

Cheshire West & Chester Council

Local Plan

Housing Land Monitor

September 2012 Update

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Cheshire West
and Chester

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1 Introduction

Purpose of the report

1.1 This document sets out the housing land supply in Cheshire West and Chester covering the period April 2003 to September 2012. New permissions since 1 April 2012 have been recorded, all sites in the monitor have been visited and forecasting has been reviewed and updated where applicable.

1.2 The Housing Land Monitor (HLM) informs the Cheshire West and Chester Local Development Framework (LDF), provides housing data for the Annual Monitoring Report (AMR), and is an integral part of the evidence base for the emerging Local Plan. The calculation of a five year housing land supply is used for Development Management purposes when commenting on planning applications for residential development.

Planning policy

1.3 The North West Regional Spatial Strategy (RSS) provides a housing number of 23,700 for Cheshire West and Chester for the period 2003-2021, which equates to 1,317 units per annum.

1.4 The Localism Act 2011 removed Part 9 of the Local Democracy, Economic Development and Construction Act 2009, which prevents any further Strategies being created. It is anticipated that the RSS will be abolished in the near future. The Housing Land Monitor will take account of the Borough's RSS housing target until it is replaced by a new target, determined locally in the light of up-to-date evidence.

1.5 The National Planning Policy Framework (NPPF) requires local authorities that do not have a current five year land supply and/or have under delivered in previous years, to be able to demonstrate either an additional five per cent or 20 per cent land supply. The additional requirement is based upon the severity of historical under provision by the authority.

1.6 NPPF, paragraph 47 reads:

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

- 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 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."

2 Methodology

Aim of the housing land monitor system

- To provide a complete accurate and up-to-date picture of housing permissions and housing development in the Borough.
- To record projections of future housing completions in order to calculate a five year housing land supply in line with the National Planning Policy Framework.

Objectives of the housing land monitor system

- Accurately record details for all pending and granted permissions for housing development in the Borough
- Calculate annual housing completions
- Record completion forecasts and calculate a five year housing supply

Carrying out the Housing Monitor

Housing permissions

2.1 The initial source of data for housing applications submitted to the Council is the online Weekly / Monthly Lists (available through the Council's website). This facility allows a search to be made by specified time periods, and produces lists of all planning applications that have been submitted. From these lists details of all planning applications that include residential units are extracted and input into the 'Monitoring and Forecasts' excel workbook for the current year. The progress of each application is tracked through the planning process until a decision is issued. Permissions granted are recorded on an excel monitoring database.

2.2 A unit is counted within the monitor if it is:

- A new dwelling;
- The conversion of an existing dwelling to more or fewer dwellings;
- The change of use of a building to residential use, or from residential use to another use class;
- New extra care or student accommodation where units are self-contained
- A permanent permission for a gypsy and traveller pitch (temporary permissions are not included)

2.3 The categories of homes as listed above are consistent with the sources of new homes that are counted for the purpose of New Homes Bonus.

Housing Completions

2.4 Site progress is monitored by carrying out site visits to each individual development. Proformas are completed that detail the progress on the site i.e. The number of units completed; under construction and not started are recorded. In addition to a site visit Building Control records may be used to verify whether a unit is complete.

Forecasting

2.5 Forecasting future dwelling completions is carried out and verified by officers in the Spatial Planning team in collaboration with colleagues from Development Management, Planning Delivery, Strategic Housing and Building Control. Intelligence is gathered during site visits (where applicable / possible) and/or from discussions with developers / house builders. Research carried out by the Council's Planning Delivery team has provided a standard rate for forecasting of 2.5 dwellings per month. This rate will be applied to a site where a phasing plan is absent or where it has not been possible to gain information from the site visit.

3 New Planning Permissions

3.1 Since 1 April 2012 a total of 50 new planning permissions have been granted that include residential dwellings. These permissions equate to a total of 413 residential dwellings. A breakdown of all of these new sites is provided in Appendix One - New housing permissions.

3.2 The figures above and the corresponding appendix do not include the permission of reserved matters and full applications on existing outline permissions as these sites will already be included in the monitor. Where dwelling numbers differ between the original outline and the full or reserved matters permission, these figures are updated in the monitoring database and the most recent permission is used to inform the land supply. Planning permissions that have been granted subject to the signing of a S106 legal agreement are not included in the figures below, but have been included in the calculation of the five year housing land supply.

Table 3.1 Additional new residential planning permissions granted since 1 April 2012

	Total	PDL	Greenfield
Number of sites	50	34 (70%)	16 (30%)
Number of dwellings (net)	413	111 (27%)	302 (73%)

4 Housing Completions

4.1 For the monitoring period April 2012 - September 2012 a gross total of 254 dwellings were completed. Five dwellings were lost through demolition and conversion, therefore the net total of new dwellings completed in the borough in the last six months is 249.

Table 4.1 Housing completions

Type	No. Of dwellings
Gross completions	254
Losses (demolition / conversion)	5
Total net completions	249

Historical completions

4.2 The rate of housing completions in the borough for the nine year period between 2003 (the base date of the RSS) and 2012 (current year) are detailed in the table below. It is important to collate historic data and use this information to identify trends and anomalies which can be applied when forecasting future completion rates and preparing policy.

Table 4.2 Annual Net Housing Completions

Year	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	TOTAL
Net Completions	1038	1118	1336	799	707	723	733	654	803	7,911

4.3 It is evident that the level of completions rose to in excess of 1,300 homes in 2005/06 but then dropped sharply, with completions in the 700's between 2006/07 and 2009/10. The key determinants of this reduction in supply were the housing targets set within Regional Planning Guidance 13 (2003) (RPG 13) and the Cheshire Structure Plan Alteration (2006).

4.4 The average annual housing target within RPG 13 was 1,630 homes for the whole of Cheshire. This was translated into individual housing targets for each of the predecessor districts through the Structure Plan Alteration. The combined target for the district areas that now comprise Cheshire West and Chester was 850 homes. The expectation was for this to be met, but not exceeded, through the managed and phased release of housing land. The reduced level of completions from 2006/07 reflected these targets with further pressure being placed on the districts through the 2006 Structure Plan to rein back the supply of land further because of the 'over-delivery' against this target immediately post 2002 (the base date for the targets).

4.5 The level of completions in the past few years has reduced because of market conditions, ironically at a time when the housing target for the Borough (no longer applied as a maximum target) has been increased substantially through the revised RSS published in 2008.

Gross completions by source

4.6 Dwellings completions by origin of the site fall into one of the following categories:

- **Allocated** - sites that have been specifically identified for housing development in the existing adopted Local Plans;
- **Strategic Housing Land Availability Assessments (SHLAA)** - sites that have been identified through the preparation of a SHLAA (this will include sites that are taken forward to form part of the housing land supply, and those discounted at any stage in the assessment)
- **Garden land** - land that is in use as a domestic garden and is classified as within the curtilage of an existing dwelling. Garden land is classed as greenfield
- **Windfall** - land that has not been specifically identified as available in existing Local Plans or Strategic Housing Land Availability Assessments, and which have come forward through the development management process.
- **Green Belt exceptions** - land designated as Green Belt. An exception site may be granted permission for affordable housing to meet identified need.

Table 4.3 Gross housing completions by source

Source	Greenfield	Brownfield	Total
Allocated	8	0	8 (3%)
Strategic Housing Land Availability Assessment	23	172	195 (77%)
Garden land	9	N/A	9 (4%)
Windfall	16	26	42 (16%)
Green Belt exceptions	0	0	0 (0%)
TOTAL	56 (22%)	198 (78%)	254

Annual affordable housing completions

4.7 Affordable housing is defined as that which is accessible to people whose income does not enable them to afford to buy or rent property suitable for their needs in the open housing market.

4.8 The HLM reports on affordable housing completions on an annual basis. The table below (Table 4.4) will be updated on completion of the annual housing monitor in March 2013.

4.9 For the purposes of the HLM report the completions total only includes new additions to the overall housing stock and therefore the figure recorded in this report may vary from the Councils Housing Flow Reconciliation Return (Communities and Local Government), which also takes into account changes in tenure of existing housing stock i.e. the acquisition of market housing to affordable housing stock.

Table 4.4 Annual affordable housing completions 2008 - 2012

Year	2008/09	2009/10	2010/11	2011/12
No of dwellings	228	283	323	382

5 Housing Land Supply Position

5.1 As at September 2012 the total number of dwellings completed within the plan period (2003 - 2012) is 8,160 (net). The future five year housing land supply i.e. the number of dwellings expected to be completed within the next five years is currently 5,764 new homes. This supply is made up of the following sources:

- Existing planning permissions (dwellings either not started or under construction);
- Sites with a resolution to grant planning permission subject to a S106 legal agreement;
- Remaining allocations for housing development in existing Local plans;
- Small sites allowance (as identified through the Strategic Housing Land Availability Assessment) for the last two years of the period; and
- Sites identified for delivery within the 1-5 year period in the Cheshire West and Chester 2010-2011 Strategic Housing Land Availability Assessment.

5.2 In order to be included in the five year supply a site has to be **deliverable; sites should be available now, offer a suitable location for development, and be achievable** with a realistic prospect that housing will be delivered on site within five years, and in particular that the site is viable. The full definitions are provided in the NPPF and available through the Communities and Local Government website.

5.3 Only sites which meet all of the criteria above are included within the total units available in each of the sources set out in the table below.

Table 5.1 Sources of housing land supply: deliverable five year supply

Source	Total Supply	5 year deliverable supply
Extant planning permissions	5,613	4,365
Planning applications awaiting resolution to grant permission (SS106)	1,609	529
Remaining Local Plan allocations for housing development	1,261	468
Small sites allowance (187 per year for two years)	N/A	374
Remaining SHLAA sites (1-5yrs) (incl. non residential allocations)*	28	28
TOTAL	8,511	5,764

5.4 * Sites previously identified in the SHLAA 1-5 year supply have now gained planning permission and form part of the supply source 'Extant planning permissions'. To avoid double counting these sites are now deducted from the SHLAA supply. Notably planning permission has been granted on the following sites:

- Land at Chapel Lane (former employment allocation) - permission granted for 33 dwellings

- Castle Hill Farm (expired permission) - new application permitted for six dwellings
- Land at Ways Green (formerly pending decision) - permission granted for 93 (92 net) dwellings, all units included in 1-5 year forecast

5.5 The supply in years 1-5 identified in the SHLAA now stands at 28 units - an employment allocation at Church Street, Winsford.

5.6 The overall supply from remaining housing allocations is lower than detailed in existing Local Plans because a number of housing allocations are now expected to be developed for alternative uses. A breakdown of the remaining housing allocations and their revised potential housing delivery is provided in Appendix Three of this report

5.7 The Council's SHLAA and calculation of the five year land supply has recently been subject of scrutiny. One of the outcomes of this process has been an independent partial review of the SHLAA that seeks to examine the assumptions applied in the assessment in relation to changes in planning policy i.e the introduction of the National Planning Policy Framework (NPPF). The SHLAA will be fully updated following the completion of this piece of work, and the resultant housing land supply figures will be reflected in the next iteration of the HLM.

Housing supply calculation

5.8 The NPPF requires councils to identify either an additional five per cent or twenty per cent of housing land dependent upon historical delivery rates. In the light of persistent under delivery against the RSS target, evidenced in Table 4.2, a twenty per cent buffer has been applied.

5.9 The under supply / backlog is divided between the remaining years of the plan (8.5 years), and results in an increase in the annual requirement to 2,194 dwellings. Therefore a five year land supply would require 10,970 deliverable dwellings to be identified in the 1-5 year land supply.

Table 5.2 Housing land requirement and five year supply calculation

Formula	Calculation	
(A)	RSS housing requirement 2003 - 2021 (1317 x 18)	23,700 dwellings
(B)	Total dwelling completions 2003 - 2012 (up to September 2012)	8,160 dwellings
(C)	Net outstanding residual requirement 2012 - 2021 $(A) - (B) = 23700 - 8160$	15,540 dwellings
(D)	Number of years remaining in plan period (September 2012 to 2021)	8.5 years
(E (i))	Net revised annual completion requirement (2012 - 2021) $(C) / (D) = 15,540 / 8.5$	1,828 dwellings
(E (ii))	Net revised annual completion rate (plus 20%) $1,828 + 20\%$	2,194 dwellings
(F)	Outstanding 5 year provision / requirement (plus 20%) $(E (ii)) \times 5 = 2,194 \times 5$	10,970 dwellings
(G)	Existing 5 year land supply as at 1 April 2012 (see Table 5.1 above)	5,764 dwellings
(H)	Number of years housing supply $(G) / (E(ii)) = 5,764 / 2,194$	2.6 years

5.10 The existing five year land supply equates to 5,764 (as detailed in Table 5.1 above). When calculating the number of years housing supply (Table 5.2), the Council currently has a 2.6 year land supply for new housing based against the RSS housing requirement.

6 Next Steps

6.1 This is an update of the Housing Land Monitor (Interim Report) 2011 - 2012 . A partial review of the SHLAA has been carried out by consultants Urban Vision and the recommendations resulting from this review are currently out for consultation. The final recommendations from this piece of work will be presented to the Council's Executive in November 2012 which will allow work to be completed on a full update of the SHLAA.

6.2 Work is also underway to develop a locally set (borough-wide) evidence-based housing target, reflecting the current and future needs of Cheshire West and Chester, which will replace the current RSS target as the basis for calculating the borough's supply of deliverable housing land. Consultation is currently taking place on the initial stages of an Interim Housing Planning Policy Statement.

6.3 Further versions of the HLM will be published periodically to reflect additional planning permissions, thereby ensuring that there is a clear visibility of the five year supply position at any point in time.

Appendix One - New Housing Permissions

The tables below detail new housing permissions granted since 1 April 2012. Reserved matters, full and extension of time applications are not included in this table unless the net number of dwellings differs from the outline permission to avoid double counting.

Reference	Ward	Address / location	PDL / GF	Source	Application number	Gross dwellings	Net dwellings
WIC/0046/H	Winnington & Castle	Research Laboratories, Winnington Lane, Northwich	PDL	SHLAA	10/02612/ful	20	20
LEM/00	Ledsham & Manor	Land to rear of Fairacre, Capenhurst Lane, Great Sutton, Ellesmere Port	GF	Garden land	12/02470/ful	1	1
TAK/0018/H	Tarvin & Kelsall	Land rear of Mount Pleasant, Tarporley Road, Tarvin, Chester	GF	SHLAA	11/05906/OUT	130	130
WEC/00	Weaver & Cuddington	Beechfield Lodge, Forest Road, Cuddington, Northwich. CW8 2EH	PDL	Windfall	12/02995/FUL	1	1
EPT/00	Ellesmere Port Town	111 Station Road, Ellesmere Port. CH65 4BW	PDL	Windfall	12/03007/FUL	2	2
FAR/00	Farndon	Land adjacent to The Nook, Churton Road, Farndon	GF	Windfall	12/02952/FUL	1	1
MAL/00	Malpas	Land to rear of 5 - 18 Witney Lane, Edge, Malpas	GF	SHLAA	12/01942/FUL	18	18
CHC/00	Chester City	Mill House, Steam Mill Street, Chester CH3 5AL	PDL	Windfall	12/01541/FUL	4	4
MAL/00	Malpas	Land adjacent to Ashcroft, Chorlton Lane, Cuddington, Malpas	GF	Windfall	12/02001/FUL	1	1
WHI/00	Whitby	74 Woodland Road, Whitby, Ellesmere Port CH65 6PS	PDL	Windfall	12/02939/OUT	2	2
CHC/00	Chester City	3 - 5 Hunter Street, Chester. CH1 2AR	PDL	Windfall	12/00895/FUL	12	12
WIC/00	Winnington & Castle	Land adjacent to 28 Navigation Road, Northwich	PDL	Windfall	11/05196/FUL	3	3

Appendix One - New Housing Permissions

Reference	Ward	Address / location	PDL / GF	Source	Application number	Gross dwellings	Net dwellings
MAR/00/H	Marbury	Land and building adjacent to Windyridge, Dark Lane, Whitley, Northwich	PDL	Windfall	12/01931/FUL	1	1
BOU/00	Boughton	42 Tarvin Road, Chester. CH3 5DZ	PDL	Windfall	12/02675/FUL	3	3
CHC/00	Chester City	Rockmount, 13 Liverpool Road, Chester. CH2 1AA	PDL	Windfall	12/02631/COU	4	4
HAG/00	Hartford & Greenbank	Land to rear of 437 Chester Road, Hartford, Northwich	GF	Garden land	12/01653/OUT	1	1
MAL/00	Malpas	Pipe House Farm, Pipehouse Lane, Bickley, Malpas. SY13 4JG	GF	Windfall	12/01315/FUL	2	2
MAL/00	Malpas	Broxton Hall Country House Hotel, Whitchurch Road, Broxton. CH3 9JS	PDL	Windfall	12/02135/FUL	1	1
CHV/00	Chester Villages	Greysfield, Ferma Lane, Barrow, Chester. CH3 7HT	PDL	Windfall	12/02532/COU	1	1
NES/0011/H	Nesto	Tanglewood, Church Lane, Neston CH64 9UT	GF	Garden land	11/02686/FUL	1	1
WIC/0007/H	Winnington & Castle	Land at London Road / Chester Way, Northwich (Marina Development)	PDL	SHLAA	12/00618/FUL	0	0
GOW/0056/H	Gowy	Land adjacent Box Cottage, Manley Road, Alvanley, Frodsham	GF	Garden land	12/00881/FUL	1	1
MAL/0068/H	Malpas	Oak Villa, Cuddington Heath Lane, Cuddington, Malpas. SY14 7AH	PDL	Windfall	11/04460/FUL	1	1
WOV/0050/H	Winsford Over & Verdin	Land and building on the North-West side of Siddorn Street, Winsford	PDL	Windfall	09/00722/OUT	1	1
FRO/0011/H	Frodsham	Land at Chapelfields, Main Street, Frodsham	GF	SHLAA	APP/2003/1848	60	60
WIW/00	Winsford Wharton	Land to rear of 73 - 81 Wharton Road, Winsford		Windfall	12/01249/OUT	1	1

Reference	Ward	Address / location	PDL / GF	Source	Application number	Gross dwellings	Net dwellings
WOV/0049/H	Winsford Over & Verdin	84-88 High Street, Winsford. CW7 2AP	PDL	Windfall	11/02211/FUL	2	2
MAL/00	Malpas	The Wickers, Cross o Th Hill Road, Malpas. SY14 8DQ	PDL	Windfall	11/04630/OUT	4	4
MAR/0044/H	Marbury	13 Oakwood Lane, Barnton, Northwich CW8 4HE	PDL	Windfall	11/03775/FUL	2	1
STP/0026/H	St Pauls	16 Gawsworth Road (Dale Mews), Great Sutton, Ellesmere Port. CH66 3JG	PDL	Windfall	12/01634/FUL	6	6
SHA/0025/H	Shakerley	Land to rear of Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, Cheshire	GF	Windfall	12/00813/FUL	1	1
TAR/0037/H	Tarporley	24 Bowmere Road, Tarporley. CW6 0BS	PDL	Windfall	11/05011/FUL	3	2
GAQ/0022/H	Garden Quarter	University of Chester, Parkgate Road, Chester CH1 4BJ	PDL	Windfall	11/05832/FUL	0	0
DAM/0042/H	Davenham & Moulton	Land rear of 45 Clifton Drive, Northwich	PDL	SHLAA	11/05718/FUL	8	8
GAQ/0021/H	Garden Quarter	Land adjacent to 12 Cambrian View, Whippcord Lane, Chester	PDL	Windfall	11/04972/FUL	8	8
CHV/0070/H	Chester Villages	Hoole Bank Farm, The Street, Chester. CH2 4EP	GF	Windfall	11/05272/FUL	1	1
CHV/0060/H	Chester Villages	Land adjacent to The Cheshire Cat, Whitchurch Road, Christleton, Chester	GF	SHLAA	12/00960/FUL	13	13
LAC/0019/H	Lache	Saltney Christian Centre, Hough Green, Chester. CH4 8JW	PDL	Windfall	12/01374/FUL	1	1
MAR/0004/H	Marbury	Land to the rear of 22 Cross Street, Marston, Northwich	GF	SHLAA	11/05098/OUT	64	64

Appendix One - New Housing Permissions

Reference	Ward	Address / location	PDL / GF	Source	Application number	Gross dwellings	Net dwellings
WOV/00	Winsford Over & Verdin	The Salt Cellar, Cheviot Square, Winsford. CW7 1QS	PDL	Windfall	12/01592/FUL	3	2
TAK/00	Tarvin & Kelsall	74 High Street, Tarvin, Chester. CH3 8JB	PDL	Windfall	12/01503/FUL	2	1
TAK/0072/H	Tarvin & Kelsall	West Acre, Quarry Lane, Kelsall. CW6 0NJ	PDL	Windfall	11/04343/OUT	4	3
GRB/0022/H	Great Boughton	Land at Bachelors Lane (rear of 26 Heath Lane), Great Boughton, Chester	PDL	SHLAA	11/02361/FUL	3	3
CHV/0069/H	Chester Villages	Stamford Heath Farm, Stamford Lane, Christleton, Chester. CH3 7QD	GF	Windfall	12/01308/FUL	2	2
FRO/0029/H	Frodsham	Yuet Ben, 64 Main Street, Frodsham. WA6 7AU	PDL	Windfall	11/01456/FUL	3	3
CHC/0061/H	Chester City	8 Nicholas Street, Chester. CH1 2NX	PDL	Windfall	12/01481/COU	2	2
FRO/0030/H	Frodsham	64 Howey Lane, Frodsham, Cheshire WA6 6DL	PDL	Windfall	11/05858/FUL	2	2
WIW/00	Winsford Wharton	Coal Yard, Station Road, Winsford. CW7 3NF	PDL	Windfall	12/01413/FUL	2	2
EPT/0029/H	Ellesmere Port Town	369 Chester Road, Ellesmere Port CH66 3RQ	PDL	Windfall	12/00725/FUL	2	2
MAR/0024/H	Marbury	Land to the rear of 1 - 13 Townfield Lane and 31 - 37 Lydett Lane, Barnton, Northwich	GF	Windfall	11/04292/OUT	5	5
TAR/0036/H	Tarporley	Ardenne Estate Office, Cobblers Cross Lane, Tarporley CW6 0DH	PDL	Windfall	12/00324/FUL	1	1
UPT/0046/H	Upton	Birch Cottage, Linksway, Upton, Chester CH2 1EA	PDL	Windfall	11/03412/FUL	2	1

Appendix Two - Schedule of Completions

Housing completions by area and land source

Site reference	Application number	Address / location	Total net dwellings	PDL / GF	Ward	Source	Net completion
BLA/0017/H	10/10774/FUL	Land adj. 24 Woodside Road, Chester	1	GF	Blacon	Garden Land	1
BLA/0077/H	10/12036/FUL	Land adj 60 St Chads Road, Chester	1	PDL	Blacon	Windfall	1
CHC/0056/H	11/01331/FUL	80-82 Watergate Street, Chester	2	PDL	Chester City	Windfall	2
CHV/0037/H	10/04113/FUL	The Cedars, Lyndale Farm, Plemstall Lane, Mickle Trafford	13	PDL	Chester Villages	SHLAA	4
DAM/0038/H	11/05547/FUL	Allman House, Langley Road, Northwich	1	PDL	Davenham & Moulton	Windfall	1
DOH/0002/H	11/05737/REM	Site of former Saughton Camp (Phase I), Sandy Lane, Huntington	346	PDL	Dodleston & Huntington	SHLAA	6
DOH/0004/H	06/01269/REM	Site of former Saughton Camp (Phase II), Sandy Lane, Huntington	55	PDL	Dodleston & Huntington	SHLAA	3
EPT/0020/H	10/00829/REM	Great Hall Park, Cambridge Road (Phase I), Ellesmere Port	199	PDL	Ellesmere Port Town	SHLAA	3
FAR/0020/H	09/10965/FUL	Land at Riverbank, Old Lane, Farndon	1	GF	Farndon	Garden Land	1
FRO/0003/H	10/02718/FUL	Land at Saltworks Farm, Waterside Drive, Frodsham	26	GF	Frodsham	SHLAA	1

Appendix Two - Schedule of Completions

Site reference	Application number	Address / location	Total net dwellings	PDL / GF	Ward	Source	Net completion
FRO/0006/H	09/02154/REM	Land at 56 Townfield Lane, Frodsham	1	GF	Frodsham	Garden Land	1
GAQ/0005/H	07/00761/FUL	Land at Tower Wharf, Raymond Street, Chester	145	PDL	Garden Quarter	SHLAA	28
GAQ/0009/H	05/00698/REM	Old Port of Chester, Southern Tail, Chester	196	PDL	Garden Quarter	SHLAA	59
GOW/0013/H	07/01701/FUL	Smithy House Garage, Station Road, Mouldsworth	4	PDL	Gowy	SHLAA	4
GOW/0038/H	10/04044/FUL	Greenbank Garage, Frodsham Road, Alvanley	3	PDL	Gowy	SHLAA	1
GOW/0047/H	10/12245/COU	Supertots Day Nursery, Chapel Lane, Mouldsworth	1	PDL	Gowy	Windfall	1
GOW/0049/H	11/02060/FUL	West Barn, Barrowmore Farm, Heath Lane, Barrow	1	GF	Gowy	Windfall	1
HAG/0027/H	11/02048/REM	Model Farm, Chester Road By-Pass, Hartford	1	GF	Hartford & Greenbank	Windfall	1
HAP/0037/H	11/05070/FUL	42-44 Bradford Street, Handbridge, Chester	1	PDL	Handbridge Park	Windfall	2
HEL/0022/H	10/00880/FUL	Windcliffe, Alvanley Road, Helsby	1	GF	Helsby	Windfall	1
HOO/0014/H	10/13001/REM	Land Cottage, 244 Hoole Lane, Hoole, Chester	1	GF	Hoole	Garden Land	1
HOO/0033/H	12/00094/FUL	3 Ermine Road, Hoole, Chester	2	PDL	Hoole	Windfall	2
KIN/0001/H	12/00127/FUL	Chapel Works, Waterloo Lane, Kingsley	1	PDL	Kingsley	Windfall	1
LAC/0006/H	08/01404/FUL	Land between 31-37 Fairfield Road, Lache	2	PDL	Lache	Windfall	2
LAC/0020/H	11/00358/FUL	19 Chester Street, Chester	1	PDL	Lache	Windfall	1

Site reference	Application number	Address / location	Total net dwellings	PDL / GF	Ward	Source	Net completion
LNB/0018/H	10/13011/COU	Hillview, Welsh Road, Ledsham	1	PDL	Little Neston & Burton	Windfall	1
MAL/0015/H	08/01210/FUL	Land adjacent The Stables, Hayes Lodge, Church Street, Malpas	1	PDL	Malpas	Windfall	1
MAL/0053/H	10/11403/FUL	Land adjacent Ash Grove, Witney Lane, Hampton Heath	2	GF	Malpas	Garden Land	1
MAL/0065/H	11/02136/FUL	Land adjacent Top House Farm, Chester Road, Hampton Heath	1	GF	Malpas	Windfall	1
MAL/0074/H	04/01381/FUL	Manor Farm, Mastiff Lane, Malpas	2	GF	Malpas	Windfall	2
NET/0002/H	P/2004/918	Overpool (Phase I), Netherpool Road, Ellesmere Port	314	PDL	Netherpool	SHLAA	12
PAR/0012/H	11/02176/FUL	Land between 77-79 Parkgate Road, Neston	1	PDL	Parkgate	Windfall	1
ROS/0015/H	11/01989/REM	Rosfield Park Development (Phase 2A), Jackswood Avenue, Ellesmere Port	83	PDL	Rossmore	SHLAA	13
ROS/0016/H	11/00618/REM	Rosfield Park Development (Phase 2B), Jackswood Avenue, Ellesmere Port	36	PDL	Rossmore	SHLAA	11
ROS/0017/H	11/00708/FUL	Rosfield Park Development (Phase 3A), Land at Jocks Wood, Ellesmere Port	29	PDL	Rossmore	SHLAA	26

Appendix Two - Schedule of Completions

Site reference	Application number	Address / location	Total net dwellings	PDL / GF	Ward	Source	Net completion
STP/0003/H	P/2008/241	Land adjacent 49 Mill Lane, Little Sutton	1	GF	St Pauls	Garden Land	1
STP/0023/H	11/00913/FUL	10 Pound Road, Little Sutton	2	PDL	St Pauls	Windfall	3
TAK/0060/H	11/01627/FUL	The Hollies, Chester Road, Kelsall	1	PDL	Tarvin & Kelsall	SHLAA	2
TAK/0064/H	11/00178/FUL	87A High Street, Tarvin	1	PDL	Tarvin & Kelsall	Windfall	1
TAR/0002/H	10/00586/FUL	Land at Heatherways, Forest Road, Tarporley	33	GF	Tarporley	SHLAA	7
TAT/0020/H	09/10302/FUL	Outlanes Farm, Out Lane, Burwardsley	1	GF	Tattenhall	Windfall	1
TAT/0024/H	11/01572/FUL	Church of St Alban CE, Church Bank, Tattenhall	1	GF	Tattenhall	Windfall	1
UPT/0015/H	11/03553/FUL	Upton Dene: Surplus land at the Countess of Chester, Liverpool Road, Chester	201	PDL	Upton	Allocation	8
WEC/0019/H	11/00212/FUL	Dane Farm, Northwich Road, Dutton	4	GF	Weaver & Cuddington	Windfall	4
WEC/0026/H	10/02305/FUL	Land at 64 Norley Road, Cuddington	1	GF	Weaver & Cuddington	Garden Land	1
WEC/0028/H	10/01185/FUL	Land to rear of 34 West Road, Weaverham	1	GF	Weaver & Cuddington	Garden Land	1
WEC/0029/H	11/01269/FUL	42 Church Street, Weaverham	1	PDL	Weaver & Cuddington	Windfall	1
WEC/0032/H	11/04959/FUL	Land adjacent 14 Valley Lane, Cuddington	1	PDL	Weaver & Cuddington	Windfall	1
WHI/0006/H	11/00049/FUL	Land to rear of 207 Chester Road, Ellesmere Port	1	GF	Whitby	Garden Land	1

Site reference	Application number	Address / location	Total net dwellings	PDL / GF	Ward	Source	Net completion
WIR/0019/H	11/01168/FUL	Mallard Court, School Road North, Rudheath	4	PDL	Witton & Rudheath	Windfall	4
WIT/0009/H	10/12276/FUL	Land adjacent 5 Buckley Court, Willaston	4	GF	Willaston & Thornton	Windfall	4
WOV/0044/H	11/01256/FUL	Land adjacent 122 Rosewood Drive, Winsford (St John's Wood)	28	GF	Winsford Over & Verdin	SHLAA	15

Appendix Three - Housing Allocations

Remaining Local Plan allocations

The table below details the remaining Local Plan housing allocations by former district authority and the potential revised housing capacity on each site

Revised capacity of Local Plan housing allocations

Former district	Allocation site	Local Plan capacity	Revised capacity
Chester City	Land to south of Brookside Terrace, Chester	30	30
Ellesmere Port & Neston	Grange College, Sutton Way, Ellesmere Port	26	26
	Land to south of Ledsham Road, Willaston	420	415
	Green Lane, Sutton Green, Ellesmere Port	120	120
	Land to west of Backford Cross, Backford	350	350
	Land at Moorside Lane, north of The Brook, Neston	25	28
Vale Royal	Barons Quay, Northwich	220	0
	Marina Development Area, London Road, Northwich	156	58
	Watling Street (Council Offices), Northwich	20	31
	Memorial Hall, Brockhurst Street, Northwich	65	0
	Land to west of Warrington Road, Northwich	133	133
	Land to west of Queen Street, Northwich	171	70
	Land at Lock Street, Northwich	128	0

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যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

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