

Evidence Base and Technical Baseline

Congleton Neighbourhood Plan – Regulation 15 submission

1. The Congleton Neighbourhood Plan is supported by a large evidence base which provides baseline information and analysis in respect of a wide variety of different topics. Collectively this evidence has been used as the basis from which new planning policies have been prepared, ensuring that the policies themselves are relevant and appropriate to the town of Congleton.
2. The evidence base supporting the Congleton Neighbourhood Plan and providing a technical baseline is outlined below. Whilst each document is not specifically referenced within the draft neighbourhood plan itself, these resources have as a whole provided the technical baseline from which the neighbourhood plan has been prepared across several years:
 - Action for Market Towns Benchmark Surveys 2010-2012
 - Active Travel Design Guide May 2023 – Sport England, Active Travel England (ATE) and the Office for Health Improvement and Disparities (OHID)
 - Basic Facts about Congleton – Local Government Association
 - BREEAM UK New Construction 2018
 - Building for Life 12
 - Building Regulations M4
 - Biodiversity 2020 ‘A Strategy for England’s Wildlife and Ecosystem Services – Defra 2011
 - Canal and River Trust ‘Planning for Waterways in Neighbourhood Plans’
 - Chartered Institute of Health – Houses in Multiple Occupation and Possible Planning Responses - CLG Consultation
 - Chelmsford City Council Green Wedges and Green Corridors: Defining Chelmsford’s River Valleys - Amec Foster Wheeler February 2017
 - Cheshire Archives and Local Studies website
 - Cheshire East Conservation Area Maps – Webpage
 - Cheshire East Cycling Strategy 2017
 - Cheshire East Design Guide 2016



- Cheshire East Housing Supply and Delivery Topic Paper August 2017
- Cheshire East Housing Land Assessment (SHLAA) Congleton
- Cheshire East Interim Summary of Housing Completions and Losses 2009/10-2014/15
- Cheshire East Landscape Character Assessment (2018)
- Cheshire East Link Road Options Assessment Study January 2016
- Cheshire East Local Landscape Designation Review – LUC May 2018
- Cheshire East Local List of Historic Buildings SPD (October 2010)
- Cheshire East Draft Local List Supplementary Planning Document (2025)
- Cheshire East Local Plan Strategy (CELPS) July 2017
- Cheshire East Local List SPD (2011)
- Cheshire East Local Transport Plan 2011-2026
- Cheshire East Private Rented Sector Housing Condition Survey 2010
- Cheshire East Private Rented Sector in Cheshire East Report 2013
- Cheshire East Residential Design Guide – Cheshire East Council 2017
- Cheshire East Retail Study Partial Update – WYG (2020)
- Cheshire East Settlement Boundary Review (2020)
- Cheshire East Strategic Site Selection Report (Congleton)
- Cheshire East Town Wood Congleton – Ancient and Semi-Natural Woodland
- Cheshire East Vulnerable and Elderly Persons Housing Strategy Report May 2014
- Cheshire Historic Towns Survey 2003
- Cheshire Historic Landscape Characterisation 2013Cheshire Open Space Report 2012
- Cheshire Wildlife Trust – Protecting and Enhancing Congleton's Natural Environment – March 2017
- Coin Hoards from Priestly Fields – Survey and Documentary Research CSMR 2327 – Robert Philpott November 1992 – National Museum and Galleries Merseyside
- Congleton Estate Agents Survey Report – Congleton Town Council (2016)
- Congleton Cycling Masterplan – Congleton Town Council (2019)
- Congleton Design Guide prepared by Locality / AECOM – March 2023



- Congleton Green Spaces: Site-Specific Biodiversity Plans, April 2022
- Congleton Habitat Distinctiveness Map – Cheshire Wildlife Trust (2018)
- Congleton Local Plan First Review 2005 Congleton Public Realm Strategy – Escape Urbanists – 2011
- Congleton Local Transport Development Plan (2022)
- Congleton Landscape Character Assessment Part 1 – Ruth Benson Landscape Planning & Design (March 2020)
- Congleton Landscape Character Assessment Part 2 – Ruth Benson Landscape Planning & Design (March 2020)
- Congleton Landscape Character Assessment Part 3 – Ruth Benson Landscape Planning & Design (March 2020)
- Congleton Planning Committee Trees and Shrubs Guidance
- Congleton Public Realm Strategy – March 2012
- Congleton Sports Trust Presentation
- Congleton Town Strategy – Cheshire East Council August 2012
- Congleton Town Centre Masterplan and Implementation Plan (2008)
- Congleton Town Centre Plan – Taylor Young, King Sturge, J-Transport 2008
- Congleton Town Centre Strategy – Cheshire East Council Local Plan – 2012
- Congleton Town Centre Vitality Plan 2023
- Congleton Town Council Business Plan 2020-23
- Congleton Traffic Model January 2016
- Congleton Planning Committee Trees and Shrub Guidance (Appendix 4)
- Cultural, arts and community engagement can benefit our wellbeing, but how do our neighbourhoods influence our participation? What works wellbeing foundation (2022)
- Cycling Masterplan for Congleton 2018
- ECOTEC Final Report on behalf of CLG – Houses in Multiple Occupation and Possible Planning Responses – September 2008
- Historic England- ‘The Setting of Heritage Assets’
- Green Space Strategy Update (2020, Cheshire East Council)
- Historic England – Heritage at Risk Register



- House of Commons Ministerial Statement by Rt Hon Brandon Lewis MP: Support for small scale developers, Custom and Self Builders – November 2014
- Is uncontrolled growth causing economic decline – East Cheshire Chamber of Commerce February 2016
- Is Uncontrolled Growth Causing Economic Decline? - Town Council (2016)
- Lawton Street and Moody Street Conservation Area Appraisal (2010)
- Local Cycling and Walking Infrastructure Plan for Congleton, Macclesfield and Wilmslow – Cheshire East Council (2021)
- Local Plan Strategy Library – Reference RE-FO14
- Macclesfield Canal Conservation Area Appraisal and Management Proposals
- Mary Portas Review 2017
- Moss Rooms paper prepared by Mrs J. Unsworth, April 2018
- National Design Guide (2019)
- National Planning Policy Framework
- Neighbourhood Plan Completions in Congleton Service Centre
- Neighbourhood Plan Estate Agents Survey Report 2016
- Neighbourhood Plan Housing Completions Schedule 2017
- Neighbourhood Plan Housing Group Dementia Summary paper and Appendices 2016
- Neighbourhood Plan list of HMO locations in Congleton 2016
- Neighbourhood Plan Older Persons Accommodation Needs from SHOP data for Congleton 2015-2030
- Neighbourhood Plan Small Sites Schedule
- Neighbourhood planning and the natural environment: information, issues and opportunities, Natural England Guidance
- North Congleton Master Plan Barton Willmore 2015
- OCSI Report 2016
- Peatlands of Cheshire East: An Assessment of Greenhouse Gas Emissions and Biodiversity, June 2021
- Planning Practice Guidance on Biodiversity Net Gain
- Plus Dane Housing Association Community Insight Profile February 2015



- Protecting and Enhancing Congleton's Natural Environment – CWT March 2017
- RoSPA Study on Road Safety March 2014
- Sustainable Travel in Congleton – Stephen Joseph Associates (2024)
- The Canopy Cover of England's Towns and Cities: baselining and setting targets to improve human health and well-being (Trees People and the Built Environment 3, 2017).
- The Cheshire Historic Landscape Characterisation 2007 (Moss Rooms)
- Town and Country Planning Advice Note – 'Inland Waterways 2009'
- Transport in Congleton – Stephen Joseph Associates (2024)
- Trees in the Townscape: A Guide for Decision Makers 2022, Trees and Design Action Group)
- Trees for Congleton Review of Planting Season 2021/22 (summary) and Main Planting Sites up to April 2023 – Published Trees for Congleton April 2022
- Urban Vision Neighbourhood Plan Housing Needs Assessment
- West Street Conservation Area Appraisal (2010)
- White Young Green Cheshire Retail Study Update (2011 updated 2016)
- Wood v SoSCLG High Court Appeal Decision 2014

