLD ROAD, ALSAGER	1	0	1	1	0	0	0	0	1	0
4214	24, 24A & 26 JORDANGATE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3990	BARLEY FIELDS FARM, HOLLIN LANE, SUTTON	1	0	0	1	0	0	0	0	1	1
3894	LYNDHURST, BEXTON LANE, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
4004	OLD HALL FARM, COOLE LANE, BADDINGTON	1	0	0	1	0	0	0	0	1	1
3989	THE COACH HOUSE, 57A, HEYBRIDGE LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
3988	20- 22, JORDANGATE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3993	WITHINLEE RIDGE, WITHINLEE ROAD, MOTTRAM ST ANDREW	1	0	1	1	0	0	0	0	1	0
4001	ARMSTRONG FARM, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0
4003	1, Fir Tree Cottages, RUSHY LANE, BARTHOMLEY	1	0	2	1	0	0	0	0	1	-1
3677	WATER TOWER, MOSS LANE, OLLERTON	1	0	0	1	0	0	0	0	1	1
3987	38, MANCHESTER ROAD, WILMSLOW	1	0	0	1	0	0	0	0	1	1
3986	7, LIVERPOOL ROAD EAST, CHURCH LAWTON	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
1015	Broomlands Farm, Birchall Moss Lane, Hatherton	1	0	0	1	0	0	0	0	1	1
3976	TREETOPS, CHELFORD ROAD, PRESTBURY	1	0	1	1	0	0	0	0	1	0
3978	THE OLD SHIPPON, MACCLESFIELD ROAD, EATON	1	0	0	1	0	0	0	0	1	1
405	2 Rydal Way, Alsager	1	0	0	1	0	0	0	0	1	1
3975	38, CREWE ROAD, ALSAGER	1	0	0	1	0	0	0	0	1	1
1870	WHITE HOUSE, WHITEHOUSE LANE, NANTWICH	1	0	1	1	0	0	0	0	1	0
3963	LAND ADJACENT TO 24, FIELD LANE, WISTASTON	1	0	0	1	0	0	0	0	1	1
3964	15, MIDDLEWICH STREET, CREWE	1	0	1	1	0	0	0	0	1	0
3455	THE HOMESTEAD, FANNERS LANE, HIGH LEGH	1	0	1	1	0	0	0	0	1	0
3756	CARR HOUSE FARM, MILL LANE, PRESTBURY	1	0	1	1	0	0	0	0	1	0
3953	25A, BEESTON MOUNT, BOLLINGTON	1	0	1	1	0	0	0	0	1	0
3950	DALE END, CASTLE HILL, MOTTRAM ST ANDREW	1	0	1	1	0	0	0	0	1	0
3946	7, BULKELEY ROAD, HANDFORTH	1	0	0	1	0	0	0	0	1	1
3387	Bryancliffe, Wilmslow Park South, Wilmslow	1	0	0	1	0	0	0	0	1	1
3945	30, GATEFIELD STREET, CREWE	1	0	0	1	0	0	0	0	1	1
3947	BADGERS HOLLOW, MACCLESFIELD ROAD, ALDERLEY EDGE	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3935	CHRISOVALANTOU, MERESIDE ROAD, MERE, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
3930	GREEN MEADOWS, WITHINLEE ROAD, MOTTRAM ST ANDREW	1	0	0	1	0	0	0	0	1	1
3921	YEW TREE COTTAGE, 78, ADLINGTON ROAD, WILMSLOW	1	0	1	1	0	0	0	0	1	0
3922	MOUNT PLEASANT FARM, MARTHALL LANE, MARTHALL	1	0	1	1	0	0	0	0	1	0
3917	LAND BETWEEN 78 AND 80 BEECH LANE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3919	CROFT COTTAGE, FREE GREEN LANE, OVER PEOVER	1	0	1	1	0	0	0	0	1	0
3911	7, OFFLEY ROAD, SANDBACH	1	0	1	1	0	0	0	0	1	0
3908	LOWER GADHOLE FARM, GREENDALE LANE, MOTTRAM ST ANDREW	1	0	1	1	0	0	0	0	1	0
3890	SUNNYHILL FARM, MERELAKE ROAD, ALSAGER	1	0	1	1	0	0	0	0	1	0
3886	HORNPIPE HALL, WHITECROFT HEATH ROAD, LOWER WITHINGTON, MACCLESFIELD	1	0	1	1	0	0	0	0	1	0
3880	16, HAWTHORN LANE, WILMSLOW	1	0	0	1	0	0	0	0	1	1
398	Tanners Farm Barn, Tan House Farm, Weathercock Lane, Timbersbrook	1	0	0	1	0	0	0	0	1	1
3879	ALONDRA, MANOR LANE, OLLERTON, KNUTSFORD	1	0	1	1	0	0	0	0	1	0
3883	ARCLID HALL FARM, HEMMINGSHAW LANE, ARCLID	1	0	0	1	0	0	0	0	1	1
3907	243 Congleton Road North, Scholar Green	1	0	1	1	0	0	0	0	1	0

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3905	HIGHER BANK FARM, SPRING BANK, SCHOLAR GREEN	1	0	0	1	0	0	0	0	1	1
1086	LAND TO REAR OF 5, ALBION STREET, CREWE, CW2 8NB	1	0	0	1	0	0	0	0	1	1
3796	20, MOSS LANE, STYAL	1	0	2	1	0	0	0	0	1	-1
3868	Wood Farm, MIDDLE LANE, CONGLETON	1	0	1	1	0	0	0	0	1	0
3865	3, CARLETON ROAD, POYNTON	1	0	1	1	0	0	0	0	1	0
4215	23, CHURCH STREET, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3855	GLEADS MOSS FARM, GLEADSMOSS LANE, LOWER WITHINGTON, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3854	26, LONDON ROAD SOUTH, POYNTON	1	0	0	1	0	0	0	0	1	1
3842	42- 46, JORDANGATE, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3843	27, LOSTOCK HALL ROAD, POYNTON, STOCKPORT	1	0	0	1	0	0	0	0	1	1
3845	FELLBROOK HOUSE, BROOK LANE, ALDERLEY EDGE, WILMSLOW	1	0	1	1	0	0	0	0	1	0
3833	THE SMITHY, RUSHY LANE, BARTHOMLEY	1	0	0	1	0	0	0	0	1	1
2447	HOLY TRINITY CHURCH, JACKSON LANE, BOLLINGTON	1	0	0	1	0	0	0	0	1	1
269	Land between 12 & 14 Boulton Close, Malkins Bank.	1	0	0	1	0	0	0	0	1	1
2180	BAY TREE HOUSE, PARKFIELD ROAD, KNUTSFORD	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3807	LAND OFF BENTSIDE ROAD DISLEY	1	0	0	1	0	0	0	0	1	1
3812	BERRYFIELDS, DODDS GREEN LANE, BURLEYDAM	1	0	0	1	0	0	0	0	1	1
2048	Land adj. 1 Southbank Ave., Shavington	1	0	0	1	0	0	0	0	1	1
3814	6, Pembroke House, HAWTHORN STREET, WILMSLOW	1	0	2	1	0	0	0	0	1	-1
3799	LAND NORTH OF BIRCH VIEW, HOLMES CHAPEL ROAD, BRERETON	1	0	1	1	0	0	0	0	1	0
3800	ALSTONFIELD, CASTLE HILL, MOTTRAM ST ANDREW	1	0	1	1	0	0	0	0	1	0
3763	PLUTO COTTAGE, MOSS LANE, MOBBERLEY, KNUTSFORD	1	0	0	1	0	0	0	0	1	1
4508	15, MARKET CLOSE, CREWE	-1	0	1	-1	0	0	0	0	-1	-2
4479	16, LAWTON STREET, CONGLETON	-1	0	1	-1	0	0	0	0	-1	-2
4438	ROSE GARDEN CENTRE, MANCHESTER ROAD, KNUTSFORD	-1	0	1	-1	0	0	0	0	-1	-2
4280	22, SOUTH STREET, CREWE	-1	0	1	-1	0	0	0	0	-1	-2
4264	5A, WHEELLOCK STREET, MIDDLEWICH	-1	0	1	-1	0	0	0	0	-1	-2
4193	38, PALMERSTON STREET, BOLLINGTON	-1	0	1	-1	0	0	0	0	-1	-2
4833	47, WELSH ROW, NANTWICH, CHESHIRE, CW5 5EW	-1	0	1	0	0	0	0	0	0	-1
3813	33, ST ANNS ROAD, MIDDLEWICH	-1	0	1	0	0	0	0	0	0	-1
	TOTALS	827	0	178	825	3	0	0	0	828	650

APPENDIX 5

Schedule of Sites with Outline Planning Permission

Outline Planning Permission

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2895	LAND AT COPPENHALL EAST, STONELEY ROAD, CREWE	650	0	0	0	25	50	50	50	175	175
3498	CS2 LAND OFF CREWE ROAD, BASFORD WEST, SHAVINGTON CUM GRESTDY, CREWE	370	0	0	0	25	25	50	50	150	150
2897	CS6 Land South of Newcastle Road, Shavington & Wybunbury, Cheshire	360	0	0	0	25	50	50	50	175	175
2347	CS12 TWYFORDS BATHROOMS, LAWTON ROAD, ALSAGER, ST7 2DF	335	0	0	0	25	50	50	50	175	175
3428	LAND OFF QUEENS DRIVE, EDLESTON	270	0	0	0	25	50	50	50	175	175
2891	Land to the North and South of Maw Green Road, Coppenhall, Crewe	165	0	0	0	30	30	30	30	120	120
3516	LAND OFF, MANCHESTER ROAD, TYTHERINGTON, MACCLESFIELD	162	0	0	0	30	30	30	30	120	120
2621	Land North of Congleton Road, Sandbach	160	0	1	0	30	30	30	30	120	119
406	Victoria Mills, Macclesfield Road, Holmes Chapel.	160	0	0	0	30	30	30	30	120	120
4434	LAND ON ROPE LANE, SHAVINGTON	80	0	0	0	30	30	20	0	80	80
4828	LAND ADJACENT TO COPPICE WAY, HANDFORTH PART CLOSE CARE PART AFFORDABLE (CARE ELEMENT EXCLUDED)	62	0	0	0	30	30	2	0	62	62
2061	Land at Lockett Street/Mill Street, Crewe	53	0	0	0	30	23	0	0	53	53
4710	CS24 (part) LAND OFF HAWTHORNE DRIVE, SANDBACH, CHESHIRE	50	0	0	0	30	20	0	0	50	50

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4788	LAND OFF, THE MOORINGS, CONGLETON	40	0	0	7	15	15	3	0	40	40
4790	LAND OFF GOLDFINCH CLOSE AND KESTREL CLOSE, CONGLETON, CHESHIRE	40	0	0	7	15	15	3	0	40	40
2901	Land at, CREWE ROAD, CREWE, CHESHIRE	40	0	0	7	15	15	3	0	40	40
251	FORMER CARDBOARD FACTORY, BETCHTON ROAD, MALKINS BANK, CW11 4YF	28	0	0	7	15	6	0	0	28	28
3104	VINCENT MILL, VINCENT STREET, MACCLESFIELD	17	0	0	7	10	0	0	0	17	17
2982	STATION YARD, WRENBURY ROAD, WRENBURY	16	0	0	7	9	0	0	0	16	16
2102	Minshull Court Nursing Home, Minshull New Rd, Crewe	14	0	0	7	7	0	0	0	14	14
2601	TRAINING CENTRE, HILL STREET, SANDBACH	14	0	0	7	7	0	0	0	14	14
2418	Massie Dyeworks, Loney Street, Macclesfield	11	0	0	7	4	0	0	0	11	11
4005	Land adjacent to 4 Audlem Road, Hankelow, Cheshire, CW3 4AU	10	0	0	7	3	0	0	0	10	10
	TOTALS	3107	0	1	70	465	499	401	320	1805	1804

Outline Planning Permission: Small Sites

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4658	Rectory Farm, Knutsford Road, Church Lawton, Stoke-on-Trent, ST7	9	0	0	7	2	0	0	0	9	9

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	3EQ										
4458	123, NANTWICH ROAD, MIDDLEWICH	6	0	0	6	0	0	0	0	6	6
4159	1-3, BROOKE DRIVE, HANDFORTH	6	0	0	6	0	0	0	0	6	6
4680	26, CHESTER ROAD, MACCLESFIELD, SK11 8DG	5	0	0	0	5	0	0	0	5	5
1880	25, STAFFORD STREET, AUDLEM	5	0	0	5	0	0	0	0	5	5
3873	THE MAGGOT FARM, FRENCH LANE, BADDINGTON, NANTWICH, CHESHIRE, CW5 8AL	4	0	0	4	0	0	0	0	4	4
4599	OFFICE PREMISES, THE FORMER GENUS PLC, ROOKERY FARM ROAD, TARPORLEY	4	0	0	4	0	0	0	0	4	4
4485	Manor Orchard, FLOWERS LANE, LEIGHTON, CREWE	4	0	0	4	0	0	0	0	4	4
4350	2, BRIGHT STREET, CREWE	4	0	0	4	0	0	0	0	4	4
4195	1- 3, ALBERT ROAD, BOLLINGTON	4	0	0	4	0	0	0	0	4	4
4709	Police Station, 47, London Road North, Poynton, Stockport, SK12 1AF	3	0	0	3	0	0	0	0	3	3
4670	HOLLY BUSH INN, CREWE ROAD, WINTERLEY, CW11 4RF	3	0	0	0	3	0	0	0	3	3
4436	The Orchard, PADGBURY LANE, CONGLETON	3	0	0	3	0	0	0	0	3	3
344	61 Newcastle Road, Congleton.	3	0	2	3	0	0	0	0	3	1
4802	Rowlinson Timber, 28, COPPICE ROAD, WILLASTON, CW5 6QH	2	0	0	2	0	0	0	0	2	2

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4743	127, HASSALL ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2SL	2	0	1	2	0	0	0	0	2	1
4688	158, WISTASTON ROAD, WISTASTON, CW5 6QT	2	0	0	2	0	0	0	0	2	2
4696	15, CHESTER ROAD, POYNTON, STOCKPORT, SK12 1EU	2	0	1	2	0	0	0	0	2	1
4199	Firlands, 36, BLACK FIRS LANE, SOMERFORD, CONGLETON	2	0	0	2	0	0	0	0	2	2
4066	THE RAFTERS, 132A, CANAL ROAD, CONGLETON	2	0	0	2	0	0	0	0	2	2
3972	154, CONGLETON ROAD NORTH, SCHOLAR GREEN	2	0	0	2	0	0	0	0	2	2
3904	Land Adjacent to 26, MILLMEAD, RODE HEATH	2	0	0	2	0	0	0	0	2	2
4487	73, MAIN ROAD, WYBUNBURY, CW5 7LS	1	0	0	1	0	0	0	0	1	1
4627	Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	1	0	0	1	0	0	0	0	1	1
4825	RED HALL FARM, MIDDLEWICH ROAD, LEIGHTON, CREWE, CHESHIRE, CW1 4QU	1	0	0	1	0	0	0	0	1	1
1487	490 Crewe Road, Wistaston, Crewe	1	0	0	1	0	0	0	0	1	1
332	56, LEEK ROAD, CONGLETON, CW12 3HU	1	0	0	1	0	0	0	0	1	1
4770	LAND ADJACENT 22, MAIN ROAD, SHAVINGTON, CW2 5DY	1	0	0	1	0	0	0	0	1	1
4757	THE BUTTLANDS PADDOCKS, WHITCHURCH ROAD, SPURSTOW	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
4753	38, CONGLETON ROAD NORTH, CHURCH LAWTON, STOKE-ON-TRENT, CHESHIRE, ST7 3BA	1	0	0	1	0	0	0	0	1	1
4808	2, CEDAR GROVE, NANTWICH, CW5 6GZ	1	0	0	1	0	0	0	0	1	1
4693	LAND BETWEEN 3 AND 5, HOLMES CHAPEL ROAD, MIDDLEWICH, CHESHIRE	1	0	0	1	0	0	0	0	1	1
2044	Land adjoining 85 Waterloo Road, Haslington	1	0	0	1	0	0	0	0	1	1
4619	LAND ADJOINING PLAY AREA TO THE REAR OF BELMONT AVENUE, SANDBACH	1	0	0	1	0	0	0	0	1	1
4482	522, CREWE ROAD, SANDBACH	1	0	1	1	0	0	0	0	1	0
4459	THE BRAMBLES, SCHOOL LANE, SANDBACH	1	0	0	1	0	0	0	0	1	1
2171	2, BERKELEY CRESCENT, WISTASTON	1	0	0	1	0	0	0	0	1	1
4279	LAND AT MIDDLEWICH ROAD, CRANAGE	1	0	0	1	0	0	0	0	1	1
4276	Ivy Cottage, PECKFORTON HALL LANE, PECKFORTON	1	0	0	1	0	0	0	0	1	1
4205	Land to the North Side of 25 , WAYSIDE, ALSAGER	1	0	0	1	0	0	0	0	1	1
4067	LAND ADJACENT TO, 13, GREENWAY, WILMSLOW	1	0	0	1	0	0	0	0	1	1
4052	Land Adjacent to 42, HOWEY HILL, CONGLETON	1	0	0	1	0	0	0	0	1	1
315	Goostrey Youth Centre, Main Road, Goostrey.	1	0	0	1	0	0	0	0	1	1

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3949	GARDEN PLOT AT THE HEAD OF, HOLLY ROAD, MACCLESFIELD	1	0	0	1	0	0	0	0	1	1
3927	1, WHEATLEY ROAD, CREWE	1	0	0	1	0	0	0	0	1	1
377	158 Congleton Road North, Scholar Green	1	0	0	1	0	0	0	0	1	1
3870	6, Oak Villas, NANTWICH ROAD, WRENBURY	1	0	0	1	0	0	0	0	1	1
3871	LAND BETWEEN 2 AND 4 KEATS DRIVE, WISTASTON	1	0	0	1	0	0	0	0	1	1
348	224 Sandbach Road, Rode Heath.	1	0	0	1	0	0	0	0	1	1
2040	Hankelow House, Audlem Road, Hankelow	1	0	0	1	0	0	0	0	1	1
	TOTALS	107	0	5	97	10	0	0	0	107	102

APPENDIX 6

Schedule of sites awaiting Section 106 Agreements

Sites awaiting s106 agreements

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2926	CS21 Land at Kingsley Fields, North West of Nantwich, Henhull, Cheshire	1100	0	0	0	0	50	100	100	250	250
3376	Land north of Parkers Road, Leighton	400	0	0	0	50	50	50	50	200	200
2614	Land off Abbey Road and Middlewich Road, Sandbach	280	0	2	0	25	50	50	50	175	173
4882	CS5 Sydney Road	240	0	0	0	0	25	50	50	125	125
2360	ALBION INORGANIC CHEMICALS, BOOTH LANE, MOSTON, SANDBACH, CHESHIRE, CW11 3PZ	226	0	0	0	25	50	50	50	175	175
4870	CS19 LAND NORTH OF PARKGATE INDUSTRIAL ESTATE, PARKGATE LANE, KNUTSFORD, CHESHIRE	200	0	0	0	0	25	50	50	125	125
3149	Land South Of, COPPICE WAY, HANDFORTH, WILMSLOW, CHESHIRE	175	0	0	0	0	30	30	30	90	90
4162	LAND OFF, SPRINGWOOD WAY AND LARKWOOD WAY, TYTHERINGTON, MACCLESFIELD	173	0	0	0	0	30	30	30	90	90
2373	Land at Rhodes Field, Crewe Road, Alsager	110	0	0	0	0	30	30	30	90	90
4059	Land South of Hall Drive, Alsager, Cheshire	109	0	0	0	0	30	30	30	90	90
3172	Irlams / Stobarts, Knutsford Road, Chelford	100	0	0	0	0	30	30	30	90	90
2320	CS17 Land adjacent to former Congleton Cattlemarket, Manchester Road, Lower Heath, Congleton	94	0	0	0	0	30	30	30	90	90
3175	Chelford Cattle Market & Car Park, Dixon Drive, Chelford	86	0	0	0	0	30	30	26	86	86

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
2709	Land north of Middlewich Road, Holmes Chapel	80	0	0	0	0	30	30	20	80	80
3268	Langley Works, Cock Hall Lane, Langley (Reiter Scraggs part 2)	77	0	0	0	0	30	30	17	77	77
2354	Former First Carton, Sutherland Works, Bromley Road, Congleton	63	0	0	0	0	30	30	3	63	63
3402	Land at Moss Lane, Sandbach	41	0	0	0	7	15	15	4	41	41
2988	LAND TO REAR OF, 11, EASTERN ROAD, WILLASTON, CW5 7HT	40	0	0	0	7	15	15	3	40	40
2211	MILLPOOL WAY/NEWALL AVENUE, SANDBACH, CHESHIRE CW11 4BU	39	0	0	0	7	15	15	2	39	39
3030	Land at 2 & 4 Heathfield Avenue & 29, 29A & 31 Hightown, Crewe	35	0	0	0	7	15	13	0	35	35
323	SITE OF ELWORTH WIRE MILLS, STATION ROAD, SANDBACH, CW11 3JQ	30	0	0	0	7	15	8	0	30	30
2927	LAND TO REAR OF WOODLANDS VIEW, 20, BRIDGE STREET, WYBUNBURY, CW5 7NE	20	0	0	0	7	13	0	0	20	20
2728	PACES GARAGE AND FAIRFIELDS, NEWCASTLE ROAD, ARCLID, CW11 2UE	18	0	0	0	7	11	0	0	18	18
2607	LAND EAST OF, SCHOOL LANE, SANDBACH	13	0	0	7	6	0	0	0	13	13
2846	Land at Higher House Farm, Knutsford Road, Cranage	11	0	0	0	7	4	0	0	11	11
749	Woodend, Homestead Road, Disley, Stockport, Cheshire, SK12 2JN	11	0	0	0	7	4	0	0	11	11
2976	CHURCH FARM, CHESTER ROAD, ACTON, NANTWICH, CHESHIRE, CW5 8LG	11	0	0	0	7	4	0	0	11	11

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
	TOTALS	3782	0	2	7	176	661	716	605	2165	2163

Sites awaiting s106 agreement: Small Sites

Ref	Site Address	Potential Capacity	Total Completions	Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5 (Gross)	Years 1-5 (Net)
3944	Red Acres, WINDMILL LANE, BUERETON	9	0	0	9	0	0	0	0	9	9
	TOTALS	9	0	0	9	0	0	0	0	9	9

APPENDIX 7

Strategic Sites

Strategic Sites

Ref	Local Plan Reference	Site Address	Potential Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5	Comments/Progress
3112	CS8	South Macclesfield Development Area	1050	0	0	50	100	100	250	
2907	CS1	Basford East	1000	0	0	25	50	50	125	
3377	CS3	Leighton West	850	0	0	25	50	50	125	
2533	SL8	Giantswood Lane to Manchester Road	550	0	0	0	0	25	25	
4398	CS17	Manchester Road to Macclesfield Road	456	0	0	25	50	50	125	
3195	CS20	Glebe Farm	450	0	0	25	50	50	125	
287	CS13	MMU Campus, Hassall Road, Alsager	350	0	0	25	50	50	125	
2902	CS7	LAND TO THE EAST OF CREWE ROAD, SHAVINGTON CUM GRETTY	275	0	0	0	25	50	75	
3150	CS25	Adlington Road	204	0	0	25	50	50	125	
2627	CS24	Land adjacent to J17 of M6, south east of Congleton Road (Capricorn)	200	0	0	25	50	50	125	
2409	CS17	Giantswood Lane South	150	0	0	30	30	30	90	

Ref	Local Plan Reference	Site Address	Potential Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5	Comments/Progress
4408	CS22	Stapeley Water Gardens	150	0	0	0	0	30	30	
2371	CS12	Cardway Cartons, Linley Lane, Alsager	60	0	0	30	30	0	60	
		TOTALS	5745	0	0	285	535	585	1405	

APPENDIX 8

Sites in Adopted Local Plans

Local Plan Allocations

Ref	Site Address	Potential Capacity	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
246	Wheelock Corn Mill, Crewe Road, Sandbach	40	0	0	0	0	0	0
447	Lowther Street, Bollington, Macclesfield	10	0	0	0	0	0	0
487	Bedells Lane, Wilmslow	25	0	0	0	0	0	0
	TOTALS	75	0	0	0	0	0	0

APPENDIX 9

Schedule of new permissions from 1st April 2014 – 31st August 2014

Permissions from 1st April 2014

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
2947	LAND OFF, CREWE ROAD, HASLINGTON, CHESHIRE, CW1 5RT	250	250	250	250	0	0	0	0	0	0	25	50	50	125
4957	Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford, Congleton, Cheshire	180	180	180	180	0	0	0	0	0	15	30	30	30	105
4556	Land to the West of Close Lane and North of Crewe Road, Alsager, Cheshire, ST7 2TJ	142	142	142	142	0	0	0	0	0	15	30	30	30	105
4928	Land to the South of Hind Heath Road, Sandbach, Cheshire	100	100	100	100	0	0	0	0	0	15	30	30	25	100
2372	LAND OFF DUNNOCKSFOLD ROAD, ALSAGER, CHESHIRE	95	95	95	95	0	0	0	0	0	15	30	30	20	95
2988	LAND TO REAR OF, 11, EASTERN ROAD, WILLASTON, CW5 7HT	40	40	40	40	0	0	0	0	0	7	15	15	0	37
4930	Land to rear of 144, Audlem Road, Nantwich, Cheshire, CW5 7EB	40	40	40	40	0	1	0	1	0	7	15	15	3	40
2900	414, NEWCASTLE ROAD, HOUGH, CW2 5JF	47	47	47	47	0	1	0	1	0	7	15	15	10	47
3004	LAND OFF MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5DY	17	17	17	17	0	0	0	0	0	7	10	0	0	17
4849	Former Danebridge Mill, MILL STREET, CONGLETON, CW12 1XX	14	14	14	14	0	0	0	0	0	7	7	0	0	14
4872	PEAK HOUSE, SOUTH PARK ROAD, MACCLESFIELD, CHESHIRE, SK11 6SH	12	12	12	12	0	0	0	0	0	7	5	0	0	12
2873	WATERWORKS HOUSE, DINGLE LANE, SANDBACH, CW11 1FY	12	12	12	12	0	1	0	1	0	7	5	0	0	12
2327	5 Bradwall Road & The Hollies, Wesley Avenue, Sandbach	10	10	10	10	0	0	0	0	0	7	3	0	0	10
TOTALS		959	959	959	959	0	3	0	3	0	116	220	215	168	719
														Contribution Years 1-5 minus Remaining Losses	716

Permissions from 1st April 2014 – Small sites

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4898	Land off Queens Park Drive, Crewe, CW2 7SD	9	9	9	9	0	0	0	0	0	9	0	0	0	9
4925	CUMBERLAND ARMS, 3- 5, MIDDLEWICH STREET, CREWE, CW1 4BS	9	9	9	9	0	0	0	0	9	0	0	0	0	9
4852	LAND AT MAW GREEN ROAD, CREWE, CW1 4HH	8	8	8	8	0	0	0	0	0	8	0	0	0	8
2592	Land at Rose Way, off Hassall Road, Sandbach, Cheshire, CW11 4HN	7	7	7	7	0	0	0	0	0	7	0	0	0	7
4979	LOWER LYNTON, LYNTON LANE, ALDERLEY EDGE, SK9 7NP	6	6	6	6	0	2	0	2	0	6	0	0	0	6
3179	OVENHOUSE FARM, HENSHALL ROAD, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5DN	6	6	6	6	0	0	0	0	0	6	0	0	0	6
3180	LAND ON HURST LANE, BOLLINGTON, SK10 5LP	6	6	6	6	0	0	0	0	0	6	0	0	0	6
4897	Crewe Pioneer Anglers Club, 83, UNDERWOOD LANE, CREWE, CW1 3JT	6	6	6	6	0	0	0	0	6	0	0	0	0	6
4941	Old Hall Farm, COOLE LANE, COOLE PILATE, NANTWICH, CW5 8AU	6	6	6	6	0	0	0	0	0	6	0	0	0	6
2414	LAND BETWEEN 10 AND 12, WATERLOO STREET, MACCLESFIELD	5	5	5	5	0	0	0	0	0	5	0	0	0	5
3093	CROMPTON ROAD TAVERN, 53, CROMPTON ROAD, MACCLESFIELD, CHESHIRE, SK11 8DS	5	5	5	5	0	1	0	1	0	5	0	0	0	5
4927	ELSTERNE, TOFT ROAD, KNUTSFORD, CHESHIRE, WA16 9EB	5	5	5	5	0	1	0	1	0	5	0	0	0	5
1443	Wades Green Hall, Wades Green, Nantwich Road, Church Minshull, CW5 6DX	4	4	4	4	0	0	0	0	0	4	0	0	0	4
2284	ST PETERS MEMORIAL HALL, WINDMILL STREET, MACCLESFIELD	4	4	4	4	0	0	0	0	0	4	0	0	0	4
4939	Cheshire East Land And Buildings North Of, BEECH ROAD, ALDERLEY EDGE	4	4	4	4	0	0	0	0	0	4	0	0	0	4
4986	Old Ribbon Mill, JACKSON STREET, MACCLESFIELD, SK11 7PS	3	3	3	3	0	0	0	0	0	3	0	0	0	3
3876	Land Adjacent to Sandycroft, 51 Main Road, Goostrey, Crewe, CW4 8LH	3	3	3	3	0	0	0	0	0	3	0	0	0	3
4865	GREENFIELDS, NEWCASTLE ROAD, WILLASTON, CHESHIRE, CW5 7EJ	4	4	4	4	0	1	0	1	0	3	0	0	0	3
4862	Old Church Hall, Vicarage Lane, Elworth, Sandbach, CW11 3BW	3	3	3	3	0	0	0	0	0	3	0	0	0	3
4924	LAND AT LANGLEY MILL, LANGLEY ROAD, LANGLEY, SK11 0DG	3	3	3	3	0	0	0	0	0	3	0	0	0	3
4992	147, LONDON ROAD SOUTH, POYNTON, SK12 1LG	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4991	121, PARK LANE, MACCLESFIELD, SK11 6UB	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4989	7, ANNIS ROAD, ALDERLEY EDGE, SK9 7PE	2	2	2	2	0	1	0	1	0	1	0	0	0	1
4975	48, PALMERSTON STREET, BOLLINGTON, SK10 5PX	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4981	63 CREWE ROAD, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 2EZ	2	2	2	2	0	0	0	1	0	2	0	0	0	2

Permissions from 1st April 2014 – Small sites

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4970	140, Edleston Road, Crewe, CW2 7EZ	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4966	3, Lawrence Avenue, Middlewich, Cheshire, CW10 9DP	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4851	70A, WHELOCK STREET, MIDDLEWICH, CHESHIRE, CW10 9AB	3	3	3	3	0	1	0	1	0	3	0	0	0	3
4860	COLD ARBOR FARM, TYTHERINGTON LANE, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5AA	3	3	3	3	0	1	0	1	0	3	0	0	0	3
4953	43, Woolston Avenue, Congleton, Congleton, Cheshire, CW12 3DZ	2	2	2	2	0	1	1	0	2	0	0	0	0	2
4916	Garage site fronting Beech Road, BEECH ROAD, ALDERLEY EDGE	2	2	2	2	0	0	0	0	0	2	0	0	0	2
1004	123, STONELEY ROAD, CREWE, CHESHIRE, CW1 4NQ	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4844	Department of Social Services, 48/54 Lawton Street, Congleton, Congleton, Cheshire, CW12 1RS	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4899	131/ 133, WEST STREET, CREWE, CW1 3HH	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4914	FERNHILL FARM, FROG LANE, PICKMERE, WA16 0LJ	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4915	1, RENSHERDS PLACE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA16 6NG	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4936	HEYROSE FARM, OLD HALL LANE, OVER TABLEY, KNUTSFORD, CHESHIRE, WA16 0HY	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4940	49, STATION STREET, MACCLESFIELD, CHESHIRE, SK10 2AW	2	2	2	2	0	0	0	0	0	2	0	0	0	2
4988	Countryside, Castle Hill, Mottram St. Andrew, Macclesfield, Cheshire, SK10 4AX	1	1	1	1	0	1	0	1	0	1	0	0	0	1
415	land between 1 & 1A Wharfedale Rd Congleton Cw12 2BP	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4987	HOLE FARM, PRESTBURY ROAD, WILMSLOW, SK9 2LH	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4985	Mottram Wood Farm, Smithy Lane, Mottram St. Andrew, Macclesfield, SK10 4QJ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4984	THE BARN LEIGHTON LODGE, FLOWERS LANE, LEIGHTON, CREWE, CW1 4QR	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4990	THATCHED COTTAGE, MOTTRAM ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7JQ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4974	UNIT 2, 34, MILL STREET, CONGLETON, CONGLETON, CHESHIRE, CW12 1AD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4980	FOX COTTAGE, 9, CHESHIRE STREET, AUDLEM, CHESHIRE, CW3 0AH	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4976	49, ANGLESEY DRIVE, POYNTON, STOCKPORT, SK12 1BU	1	1	1	1	0	1	0	1	0	1	0	0	0	1
2135	LAND AT, 49, HAWTHORN LANE, WILMSLOW, CHESHIRE	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4978	RED WALLS, PARKFIELD ROAD, KNUTSFORD, WA16 8NP	1	1	1	1	0	1	0	1	0	1	0	0	0	1

Permissions from 1st April 2014 – Small sites

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4977	KEEPERS COTTAGE, CHEADLE LANE, PLUMLEY, WA16 9SW	1	1	1	1	0	0	0	0	0	1	0	0	0	1
283	BRIARWOOD, GOOSTREY LANE, CRANAGE, CW4 8HE	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4968	32, BROAD LANE, STAPELEY, CW5 7QL	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4969	ROSE COTTAGE, SOUTH VIEW LANE, CHOLMONDESTON, CHESHIRE	1	1	1	1	0	0	0	0	0	1	0	0	0	1
3647	Land Adjacent 92, JAMES STREET, MACCLESFIELD, SK11 8BW	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4967	LAND ADJACENT TO AGRICULTURAL BUIDINGS, SPRING LANE, BADDILEY, NANTWICH, CHESHIRE,	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4971	FAIRWAYS, MERESIDE ROAD, MERE, KNUTSFORD, CHESHIRE, WA16 6QR	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4962	LAND AT, 52, MACCLESFIELD ROAD, PRESTBURY, CHESHIRE, SK10 4BH	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4965	BATTERY HOUSE, BATTERY LANE, WILMSLOW, CHESHIRE, SK9 5LT	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4858	11, ST CLEMENTS COURT, HOBSON STREET, MACCLESFIELD, SK11 8DE	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4912	1, BROCKLEHURST DRIVE, PRESTBURY, CHESHIRE, SK10 4JD	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4917	4, HALL O SHAW STREET, CREWE, CHESHIRE, CW1 4AE	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4950	ROYAL OAK HOTEL, 9, PRINCESS STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5HZ	2	2	2	2	0	1	0	1	0	2	0	0	0	2
4669	148, MANCHESTER ROAD, WILMSLOW, CHESHIRE, SK9 2JW	1	1	1	1	0	0	0	0	1	0	0	0	0	1
4848	4, Chapel Row, OLD CHESTER ROAD, BARBRIDGE, CW5 6AZ	1	1	1	1	0	0	0	0	1	0	0	0	0	1
4627	Lyndale & 2 Somerford View, HOLMES CHAPEL ROAD, BRERETON, CONGLETON, CW12 4SP	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4861	LAND AT BLAKELOW GARDENS, MACCLESFIELD, CHESHIRE	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4867	8, BROADWAY, WILMSLOW, SK9 1NB	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4938	43, HILLCREST ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 7UY	1	1	1	1	0	0	0	0	0	1	0	0	0	1
2145	WOODSIDE COTTAGE, SMITHY LANE, MOTTRAM ST ANDREW, MACCLESFIELD, SK10 4QJ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
3257	CONCRETE BATCHING PLANT, STONYFOLD LANE, BOSLEY	1	1	1	1	0	0	0	0	0	1	0	0	0	1
3544	WYCH FARM OFFICES, KNUTSFORD ROAD, CRANAGE, CW4 8ER	1	1	1	1	0	0	0	0	0	1	0	0	0	1
3761	LAND EAST OF M6, ULLARD HALL LANE, PLUMLEY, KNUTSFORD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
3927	1, WHEATLEY ROAD, CREWE, CHESHIRE, CW1 4HX	1	1	1	1	0	0	0	0	0	1	0	0	0	1

Permissions from 1st April 2014 – Small sites

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4418	LAND ADJ MOSS MEADOW FARM, PADDOCK HILL, MOBBERLEY, KNUTSFORD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4757	The Butlands, WHITCHURCH ROAD, SPURSTOW, CW6 9TD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4847	GILLY'S FARM, WRENBURY, NANTWICH, CHESHIRE, CW5 8HN	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4850	HOUGH GREEN FARM, HOUGH LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7JD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4857	43, BRYNTON ROAD, MACCLESFIELD, SK10 3AF	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4863	16, HIGHTOWN, CREWE, CW1 3BS	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4875	Walnut Tree House, GOLDSMITH LANE, BURLEYDAM, SY13 4AN	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4877	St James Vicarage, CHURCH LANE, SUTTON, SK11 0DS	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4895	66A, ROOD HILL, CONGLETON, CW12 1LQ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4900	Heyrose Farm, Budworth Road, Tabley, Knutsford.	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4901	58, TYTHERINGTON DRIVE, MACCLESFIELD, CHESHIRE, SK10 2HJ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4902	47, FORGE FIELDS, SANDBACH, CW11 3RN	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4903	50, Bowen Cooke Avenue, Crewe, CW1 3NR	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4908	TYTHERINGTON OLD HALL, DORCHESTER WAY, MACCLESFIELD, CHESHIRE, SK10 2LQ	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4918	132, London Road, Nantwich, Cheshire, CW5 6LR	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4919	BROOKHOUSE FARM, CONGLETON ROAD, GAWSWORTH, MACCLESFIELD, CHESHIRE, SK11 9ET	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4921	15, RED LANE, DISLEY, STOCKPORT, CHESHIRE, SK12 2NP	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4922	LOWER GROUND FLOOR, 2, SWINTON SQUARE, KNUTSFORD, WA16 6HH	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4923	Brook Barn, , Catchpenny Lane, Lower Withington, Macclesfield, SK11 9DG	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4926	Sour Butts Farm, BUXTON ROAD, BOSLEY, SK11 0PS	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4931	25, MILL LANE, MOUNT PLEASANT, ALSAGER, STOKE-ON-TRENT, CHESHIRE, ST7 3LD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4932	Beech House, Church Minshull, Nantwich, CW5 6DY	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4934	SADDLESTONES, GATE MEWS, CHELFORD ROAD, OLLERTON, KNUTSFORD, WA16 8RD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4937	HEYROSE FARM, OLD HALL LANE, Over Tabley, KNUTSFORD, CHESHIRE, WA16 0HY	1	1	1	1	0	0	0	0	0	1	0	0	0	1

Permissions from 1st April 2014 – Small sites

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4944	6, PRICE AVENUE, SANDBACH, CW11 4BN	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4945	Deer Park Farm, FORTY ACRE LANE, KERMINCHAM, CW4 8DX	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4947	THE STABLES, SWANLEY LANE, BURLAND, NANTWICH, CHESHIRE, CW5 8QB	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4948	Shavington Post Office, 120, MAIN ROAD, SHAVINGTON, CHESHIRE, CW2 5EE	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4949	The Stables, Mill Lane, Ashley, Altrincham, WA15 0RD	1	1	1	1	0	0	0	0	0	1	0	0	0	1
4929	LYNDENE & LARK COTTAGE, PADDOCK HILL, MOBBERLEY, WA16 7DE	2	2	2	2	0	2	0	2	0	2	0	0	0	2
2468	BROAD HEATH HOUSE, SLADE LANE, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4SF	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4856	THE RED LION, HIGH STREET, BOLLINGTON, MACCLESFIELD, CHESHIRE, SK10 5PF	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4910	High Ash, CAPPERS LANE, SPURSTOW, CHESHIRE, CW6 9RP	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4911	HYRNE, WESTON ROAD, WILMSLOW, CHESHIRE, SK9 2AN	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4933	FINLOW HILL, FINDLOW HILL LANE, OVER ALDERLEY, MACCLESFIELD, CHESHIRE, SK10 4UG	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4942	BYWAYS, KAY LANE, HIGH LEGH, KNUTSFORD, CHESHIRE, WA13 0TN	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4943	103, CONGLETON ROAD NORTH, CHURCH LAWTON, ST7 3AS	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4951	7, LITTLE MEADOW CLOSE, PRESTBURY, SK10 4HA	1	1	1	1	0	1	0	1	0	1	0	0	0	1
4946	129 & 131, CREWE ROAD, ALSAGER, ST7 2JE	1	1	1	1	0	2	0	2	0	1	0	0	0	1
4866	BROOK HOUSE FARM, WITHERS LANE, HIGH LEGH, CHESHIRE, WA16 0SG	-1	-1	-1	-1	0	1	0	1	0	0	0	0	0	0
4913	BENTWORTH, LEES LANE, MOTTRAM ST ANDREW, MACCLESFIELD, CHESHIRE, SK10 4LJ	-1	-1	-1	-1	0	0	0	1	0	0	0	0	0	0
	TOTALS	223	223	223	223	0	34	2	34	21	202	0	0	0	223
														Contribution Years 1-5 minus Remaining Losses	189

Resolutions to grant from 1st April 2014

Ref	Site Address	Potential Capacity	Gross Remaining Capacity	Potential Net Capacity	Net Remaining Capacity	Total Completions	Total Potential Losses	Total Demolitions / Losses Completed	Remaining Losses	Forecast Year 1	Forecast Year 2	Forecast Year 3	Forecast Year 4	Forecast Year 5	Years 1-5
4154	Land at and adjacent to, White Moss Quarry, Butterton Lane, Barthomley, Crewe	350	350	350	350	0	0	0	0	0	0	25	50	50	125
3546	20 Priory Lane, Macclesfield	10	10	10	10	0	1	0	1	0	7	3	0	0	10
3075	Land To The North of, PARK ROYAL DRIVE, MACCLESFIELD	10	10	10	10	0	0	0	0	0	7	3	0	0	10
3062	LAND OFF, SAVILLE STREET, MACCLESFIELD	18	18	18	18	0	0	0	0	0	7	7	4	0	18
4562	Land Off, West Lane, High Legh, WA16 6NS	10	10	10	10	0	0	0	0	0	7	3	0	0	10
4956	LAND TO REAR OF, THE RECTORY, 44, CHURCH LANE, WISTASTON	11	11	11	11	0	0	0	0	0	7	4	0	0	11
	TOTALS	409	409	409	409	0	1	0	1	0	35	45	54	50	184
														Contribution Years 1-5 minus Remaining Losses	183

APPENDIX 10

Expired Permissions

Expired Permissions: Full Planning Permission

Ref	Site Address	Net Remaining Capacity	Total Potential Losses	Planning Permission Date
3833	THE SMITHY, RUSHY LANE, BARTHOMLEY	1	0	25-Jul-11
2773	481, CREWE ROAD, SANDBACH	2	0	22-Jul-11
742	Clarence Mill, Mill Road, Bollington	19	0	13-Jul-11
2104	The Assembly of God, Stafford Street, Crewe	5	0	08-Jul-11
3813	33, ST ANNS ROAD, MIDDLEWICH	-1	1	30-Jun-11
3585	St John The Baptist Church, Church Street, Bollington	13	0	29-Jun-11
2180	BAY TREE HOUSE, PARKFIELD ROAD, KNUTSFORD	1	0	29-Jun-11
3807	LAND OFF BENTSIDE ROAD DISLEY	1	0	29-Jun-11
3812	BERRYFIELDS, DODDS GREEN LANE, BURLEYDAM	1	0	29-Jun-11
2048	Land adj. 1 Southbank Ave., Shavington	1	0	23-Jun-11

Ref	Site Address	Net Remaining Capacity	Total Potential Losses	Planning Permission Date
3814	6, Pembroke House, HAWTHORN STREET, WILMSLOW	-1	2	22-Jun-11
3800	ALSTONFIELD, CASTLE HILL, MOTTRAM ST ANDREW	0	1	13-Jun-11
338	Land adjacent to 5 Middlewich Road, Cranage.	10	0	03-Jun-11
3795	ATLAS HOUSE, OLD HALL STREET, MACCLESFIELD	2	0	02-Jun-11
3764	BARNSHAW BANK FARM, MILL LANE, GOOSTREY	2	0	11-May-11
3763	PLUTO COTTAGE, MOSS LANE, MOBBERLEY, KNUTSFORD	1	1	05-May-11
3906	THE HUT COTTAGE, CHESTER ROAD, TABLEY, KNUTSFORD,	-1	1	28-Sep-11
2847	KERMINCHAM HALL, FORTY ACRE LANE, SWETTENHAM	3	0	15-Aug-11
3855	GLEADS MOSS FARM, GLEADSMOSS LANE, LOWER WITHINGTON, MACCLESFIELD	1	0	10-Aug-11
2055	397, CREWE ROAD, WISTASTON	3	0	10-Aug-11

Ref	Site Address	Net Remaining Capacity	Total Potential Losses	Planning Permission Date
4213	131, CONGLETON ROAD NORTH, SCHOLAR GREEN	-1	1	09-Aug-11
3852	LAND AT JUCTION OF GREEN STREET, SANDBACH	2	0	09-Aug-11
3854	26, LONDON ROAD SOUTH, POYNTON	1	0	08-Aug-11
3851	1 & 2 Martins Court, WEST STREET, CONGLETON	2	0	08-Aug-11
1841	125 The Rookery, Hospital Street, Nantwich	2	0	05-Aug-11
3845	FELLBROOK HOUSE, BROOK LANE, ALDERLEY EDGE, WILMSLOW	0	1	02-Aug-11
3843	27, LOSTOCK HALL ROAD, POYNTON, STOCKPORT	1	0	02-Aug-11
3837	LAND AT RECREATION GROUND & READING ROOM, OFF A51, CHESTER ROAD, ALPRAHAM	2	0	01-Aug-11
344	61 Newcastle Road, Congleton.	1	2	22-Jul-11
348	224 Sandbach Road, Rode Heath.	1	0	29-Jun-11
2040	Hankelow House, Audlem Road, Hankelow	1	0	14-Apr-11
3871	LAND BETWEEN 2 AND 4 KEATS DRIVE, WISTASTON	1	0	31-Aug-11
		76	10	
		Net Remaining Capacity minus Total Potential Losses	66	

Expired Permissions: Outline Permission

Ref	Site Address	Net Remaining Capacity	Total Potential Losses	Planning Permission Date
344	61 Newcastle Road, Congleton.	1	2	22-Jul-11
348	224 Sandbach Road, Rode Heath.	1	0	29-Jun-11
2040	Hankelow House, Audlem Road, Hankelow	1	0	14-Apr-11
3871	LAND BETWEEN 2 AND 4 KEATS DRIVE, WISTASTON	1	0	31-Aug-11
		4	2	
		Net Remaining Capacity minus Total Potential Losses	2	

Appendix 11

Appeal decision 2225591

Appeal Decision

Inquiry held on 19-20 May 2015

Site visit made on 21 May 2015

by Brendan Lyons BArch MA MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 September 2015

Appeal Ref: APP/R0660/A/14/2225591

Kents Green Farm, Kents Green Lane, Haslington, Crewe CW1 5TP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Renew Land Developments Ltd against the decision of Cheshire East Council.
 - The application Ref 13/4240N, dated 4 October 2013, was refused by notice dated 17 March 2014.
 - The development proposed is the development of up to 60 dwellings with associated car parking, roads and landscaped open space.
-

Decision

1. The appeal is allowed and outline planning permission is granted for the development of up to 60 dwellings with associated car parking, roads and landscaped open space at Kents Green Farm, Kents Green Lane, Haslington, Crewe CW1 5TP, in accordance with the terms of the application Ref 13/4240N dated 4 October 2013, subject to the conditions set out in the schedule annexed to this decision.

Preliminary matters

2. The application that has given rise to this appeal was submitted in outline form, with only the principle of development and the means of access to the site for full approval at this stage. Other matters, including the layout and landscaping of the site and the scale and appearance of development were 'reserved' for later approval by the Council. However, the application was supported by an illustrative site plan¹ that shows how development might be laid out on the site.
3. The appeal is accompanied by a Statement of Common Ground ('SoCG') which sets out a description of the site and its surroundings, and the policy context for consideration of the appeal proposal, including the adopted and emerging development plan, and the Government policy guidance of the National Planning Policy Framework ('NPPF'). Matters not in dispute between the appellants and the Council are identified.

¹ Plan Ref 1938-110 Rev F

4. The appeal was accompanied by a draft planning obligation under S106 of the Town and Country Planning Act 1990, as amended. The draft obligation, in the form of a unilateral undertaking ('UU') by the landowners and appellants, was discussed at the Inquiry and further drafts submitted. By agreement with the main parties, the Inquiry was adjourned after closing submissions to allow the final UU to be signed and properly executed in accordance with a set timetable. The UU contains covenants in respect of the provision and management of affordable housing on the site, a contribution towards education provision, the implementation of bus stop improvements, and the provision and management of on-site open space. The merits of the obligation are considered later in this decision.
5. At the submission of the final UU, the appellants drew attention to a recently published report by Council officers recommending approval of housing development at a nearby site². As the application was relevant to the current appeal, and had been referred to in evidence to the Inquiry, written submissions on the matter were invited and were subsequently received from both main parties and from two interested parties who had spoken at the Inquiry. These submissions and the report and the Council's decision on the application have been taken into account in the determination of this appeal.
6. The Inquiry was then closed in writing on 25 June 2015.

Proposal

7. The appeal site comprises the farmhouse and outbuildings of Kents Green Farm and two adjoining fields, making up some 2.67 hectares of land. The site is bounded to the north by a tree-lined brook, beyond which is suburban-style housing that marks the edge of the village of Winterley. To the west, the site fronts onto Kents Green Lane, which is a narrow rural road, and to the south onto Crewe Road, which is the main approach to the village. A small field separates the site from further recent housing development to the east. A group of trees adjoining Crewe Road is protected by a Tree Preservation Order ('TPO').
8. The submitted application sought permission to erect up to 70 dwellings, but the number was reduced to 60 during consideration of the application by the Council. The revised description of development, as set out in the SoCG is used in the heading and decision above. Of the 60 dwellings, 18 (30%) would be reserved for affordable occupation. The Design and Access Statement ('DAS') that accompanied the application envisages development with a mix of detached, semi-detached and terraced houses. The illustrative plan, which actually shows 64 units, suggests that development would be set back from Crewe Road behind an open space, with the existing hedges and trees retained. It is also proposed to retain and renovate the existing farmhouse and two of the brick-built traditional farm buildings. Access to the new housing would be taken mid-way along the Crewe Road frontage, giving onto a network of short roads within the site and a potential footpath link to the housing area north of the brook.

² Application Ref 14/3962N Land north of Pool Lane, Winterley, Cheshire

Main Issue

9. It was agreed at the Inquiry that the main issue in the appeal is whether the proposal would amount to a sustainable form of development in accordance with national and local policy, having particular regard to its location on land allocated as open countryside.

Reasons

Policy context

10. The development plan for the purposes of this appeal comprises the saved policies of the Borough of Crewe and Nantwich Local Plan 2011 ('LP'), adopted in 2005.
11. The appeal site lies outside the defined settlement boundary of Winterley. Under saved LP Policy NE.2, it is classed as open countryside, within which only specified classes of development, not including general housing, are to be permitted. This is confirmed by saved Policy RES.5, which defines the limited types of housing considered acceptable in the countryside. The appeal proposal would therefore not comply with these policies.
12. Statutory duty requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise³. Should the proposed development for housing be contrary to the LP it should be refused unless material considerations are found to outweigh the conflict with the adopted plan.
13. Among the material considerations are the policies of the emerging Cheshire East Local Plan Strategy ('CELP'). In addition to the two adopted plan policies cited above, the reason for refusal of the application also referred to CELP Policy PG5, which is similar to them in seeking to protect open countryside from development, other than of certain very limited categories. Examination of the CELP has undergone a period of suspension following the Inspector's interim conclusions on the soundness of the plan. Even if the examination were to resume, the emerging policies are subject to considerable uncertainty and only limited weight can be attached to them. This is accepted by the main parties to the appeal.
14. Much greater weight must be given to national policy as set out in the NPPF, which is centred on the achievement of sustainable development. Paragraph 14 of the NPPF states a presumption in favour of sustainable development, which means approving development proposals that comply with the development plan, or, where the plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.
15. The LP was drawn up to cover the period to 2011, and the settlement boundaries it defined will have reflected the need for and supply of land for new development, particularly housing, at the time the plan was drafted. The plan is now time-expired and its definition of settlement boundaries can thus be seen as out-of-date.

³ Planning and Compulsory Purchase Act 2004 s38(6)

16. At the time of the refusal of the planning application, the Council considered that it could demonstrate a five-year supply of deliverable housing land, as required by NPPF policy, and this is noted in the reason for refusal. However, the Council later acknowledged that this position had changed, so that by the time of the Inquiry, it was common ground that a five-year supply did not exist. In such circumstances, the NPPF advises that the housing supply policies of the development plan cannot be regarded as up-to-date, and the proposal must be assessed in accordance with the presumption in favour of sustainable development set out in NPPF paragraph 14.
17. The Council acknowledges that the restriction on the location of development imposed by LP Policies NE.2 and RES.5 is relevant to the supply of housing, and that the policies are therefore out-of-date in this respect. The policies' countryside protection objective remains relevant to the decision, and is a matter to be taken into account in the assessment of the appeal proposal's sustainability.

Test of sustainability

18. The judgment of the High Court in the case of *William Davis*⁴ confirmed that the presumption in favour of sustainable development stated by paragraph 14 could not apply to development that would not be sustainable. The Council seeks to follow that judgment in arguing at this appeal that some form of separate assessment of the sustainability of the proposed development is therefore required before deciding whether paragraph 14 is engaged.
19. However, subsequent judgments, in particular *Dartford*⁵ and *Bloor*⁶, have clarified that there is not a requirement to carry out a prior or free-standing assessment of sustainability before applying the balancing exercise defined by paragraph 14, which in itself provides a sufficient basis to decide whether proposed development would be sustainable. This approach was endorsed by the Secretary of State's decisions on two appeals at Droitwich⁷, in accepting the conclusion of an Inspector that the need for a separate assessment of sustainability does not arise from the NPPF. In reaching his decision, the Secretary of State acknowledged the *Dartford* judgment, as well as several earlier judgments that had pointed in a similar direction. I note that the more recent *Wenman* judgment⁸ by Mrs Justice Lang, who had issued the *William Davis* judgment, acknowledges the *Dartford* and *Bloor* judgments, but concludes that a separate assessment of sustainability did not give rise to any error of law. However, the judgment is clear that where policies are out-of-date an overall assessment under paragraph 14 is required.
20. Therefore, like the Inspector who determined a recent appeal at Saltersford Farm, Crewe⁹, I consider that the Droitwich decisions indicate the interpretation of policy favoured by the Secretary of State, and that it should be applied in this case. No prior or parallel assessment is needed, but the sustainability of the proposed development is to be judged by a positively weighted balancing of

⁴ *William Davis Ltd v Secretary of State for Communities and Local Government* [2013] EWHC 3058 (Admin)

⁵ *Dartford Borough Council v Secretary of State for Communities and Local Government and Landhold Capital Ltd* [2014] EWHC 2636 (Admin)

⁶ *Bloor Homes East Midlands Ltd v Secretary of State for Communities and Local Government and Hinckley and Bosworth Borough Council* [2014] EWHC 754 (Admin)

⁷ Appeals Ref APP/H1840/A/13/2199085; APP/H1840/A/13/2199426

⁸ *Mark Wenman v Secretary of State for Communities and Local Government and Waverley Borough Council* [2015] EWHC 925 (Admin)

⁹ Appeal Ref APP/R0660/A/14/2221374

the benefits and adverse impacts against the policies of the NPPF as a whole. The Council argues that the proposal would not meet that assessment.

Sustainability of proposed development

21. The Council accepts that the proposal would result in economic benefits through the provision of jobs and supply chain investment during the construction phase. There would also be increased demand for local goods and services over the long-term occupation of the dwellings, as well as a short-term local financial benefit from the payment of the New Homes Bonus. As pointed out by a local resident at the Inquiry, the existing farm buildings could have potential for conversion to small business use. The economic dimension of sustainable development would be met.
22. The NPPF seeks to boost significantly the supply of housing. There is no dispute that the Council's five-year supply is lacking. The Council accepts that the proposal's contribution to meeting outstanding need for market and affordable housing should be given significant weight in assessing the social dimension of sustainable development. But at the same time it seeks to query the scale of the benefit that would be achieved. In my view the provision of 60 dwellings would amount to a significant benefit, in the light of current conditions and the emerging future need. The provision of 18 affordable dwellings must be seen in the light of a stated need for 44 homes per year in the immediate local area, and would make a significant contribution.
23. Evidence on the objective assessment of housing need leading to and arising from the suspension of the CELP examination suggests that the future housing requirement is likely to be considerably greater than previous estimates. Figures produced at the Inquiry suggest that a substantial proportion of the currently projected requirement of 2000 dwellings in the rural areas remains to be found, but that target figure also remains to be confirmed by the final adoption of the CELP. As things stand, the contribution to meeting the current shortfall in supply lends significant weight in support of the proposal.
24. Further social benefits would be gained by public access to the proposed open space and equipped play area, whose provision forms part of the UU obligation. There would be clear evidence of the social dimension of sustainable development.
25. The Council's primary objection relates to the environmental dimension and the loss of countryside to built development.
26. The Council's concern is very much one of principle, and hinges on the loss of 'rural character'. The change from open fields surrounding farm buildings to new housing is seen as inherently harmful. However, it appears that the Council places undue reliance on the core principle of the NPPF which requires recognition of the 'intrinsic character and beauty of the countryside'. This principle is prefaced by the need to 'take account of the different roles and characters of different areas'. The policies of the NPPF do not offer blanket protection for all parts of the countryside, regardless of their quality, but rely on an assessment of harm and benefit. Protection is primarily directed to 'valued landscapes', particularly those with formal designation.
27. The appeal site has no such designation, even at county level. I agree with the appellants that the two fields are not unattractive but are of generally

unremarkable landscape quality. This stretch of Kents Green Lane has distinctive character, being lined with trees that provide the setting for the traditionally built, if rather dilapidated, farm buildings. But despite the row of trees along the brook, which provide the site's other most distinctive feature, there is a clear perception of the adjoining village housing. The character of the site is influenced by its location at the village edge and is not classic 'open countryside'. The appeal proposal would not amount to the type of 'new isolated homes in the countryside' that NPPF paragraph 55 seeks to resist.

28. The Council accepts that meeting current and future housing requirements will involve the release of greenfield land, often at the edge of settlements. Reference was made in evidence to the Inquiry to other schemes for which permission had already been granted. It is not entirely clear why the Council considers that this is an instance where the settlement boundary should not be allowed to 'flex'. The expansion of the original linear village towards the west has clearly been a pattern of development over many years, with the village edge already extending to Kents Green Lane immediately to the north of the site. The site has been identified in the Council's SHLAA¹⁰ Update of February 2013 as suitable for development. Furthermore, the Council raises no objection on landscape grounds and the SoCG confirms agreement that an acceptable design and layout of development could be achieved.
29. The junction of Kents Green Lane with Crewe Road already marks an informal edge to the settlement, identified by the change in speed limit, and by the opening of views of the village buildings. I accept that the sharp bend to the east, at Winterley Pool, makes a more pronounced entrance, but the extension of built form to the Kents Green corner, particularly when well set back behind hedges and protected trees as indicatively proposed, would not provide an incongruous form of development.
30. The Council and other parties raise concern about the reduction that this would entail of the gap between Winterley and Haslington. There would be some erosion of the gap, but a substantial separation would remain. There would be no risk of perceived merger of the two villages.
31. Similarly, the proposal would involve expansion of Winterley's physical envelope, but would be unlikely to fundamentally alter the character of the settlement or of views out from the centre of the village, even allowing for other development already approved. The village would clearly remain as a small-medium sized settlement in a rural setting. The appropriateness of the village for future development, including the concern raised about imbalance between the north and south of the borough, is a matter to be resolved by the CELP.
32. I consider that there would be some loss of rural character of the site as a result of the proposed development, principally as experienced from Kents Green Lane, and some loss of the sense of an open break between settlements when travelling on Crewe Road, but that the effects in either case would not be significantly harmful.
33. The Council accepts that the site is sustainably located in terms of access to facilities and use of non-car modes of transport. The bus stops adjoining the south-west corner of the site provide hourly services to larger centres.

¹⁰ Strategic Housing Land Availability Assessment

Improvements to the stops would be funded through the UU. While Winterley lacks some local community facilities, those in Haslington would be quite readily reachable by bus or cycle or on foot. The proposed Travel Plan should include measures to encourage non-car modes. Concern has been expressed by some local residents about the suitability of Clay Lane as a pedestrian route to the nearest primary school, but there would be a potentially safer alternative using the footways along Crewe Road.

34. There are no objections by the highway authority on grounds of safety or the effect of traffic generation on the immediate or wider highway network. Notwithstanding the concerns of some local residents about the location of the proposed site access and the effect of additional trips likely to be generated, I have found no reason to dissent from the highway authority's view.
35. The Council's assessment of air quality issues gives no grounds for concern for future residents' living conditions, while the need for sound insulation measures in houses close to the road can be the subject of a condition.
36. While layout is reserved for later approval, the indicative plan gives confidence that dwellings could be laid out to avoid harmful effects on outlook from existing houses near the site, particularly those to the north of the brook, or to affect their privacy. Scale is also a reserved matter, but the intention of the DAS is to provide houses of similar scale to those nearby. It would be unduly restrictive to impose a condition at this stage, as requested by a local resident, preventing the option of any development above two-storey level.
37. It is agreed that the site has limited ecological value. Subject to the approval prior to the commencement of development of updates to the draft mitigation strategies for bats and badgers submitted in support of the planning application, secured by a condition, there should be no harm to nature conservation interests. The approval of reserved matters would allow opportunities for habitat enhancement measures. The retention and protection of trees and hedges could also be secured by a condition.
38. A small portion of the site is said to be subject to flooding. Conditions are proposed to restrict development to Flood Zone 1 and to create a clear strip along the bank of the brook, and to require approval of details of surface water and foul drainage. Notwithstanding some local concern, it appears that subject to these measures the risk of flooding on the site and elsewhere would be adequately mitigated.
39. Winterley Cottage, on the opposite side of Crewe Road, is a Grade II listed house dating from the early C19. The house's immediate setting is defined by its contained front garden with mature trees. The appeal site forms part of the wider setting but there is no evidence that it makes any particular contribution to the house's significance as a heritage asset. I agree with the main parties that the proposed development, including the site access, would be sufficiently set away from the house that its setting would not be harmed.
40. For the reasons set out above, I consider that apart from some very limited harm to rural character, the environmental dimension of sustainable development would largely be addressed. When assessed against the policies of the NPPF as a whole, the adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits. The proposal

must therefore be regarded as sustainable development, to which the presumption in favour set by the NPPF would apply.

Unilateral Undertaking

41. The Council raises no objection to the construction or content of the completed UU, and has provided a CIL¹¹ Compliance Statement which sets out the background to each of the obligations given.
42. In addition to providing for approval of the phasing of development, the UU allows for 30% of the dwellings on the site to be provided as affordable housing, for the timing of their provision and transfer, and for definition of the numbers, type and location of the affordable units and the control of their future occupation. The Council has confirmed that these provisions would accord with its normal requirement, based on LP and NPPF policy and the level of unmet need in the area. No concern has been raised by the appellants about effect on viability.
43. The UU provides for the laying out and later management of open space on the site, and the provision of a LEAP equipped play area. The Council confirms that the proposed provision would readily meet local standards and accord with LP policy.
44. A contribution of £30,000 would secure improvements to the two bus stops adjacent to the site, principally through the provision of proper waiting facilities on the southern side of the road, where there is no footway. The Council confirms that the amount needed has been calculated by the highway authority and that the proposal would comply with LP policy.
45. I am satisfied that each of these site-specific obligations would comply with the requirements of the CIL Regulations 2010 and with the tests set out in paragraph 204 of the NPPF and with the advice of the PPG. The obligations can be fully taken into account in support of the appeal proposal.
46. The UU also includes an obligation to pay contributions of £119,309 towards the provision of primary school places and £130,742 towards secondary school places. The Compliance Statement provides details of the education authority's methodology in calculating the amounts and of the schools assessed within 2 mile and 3 mile catchment areas. The consultation response by the education authority provides details of the committed schemes that would remove any apparent surplus capacity at the relevant schools. The SoCG records agreement that these payments are necessary to address the impacts of the development on local infrastructure.
47. I am satisfied that this obligation would comply with the requirements of the CIL Regulations 2010 and with the tests set out in paragraph 204 of the NPPF and with the advice of the PPG. The Council confirms that there would be no breach of the requirements of Reg 123 with regard to the pooling of contributions. The obligation can be fully taken into account in support of the appeal proposal.

¹¹ Community Infrastructure Levy

Conditions

48. A schedule of conditions agreed by the main parties, together with one disputed condition, was discussed at the Inquiry. Subject to some amendment and amalgamation, I am satisfied that the agreed conditions would be reasonable and necessary and would comply with the requirements of the NPPF and the advice of national Planning Practice Guidance.
49. In summary, standard conditions are required on the approval of the reserved matters and on the commencement of development. Confirmation of the number of dwellings and of the approved plans is needed to define the nature and extent of the development and the approved access arrangements. Further conditions are required to ensure that the submission of reserved matters and later details complies with the considerations taken into account in the approval of the outline permission and would respect the character and appearance of the area. These include details of phasing, landscaping, site and building levels, retention of farm buildings and details of materials and boundary treatments.
50. As outlined above, a set of conditions on the location of development, the formation of a buffer zone along the brook bank and the details of surface water and foul drainage are needed to minimise the risk of flooding.
51. Further investigation of potential contamination, and approval and implementation of any necessary remediation, are required to ensure satisfactory living conditions for future residents. For the same reason, assessment and implementation of acoustic measures is needed for houses adjoining Crewe Road, and approval of proposed external lighting.
52. Protection of living conditions for existing residents and of highway safety justifies the approval and implementation of an Environmental Management Plan to govern hours of work and operation of the construction phase, and the implementation of the site access.
53. For the protection and enhancement of the natural environment, a set of conditions is needed to include the protection of nesting birds during construction, habitat improvements, and approval and implementation of mitigation strategies for bats and badgers. For the same reason, and to protect the character and appearance of the area, conditions are needed for the approval and implementation of tree protection measures and of the layout and management of open space.
54. In order to promote the sustainable use of the completed development, conditions are justified on the provision of bin storage and recycling and the approval and implementation of a Travel Plan
55. I agree with the appellants that the proposed condition on the provision of broadband infrastructure would not be justified in the absence of a clear adopted policy provision to support its imposition.

Conclusion

56. For the reasons set out above, I conclude that the proposal would be contrary in principle to LP Policies NE.2 and RES.5, but that the conflict would be outweighed by other material considerations. These are principally the contribution that the proposal would make to meeting unmet need for market and affordable housing that arises from the borough's lack of an adequate

housing supply, and the very limited harm that it would cause, thereby benefitting from the presumption in favour of sustainable development set by the NPPF.

57. Having taken careful account of the submissions made both in writing and at the Inquiry and having regard to the obligations of the completed UU, I conclude that the appeal should be allowed and outline planning permission granted subject to conditions.

Brendan Lyons

INSPECTOR

Annex

Appeal Ref: APP/R0660/A/14/2225591

Kents Green Farm, Kents Green Lane, Haslington, Crewe CW1 5TP

Schedule of Conditions

- (1) Details of the layout, scale, appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- (2) Application(s) for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- (3) The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.
- (4) The development hereby permitted shall comprise a maximum of 60 new-build dwellings.
- (5) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Ref 1938-101*, Proposed Site Access Ref SCP/13219/GA01 Rev A.
- (6) The reserved matters shall include a scheme of phasing for the development. The development shall be carried out in accordance with the approved scheme unless amended by a subsequent reserved matters application.
- (7) Any future reserved matters application for approval of landscaping shall be in general accordance with the indicative Site Layout Ref 1938-110 Rev F, and shall make provision for replacement hedge planting for any hedgerows to be removed as part of the development hereby permitted.
- (8) Prior to the commencement of the development hereby permitted, details of existing ground levels, proposed ground levels and the levels of proposed floor slabs for the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- (9) Prior to the commencement of the development hereby permitted, details of a scheme for the retention and renovation of the farmhouse and two brick barns adjoining Kents Green Lane shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- (10) Prior to the commencement of the development hereby permitted, details or samples of the materials to be used in the construction of

boundary treatments and the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- (11) Prior to the commencement of the development hereby approved, details of the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the boundary treatment pertaining to that property has been implemented in accordance with the approved details.
- (12) Prior to the commencement of the development hereby permitted, a scheme demonstrating that all built development is to be located within Flood Zone 1 as indicated on the Environment Agency's flood risk map shall be submitted to and approved in writing by the local planning authority.
- (13) Prior to the commencement of the development hereby permitted, a scheme to limit the surface water runoff generated by the development and to manage the risk of flooding from overland flow of surface water shall be submitted to and approved in writing by the local planning authority.
- (14) Prior to the commencement of the development hereby permitted, a scheme for the provision and management of an undeveloped buffer zone alongside Fowle Brook shall be submitted to and approved in writing by the local planning authority. The buffer zone shall be a minimum of 5m wide measured from bank top (bank top is defined as the point at which the bank meets normal land levels), and shall be kept free from built development including domestic gardens and formal landscaping.

The scheme shall include:

- plans showing the extent and layout of the buffer zone, including cross sections clearly showing the watercourse, bank top and the edge of the development.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of a detailed management plan.
- details of any proposed footbridge across the brook and proposed footpaths, fencing, lighting and associated development.

The development shall be carried out and retained thereafter in accordance with the approved scheme.

- (15) Prior to the commencement of the development hereby permitted, a scheme for the disposal of foul water from the development shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, surface water shall drain separately from

the foul and no surface water will be permitted to discharge directly or indirectly into the existing public sewerage system. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted.

- (16) Prior to the commencement of the development hereby permitted:
- (i) A thorough site walkover shall be undertaken in order to inform the design of a Phase II investigation for contaminated land.
 - (ii) A Phase II investigation shall then be carried out and the results submitted to and approved in writing by the local planning authority.
 - (iii) If the Phase II investigations indicate that remediation is necessary, then a Remediation Statement shall be submitted to and approved in writing by the local planning authority. The remediation scheme in the approved Remediation Statement shall then be carried out.
 - (iv) If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any part of the development hereby approved.
- (17) Prior to the commencement of the development hereby permitted, an acoustic assessment report detailing any required noise mitigation measures for internal and external areas of the properties adjacent to Crewe Road shall be submitted to and approved in writing by the local planning authority. Any mitigation measures must achieve the internal noise levels within the "good" standard defined by BS 8233:1999. The scheme must also include provisions for ventilation that will not compromise the acoustic performance of any proposals whilst meeting building regulation requirements. The development shall be implemented in accordance with the approved scheme.
- (18) Prior to installation, details of any external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include the location, height, design and luminance of any lighting and minimise potential loss of amenity caused by light spillage on adjoining properties. The lighting shall thereafter be installed and operated in accordance with the approved details.
- (19) Prior to the commencement of the development hereby permitted, an Environmental Management Plan shall be submitted to and approved in writing by the local planning authority. In particular, the Plan shall include details of:
- a. The hours of construction work and deliveries;
 - b. The parking of vehicles of site operatives and visitors;
 - c. Loading, unloading and storage of plant and materials;
 - d. Wheel washing facilities;
 - e. Any piling required, including method (best practicable means to reduce the impact of noise and vibration on neighbouring sensitive properties), hours, duration, prior notification to the occupiers of potentially affected properties;

- f. A responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- g. Mitigation measures in respect of noise and disturbance during the construction phase including piling techniques, vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes;
- h. Waste management. There shall be no burning of materials on site during demolition / construction;
- i. A scheme to minimise dust emissions arising from demolition/ construction activities on the site, including details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.

The approved Environmental Management Plan shall be implemented and kept in force during the demolition / construction phase of the development.

- (20) Prior to the first occupation of the development hereby permitted the formation of the site access and associated works shall be carried out in accordance with the approved details.
- (21) Prior to any commencement of works between 1st March and 31st August in any year, a detailed survey shall be carried out by a suitably qualified person to check for nesting birds and the results submitted to and approved by the local planning authority. Where nests are found in any building, hedgerow, tree or scrub to be removed (or converted or demolished in the case of buildings), a 4 metre exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a further report submitted to and approved in writing by the local planning authority before any further works within the exclusion zone take place.
- (22) Prior to the commencement of the development hereby permitted, detailed proposals for the incorporation of features into the scheme suitable for use by breeding birds, including house sparrow, shall be submitted to and approved in writing by the local planning authority. The approved features shall be installed prior to the first occupation of the development hereby permitted and thereafter retained.
- (23) Notwithstanding the submitted Ecological Scoping and Protected Species Report (October 2013), Outline Bat Mitigation Strategy (November 2013) and Outline Badger Mitigation Statement (December 2013), any future reserved matters application for approval of layout or landscaping shall be supported by updated badger and bat surveys and mitigation strategies. The development shall be carried out in accordance with the approved revised mitigation strategies.
- (24) Prior to the commencement of the development hereby permitted (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery), a detailed Arboricultural Method Statement shall be

submitted to and approved in writing by the local planning authority. The Method Statement shall include details of the following:-

- a. A scheme (hereinafter called the "approved protection scheme"), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site including trees which are the subject of a Tree Preservation Order currently in force, or are shown to be retained on the approved layout, and which shall be in place prior to the commencement of work.
- b. Implementation, supervision and monitoring of the approved protection scheme. The approved protection scheme shall be retained intact for the full duration of the development hereby permitted and shall not be removed without the prior written permission of the local planning authority.
- c. A detailed Tree Work Specification.
- d. Implementation, supervision and monitoring of the approved Tree Work Specification.
- e. Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
- f. Timing and phasing of arboricultural works in relation to the approved development.

No development shall take place except in complete accordance with the approved Method Statement.

- (25) The first reserved matters application shall include an Open Space Scheme showing all areas of open space to be provided within the site, including public amenity open space and an equipped children's play area (LEAP). The scheme shall also include details of the location, layout and size, the timing of provision, proposed planting, location and specification of boundary structures, play equipment and materials.
- (26) Prior to the first occupation of any dwelling on the site, a Management Plan for the future management and maintenance of the open space shall be submitted to and approved in writing by the local planning authority. The Plan shall identify the maintenance requirements including all ongoing maintenance operations, and shall thereafter be implemented in perpetuity.
- (27) Prior to the commencement of the development hereby approved, details of the proposed bin storage facilities shall be submitted to and approved in writing by the local planning authority. The details shall ensure that bins are stored securely, and provide facilities for both recyclable and household waste storage. No dwelling shall be occupied until the bin storage facilities pertaining to that dwelling have been constructed and made available for use.

- (28) Prior to the first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a timetable for implementation and provision for monitoring and review. No part of the development hereby permitted shall be occupied until those parts of the approved Travel Plan that are identified as being capable of implementation prior to occupation have been carried out. All other measures contained within the approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented, in accordance with the approved scheme of monitoring and review.
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APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Graeme Keen of Counsel	Instructed by the Head of Legal Services, Cheshire East Council
He called: Ben Haywood BA(Hons) MA MBA MRTPI MCMI	Major Applications Team Leader, Cheshire East Council
For discussion of obligation: Patricia Evans	Legal Services Department, Cheshire East Council

FOR THE APPELLANTS:

Jeremy Cahill QC	Instructed by David Diggle, Turley Planning
He called David Diggle BSc(Hons) MCD MRTPI	Director, Turley Planning
Written evidence by: Iain M Reid DipTRP DipLD MRTPI MLI	Director, Iain Reid Landscape Planning Ltd

INTERESTED PERSONS:

Elly McFahn	Local resident, for Winterley Action Group
Geoff Beadle	Chairman, Haslington Parish Council
John Hammond	Member, Cheshire East Council Member, Haslington Parish Council
Richard Hovey	Local resident
Jean Jameson	Local resident

DOCUMENTS

Submitted at the Inquiry:

1. Cheshire East Housing Development Study 2015
2. High Court Challenge Claim Form: Muller Property Group v Secretary of State for Communities and Local Government and Cheshire East Council
3. Officer report: Application Ref 12/3564N Land off Vicarage Road, Haslington
4. Opening Statement on behalf of the Appellant
5. Opening Statement on behalf of Cheshire East Council
6. CIL Compliance Statement
7. Draft Unilateral Undertaking
8. Extract from LTP Final Strategy
9. Appeal Decision Ref APP/R0660/A/14/2220021 Land off Wren Close, Nantwich
10. Elly McFahn's Statement
11. Geoff Beadle's Statement
12. Councillor Hammond's Statement
13. Richard Hovey's Statement
14. Cheshire East Press Release, 13 May 2015

15. List Entry: Winterley Cottage
16. Table of housing completions and commitments for Rural Area
17. Letter from Mr G F Thompson on Application Ref 14/1915N
18. Letter from Dr C D Easter on Application Ref 14/1915N
19. Amended Unilateral Undertaking
20. Closing Submissions on behalf of Cheshire East Council
21. Closing Submissions on behalf of the Appellant

Submitted following adjournment of the Inquiry:

22. Copy of Unilateral Undertaking as completed
23. E-mail dated 3 June 2015 from Council, confirming receipt of executed Unilateral Undertaking
24. E-mail dated 3 June 2015 from Turley Planning, enclosing copy of committee report on Application Ref 14/3962N Land north of Pool Lane, Winterley
25. E-mail dated 15 June 2015 from Council, enclosing copy of Decision Notice for Application Ref 14/3962N
26. E-mail dated 16 June 2015 from Councillor Hammond
27. E-mail dated 17 June 2015 from Richard Hovey
28. E-mail dated 3 June 2015 from Turley Planning, confirming no further submissions.

Appendix 12

Peaks and Plains Statement

**Statement of Support in Respect of Planning Application No 15/22274M Land off, School Lane,
Marton, Cheshire**

Peaks and Plains are a prominent social landlord that own and manage approximately 5,000 properties across Cheshire East and High Peak, whilst adding to the portfolio by building affordable housing and obtaining Section 106 units. We would like to confirm our support for the above proposed development submitted by Hollins Strategic Land LLP.

The Trust has been providing much needed affordable homes since 2006 and in Marton we own and manage seven properties and experience a very low rental turnover.

There is a very high demand for a mixture of accommodation and within that a specific demand for affordable housing. The Trust has had a limited number of properties become available since the launch of Choice Based Lettings in 2010. The majority have been for over 55's accommodation with only ten being available for general needs. The bid average on these properties was 48.5 bids per property, demonstrating high levels of demand for the area. Whilst the small turnover only gives us limited information on the housing requirements of the area our Lettings would support new properties in this area and have previously had enquiries for properties in Marton giving comfort that the new homes would be let without difficulty

The proposed development is for a mixture of family homes and these are favourable sizes for us to let. The proposed unit types will help meet the housing needs of the area as identified by the SHMA. The annual net affordable housing requirement for Macclesfield Rural is 10no, 2 and 3 bed properties between 2013/14 to 2017/18.

Reviewing the current housing market within Marton there are currently no two and three bedroom properties for sale or to rent. Previous sale properties have high sale prices and first time rents/buyers may find it hard to stay in the local area. The proposed affordable units could allow people to stay in the local area rather than having no choice but to move to a more affordable location.

Within the Trust's current stock there are many rural properties which do not have a main gas supply. The absence of mains gas and use of liquefied petroleum gas, electric heating or the use of air source heat pumps is common practice in these areas. We envisage this to have no impact of the amount of interest we would receive on properties in this area, given the lack of affordable housing. We have found the letting of new properties not on gas mains to be no different to those connected and the potential tenants are aware.

Based on the information we have been provided and our years of experience in letting rural properties, Peaks and Plains would like to take the affordable element of this proposed build.

Laura Jones- Campbell, Development Officer

Peaks and Plains Housing Trust

Appendix 13

Marton and District CE Aided Primary School Consultation Response

From: MARTON PRIMARY HEAD
To: Sedgwick Associates Consultation
Cc: "christian.orr@hsland.co.uk"
Subject: School Lane Marton proposal
Date: 30 April 2015 16:55:12

Re: School Lane, Marton Proposal

To whom it may concern

Many thanks for contacting me to supply our views about the proposal for School Lane, Marton.

On behalf of the Governing Body, I can confirm as Headteacher that we would welcome the proposal to build extra houses at Marton as we look forward to welcoming more children to school.

Marton and District CE School was built over forty years ago to serve 7 parishes as the schools in those villages were deemed unsustainable due to low pupil numbers.

As a school we seek ways to maintain and further increase our pupil numbers and therefore see this proposal as a positive one.

With best wishes

Mrs Nevin J. Deakin
Headteacher
Marton and District CE Aided Primary School
Tel: 01260 224482

Appendix 14

Tree Preservation Order



Town and Country Planning Act 1990
CHESHIRE EAST BOROUGH COUNCIL
(MARTON – SCHOOL LANE MARTON)
TREE PRESERVATION ORDER 2015

The Cheshire East Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

This Order may be cited as **CHESHIRE EAST BOROUGH COUNCIL (MARTON – SCHOOL LANE MARTON) TREE PRESERVATION ORDER 2015**

1. Interpretation

2.— (1) In this Order “the authority” means the Cheshire East Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 30th day of June 2015

The Common Seal of **Cheshire East Borough Council**

was affixed to this Order in the presence of—

.....

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf



CONFIRMATION OF ORDER

This Order was confirmed by **Cheshire East Borough Council** without modification on the day of

OR

This Order was confirmed by the **Cheshire East Borough Council** subject to the modifications indicated by on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by **Cheshire East Borough Council** on day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf]

VARIATION OF ORDER

This Order was varied by the **Cheshire East Borough Council** on the day of by a variation order under reference number attached a copy of which is

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf

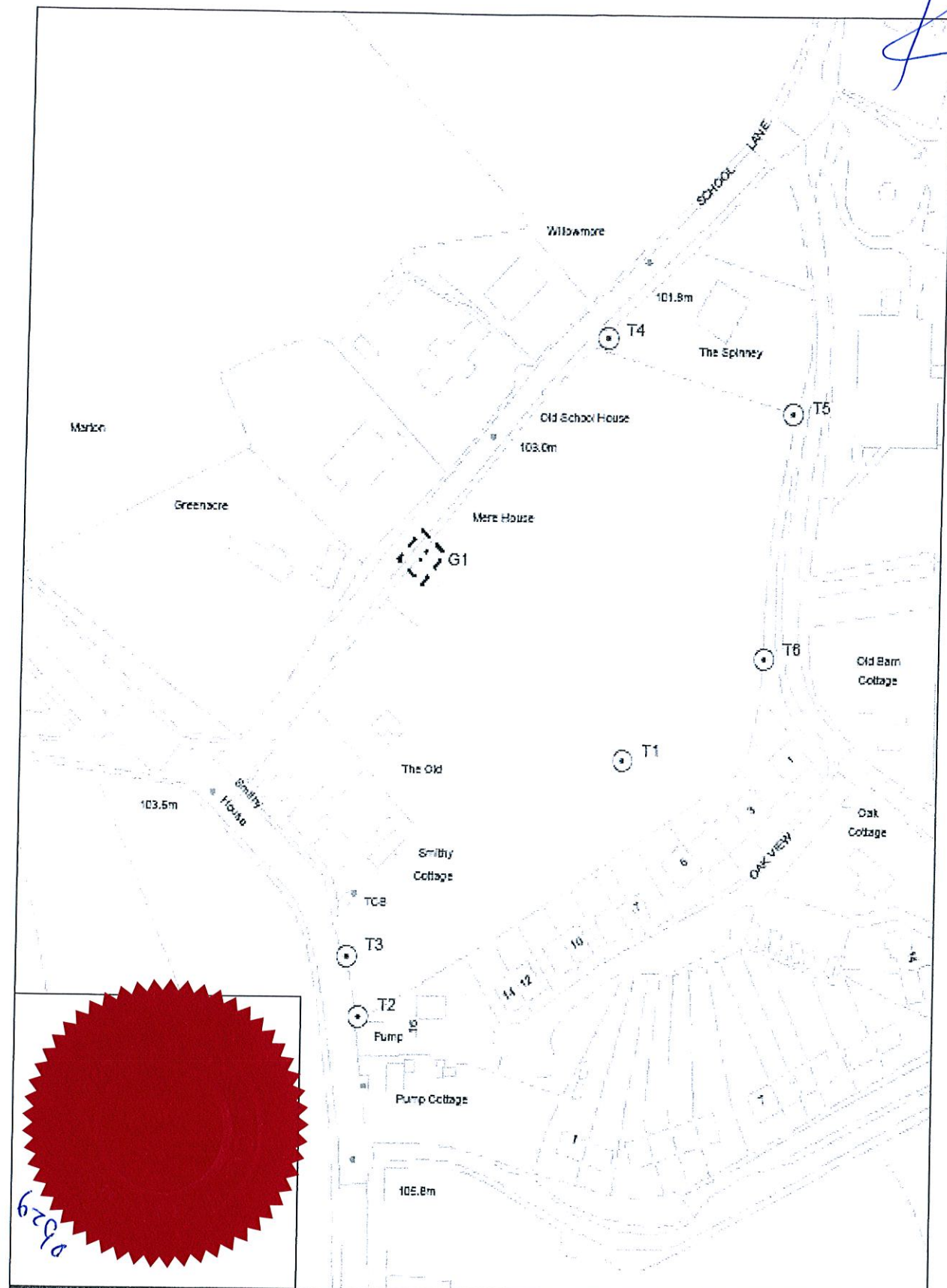
REVOCATION OF ORDER

This Order was revoked by the **Cheshire East Borough Council** on the day of

Signed on behalf of the **Cheshire East Borough Council**

.....

Authorised by the Council to sign in that behalf



FIRST SCHEDULE

Trees specified individually (encircled in black on the map)

No. on Map	Description	Situation
T1	Sycamore	Standing within the South Eastern aspect of the field at GR 385, 085 & 368, 306
T2	Sycamore	Standing on the Congleton Road highway boundary and immediately adjacent to the boundary of number 15 Oak View
T3	Sycamore	Standing on the Congleton Road boundary at GR 385, 013 & 368, 259
T4	Ash	Standing within the South West corner of the property known as The Spinney, School Lane
T5	Sycamore	Standing within the North East Corner of the field at GR 385, 128 & 368, 394
T6	Sycamore	Standing on the Oak Lane highway boundary at GR 385, 121 & 368, 334

Trees specified by reference to an Area (within a dotted black line on the map)

No. on Map	Description	Situation
G1	2 Oak	Standing on the School Lane highway boundary immediately opposite Mere House

Groups of Trees (within a broken black line on the map)

No. on Map	Description	Situation
	None	

Woodlands (within a continuous black line on the map)

No. on Map.

Description

Situation

None

Appendix 15

TPO Letter

Lorna Cruice
Appletons
17 Chorley Old Road
Bolton
Lancashire
BL1 3AD

RECEIVED - 2 NOV 2015

Cheshire East Council
Planning and Policy
Heritage and Design
Municipal Buildings
Crewe
CW1 9HP

Tel: 01625 383737

Email: nigel.bates@cheshireeast.gov.uk

DATE: 30th October 2015 OUR REF: TPO_24-002

YOUR REF: LAC/1982

Nigel Bates

Dear Ms Cruice

RE: Cheshire East Borough Council (Marton – School Lane) Tree Preservation Order 2015

I write with reference to my letter dated 10th August 2015, in respect of the above Tree Preservation Order which was served on the 30th June 2015

I can now confirm that the large mature Sycamore identified within the Tree Preservation Order as T1 has now been inspected in detail. It is concluded that the amount of the decay which is present both above and below ground level, and the absence of adequate sound residual timber precludes the trees consideration for formal protection.

The objections that you have raised in relation to the serving of the above Tree Preservation Order on behalf of your client will be heard at the Northern Area Planning Committee on the 2nd December 2015. The committee will be asked to confirm the Tree Preservation Order subject to modification, the exclusion of T1 for the reasons previously noted. Can you please advise if you will still be making representations on behalf of your client so I can send you the necessary information?

I look forward to your reply

Regards

Nigel Bates
Senior Arboricultural Officer

Appendix 16

Rural Area Settlements Services/Facilities

Settlement	No. of Facilities
MARTON	6
Acton	2
Adlington	3
Alpraham	3
Arclid	1
Arley	4
Ashley	5
Aston	3
Aston by Budworth	2
Barbridge	2
Betchton	1
Bickerton	3
Bosley	3
Bradfield Green	0
Bradwell	3
Brereton Green	3
Brereton Heath	0
Brindley	0
Bucklow Hill	2
Buerton	1
Bulkeley	1
Burland	0
Burleydam	1
Butley Town	0
Calveley	1
Chapel End	0
Chorley	2
Church Lawton	5
Church Minshull	1
Coxbank	0
Cranage	3
Eaton	2
Faddiley	1
Four Lane Ends	3
Gawsworth	8
Great Warford	4
Hankelow	2
Hassal Green	4
Hatherton	1
Henbury	5
High Legh	7
Higher Hurdsfield	4
Higher Poynton	3
Hoo Green	3
Hough	1
Hulme Walfield	1
Kerridge	3

Kerridge End	0
Langley	6
Lawtongate and Lawton Heath	0
Lightwood Green	1
Little Bollington	2
Little Warford	0
Lower Withington	6
Lyme Green	2
Matkins Bank	3
Marbury	3
Marthall	3
Mere	1
Middlewood	1
Millington	1
Moreton Cum Alcumlow	1
Morley	2
Moston	1
Mottram St Andrew	5
Mount Pleasant	3
Mow Cop	2
Nether Alderley	3
Newbold Astbury	1
Newhall	0
Norbury	1
North Rode	2
Oakhanger	1
Ollerton	2
Over Alderley	3
Over Peover	7
Peckforton	1
Pickmere	4
Plumley	7
Pott Shrigley	7
Rainow	5
Ravensmoor	2
Red Bull	0
Rostherne	2
Rudheath Woods	0
Siddington	4
Smallwood	7
Snelson	2
Somerford	1
Sound	2
Spurstow	1
Swettenham	1
Tabley	5
The Bank	0
Toft	2
Tower Hill	0
Twemlow	0

Warmingham	1
Whitley Green	2
Winterley	3
Withington Green	0
Wrenbury	9
Wrenbury Heath	1