

Cheshire West & Chester Council

Local Plan

Housing land monitor

1 April 2012 – 31 March 2013

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Cheshire West
and Chester

Housing land monitor 2012 - 2013

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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 April 2013. 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 considering planning applications.

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 determined in relation to past provision against the Council's housing target.

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 forecasts for future housing completions 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 planning applications 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(s) 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 (communal establishments i.e establishments provided managed residential accommodation, are not counted in overall housing supply statistics in line with Department of Communities and Local Government definition).
- 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 and Strategic Housing. Intelligence is gathered during site visits (where applicable / possible) and/or from discussions with developers / house builders.

2.6 Further research is conducted by the Planning Delivery Team which is used to produce the councils Housing Market Update report. The intelligence gathered during this process is also used to input into and inform the future forecasting of site delivery to provide a robust evidence base for the calculation of the housing land supply. A summary of the latest housing market report for the borough (January to March 2013) can be viewed at Appendix E of this report.

3 New planning permissions

3.1 Since the 1 April 2012 a total of 184 new planning permissions have been granted that include residential dwellings (this figure is inclusive of the 50 permissions reported in the Housing Land Monitor September 2012 Update). These permissions equate to a potential net gain of 1,470 new residential dwellings across the Borough.

3.2 Approximately two-thirds of the residential permissions granted between 1 April 2012 and 31 March 2013 are located on previously developed land, and one-third of residential permissions are located on greenfield land. Planning permissions that are categorised as greenfield include residential gardens and agricultural buildings.

3.3 The figures in Table 3.1 below and the corresponding Appendix A 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. Adopting this approach removes the risk of double counting elements of supply. 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.

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

	Total	PDL	Greenfield
Number of sites	184	123 (67%)	61 (33%)
Number of dwellings (net)	1470	720 (50%)	733 (50%)

3.4 In addition to the full and outline planning permissions granted for residential development there are currently a total of 21 planning permissions that have been granted subject to the signing of a S106 legal agreement. These applications equate to a total of 2645 (net) new dwellings and include a number of large scale developments for example Wincham Urban Village (Winsford), Rofton Works (Hooton) and land at Littler Lane (Winsford).

4 Housing completions

4.1 For the monitoring period 1 April 2012 to 31 March 2013 a gross total of 698 new dwellings were completed across the borough. The number of losses recorded during this period equates to 25 dwellings, therefore the net total of 673 dwellings were completed within the year. A list of all completed dwellings can be found in Appendix B of this report.

Table 4.1 Gross and net dwelling completions

	April 2012 - Sept 2012	Sept 2012 - April 2013	Annual Total
Gross completions	254	444	698
Losses *	5	20	25
Net completions	249	424	673

*A loss is recorded when a dwelling is demolished / change of use takes place / converted to a greater or lesser number of dwellings

Historical completions

4.2 The rate of housing completions across the borough for the ten year period between 2003 (the base date of the RSS) and 2013 (the current year) are detailed in the table below.

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	2012/13	Total
Net completions	1038	1118	1336	799	707	723	733	654	803	673	8584

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 (Cheshire West and Chester SHLAA 2010)** - 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 (April 2012 - March 2013)

Source	Greenfield	Brownfield	Mix (GF/PDL)	Total
Allocated	0	19	0	19 (3%)
Cheshire West and Chester SHLAA 2010	57	411	22	490 (70%)
Garden land	16	N/A	0	16 (2%)
Windfall	31	142	0	173 (25%)
Green Belt exceptions	0	0	0	0 (0%)
TOTAL	104 (16%)	572 (81%)	22 (3%)	698

4.7 The highest source of completions comes from the SHLAA, this takes account of all of the sites that are within the planning process i.e. Have an existing planning permission, and those identified through the preparation of the Cheshire West and Chester SHLAA 2010. When the SHLAA has been updated in Spring 2013, the new figures will be used to recalculate the housing land position in line with the standard methodology that is adopted in Chapter Five: Housing Land Supply Position, of this report.

Annual affordable housing completions

4.8 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.

4.9 The HLM reports on affordable housing completions on an annual basis, and for the purpose of this report only, the completions total takes account of new additions to the overall housing stock and does not include additions created through the transfer of housing stock. Therefore the figure recorded in this report may vary from the Councils Housing Flow Reconciliation Return (Communities and Local Government), and completion rates produced by the Housing Strategy Team, which also takes into account changes in tenure of existing housing stock i.e. the acquisition of market housing to affordable housing stock.

4.10 It is also important to note that completions for the housing monitor are recorded when a dwelling is completed and habitable, this differs from the recording of affordable housing completions by the Strategic Housing team that record a completed dwelling when it has officially been handed over to the housing provider for sale / rent.

Table 4.4 Annual affordable housing completions 2008 - 2013

Year	2008/09	2009/10	2010/11	2011/12	2012/13
No of dwellings	228	283	323	382	170

4.11 Affordable housing completions were recorded on the following sites:

- The Cedars, Plemstall Lane, Mickle Trafford (2)
- Fairford Road, Lache (2)
- Land at Overpool, Ellesmere Port (12)
- Rossfield Park, Phase 2A, Ellesmere Port (13)
- Rossfield Park, Phase 3A, Ellesmere Port (26)
- Buckley Court, Willaston (4)
- St John's Wood, Winsford (4)
- Rossfield Park (adj motor auction), Ellesmere Port (36)
- Saltworks Farm, Frodsham (8)
- Arderne House, Chester (24)
- Land at Hoole Lane, Chester (16)
- The Granary, Milton Green (6)
- Durham Road, Blacon, Chester (7)
- Dale Mews, Ellesmere Port (6)
- Black Mare House, Little Budworth, Winsford (2)
- Cornwall Road, Upton, Chester (2)

5 Next steps

5.1 A partial review of the SHLAA was completed by consultants Urban Vision and their findings were presented to the Local Development Framework Panel in January 2013. The report outlined the potential alterations that could be made to the SHLAA in respect of the assumptions applied to the assessment of sites, and also the sources of housing land supply that could potentially be included within the five year housing land supply. The full report and the LDF Panel report can be viewed on the Council's website (LDF Panel January 2013).

5.2 A full update to the Council's SHLAA 2010 is currently underway which takes account of the work completed by Urban Vision. A call for sites, in conjunction with the update to the Employment Land Review, was carried out in early 2013 and all of the information received during this exercise, including additional information on existing sites, will be taken into account during this process.

A Annual residential permissions

A.1 New housing permissions granted outline or full permission between 1 April 2012 and 31 March 2013 that provide a net gain or loss to the future housing supply are listed by ward in the table below. Planning permissions granted for reserved matters, or the full permission to an existing outline permission are not recorded here as this would create a risk of double counting within the overall land supply.

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
BLA/0014/H	Land at Blacon Parade, Blacon Avenue, Blacon, Chester	PDL	SHLAA	12/04925/FUL	91	63	28
BOU/0037/H	28 Hoole Way, Chester CH1 3EE	PDL	Windfall	11/05725/FUL	1	0	1
BOU/0038/H	42 Tarvin Road, Chester. CH3 5DZ	PDL	Windfall	12/02675/FUL	3	0	3
BOU/0039/H	Mill House, Steam Mill Street, Chester CH3 5AL	PDL	Windfall	12/01541/FUL	4	0	4
CHC/0013/H	Gorse Stacks Redevelopment - Site 1: Former Delamere Street bus station, Chester	PDL	SHLAA	05/00026/FUL 11/03637/FUL	42	0	42
CHC/0029/H	George Street Centre, George Street, Chester	PDL	SHLAA	11/02718/FUL	85	0	85
CHC/0060/H	6 Stanley Place, Chester. CH1 2LU	PDL	Windfall	12/02278/FUL	1	0	1
CHC/0061/H	8 Nicholas Street, Chester. CH1 2NX	PDL	Windfall	12/01481/COU	2	0	2
CHC/0063/H	5 Upper Northgate Street, Chester. CH1 4EE	PDL	Windfall	12/02145/FUL	0	0	0
CHC/0065/H	3 Nicholas Street Mews, Chester, CH1 2NS	PDL	Windfall	12/04188/COU	1	0	1
CHC/0066/H	6 Nicholas Street, Chester, CH1 2NX	PDL	Windfall	12/04041/COU	1	0	1
CHC/0068/H	Cheshire Community Council, 96 Lower Bridge Street, Chester, CH1 1RU	PDL	Windfall	12/04937/FUL	2	0	2
CHC/0069/H	1 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	12/05165/FUL	7	0	7

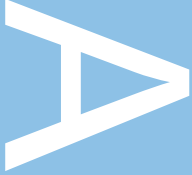
2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
CHC/0071/H	3 - 5 Hunter Street, Chester. CH1 2AR	PDL	Windfall	12/00895/FUL	12	0	12
CHV/0069/H	Stamford Heath Farm, Stamford Lane, Christleton, Chester. CH3 7QD	GF	Windfall	12/01308/FUL	2	0	2
CHV/0070/H	Hoole Bank Farm, The Street, Chester. CH2 4EP	GF	Windfall	11/05272/FUL	1	0	1
CHV/0071/H	Holly House, Village Road, Christleton, Chester CH3 7AS	PDL	Windfall	11/05668/COU	0	1	-1
CHV/0073/H	Land adjacent to The Cheshire Cat, Whitchurch Road, Christleton, Chester	GF	SHLAA	12/00960/FUL	13	0	13
DAM/0018/H	Land adjacent to 2 Leftwich Farm, Dobells Road, Northwich	GF	SHLAA	11/03216/FUL	4	0	4
DAM/0042/H	Land rear of 45 Clifton Drive, Northwich	PDL	SHLAA	11/05718/FUL	8	0	8
DAM/0043/H	Land to rear of 252 London Road, Northwich	GF	Windfall	12/02382/FUL	1	0	1
DAM/0044/S	162 Main Road, Moulton, Winsford. CW9 8PL	PDL	Windfall	11/02972/FUL	1	0	1
DOH/0001/H	Hartwell Garage, 93-99 Chester Road, Huntington, Chester, CH3 6BS	PDL	SHLAA	11/03614/OUT	14	0	14
EPT/0029/H	369 Chester Road, Ellesmere Port CH66 3RQ	PDL	Windfall	12/00725/FUL	2	0	2
EPT/0036/H	34 Cambridge Road, Ellesmere Port, CH65 4AG	PDL	Windfall	12/04008/FUL	2	1	1
EPT/0037/H	7 Cook Street, Ellesmere Port, CH65 4AT	PDL	Windfall	12/05142/FUL	1	0	1
FAR/0005/H	Land opposite The Laurels, Sibbersfield Lane, Farndon, Chester	GF	SHLAA	11/05899/OUT	46	0	46
FAR/0015/H	Former Stretton Dairy, Tilston Road/Stretton Hall Lane, Stretton, Malpas, Chester	PDL	SHLAA	08/02179/FUL 12/00431/EXT 12/00637/FUL	31	0	31

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
FAR/0044/H	Sibbersfield Hall, Sibbersfield Lane, Farndon. CH3 6LQ	PDL	Windfall	11/02991/FUL	1	0	1
FAR/0047/H	The Old Bandroom (adjacent to Renvyle), Church Lane, Farndon	PDL	Windfall	12/01298/FUL	1	0	1
FAR/0048/H	Land adjacent to The Chapel, Barton Village Road, Barton, Chester	GF	Garden land	11/02831/FUL	1	0	1
FAR/0051/H	Land adjacent to The Nook, Churton Road, Farndon	GF	Windfall	12/02952/FUL	1	0	1
FRO/0011/H	Land at Chapelfields, Main Street, Frodsham	GF	SHLAA	APP/2003/1848	60	0	60
FRO/0028/H	The Nursery, Brown Ridings, Bradley Lane, Frodsham	GF	Windfall	12/01321/COU	1	0	1
FRO/0029/H	Yuet Ben, 64 Main Street, Frodsham. WA6 7AU	PDL	Windfall	11/01456/FUL	3	0	3
FRO/0030/H	64 Howey Lane, Frodsham, Cheshire WA6 6DL	PDL	Windfall	11/05858/FUL 12/04458/FUL	2	0	2
FRO/0034/H	83 Fluin Lane, Frodsham, WA6 7QX	PDL	Windfall	11/00591/FUL 12/04378/FUL	10	1	9
FRO/0035/H	Office to rear of 123 Main Street, Frodsham	PDL	Windfall	12/04108/FUL	1	0	1
FRO/0036/H	Beacon Venture Scout Unit, Moor Lane, Frodsham	PDL	Windfall	12/05208/FUL	3	0	3
GAQ/0021/H	Land adjacent to 12 Cambrian View, Whipcord Lane, Chester	PDL	Windfall	11/04972/FUL	7	0	7
GAQ/0022/H	University of Chester, Parkgate Road, Chester CH1 4BJ	PDL	Windfall	11/05832/FUL	0	0	0
GOW/0051/H	Land adjacent to 1 Peel Crescent, Ashton Hayes, Chester	PDL	Windfall	11/04862/FUL	2	0	2
GOW/0052/H	Whitegate Stables, Plemstall Lane, Mickle Trafford, Chester CH2 4EN	GF	Windfall	12/01002/FUL	7	0	7

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
GOW/0056/H	Land adjacent Box Cottage, Manley Road, Alvanley, Frodsham	GF	Garden land	12/00881/FUL	1	0	1
GOW/0062/H	Greysfield, Ferma Lane, Barrow, Chester. CH3 7HT	PDL	Windfall	12/02532/COU	1	0	1
GOW/0063/H	Land at Smiths Cottage, Village Road, Dunham on the Hill, Chester	GF	Garden land	12/03046/FUL 12/04982/FUL	2	0	2
GOW/0064/H	Land at Broomhill House Farm, Barnhouse Lane, Barrow	GF	Windfall	12/04079/FUL	1	0	1
GRA/0001/H	Sutton Way, land adjacent to West Cheshire College, Regent Street, Ellesmere Port	GF	Windfall	12/00424/OUT	120	0	120
GRB/0022/H	Land at Bachelors Lane (rear of 26 Heath Lane), Great Boughton, Chester	PDL	SHLAA	11/02361/FUL	3	0	3
GRB/0023/H	54 Becketts Lane, Great Boughton, Chester. CH3 5RN	PDL	Windfall	11/04849/FUL	8	0	8
GRB/0024/H	Site of former Nexus House, Thackeray Drive, Great Boughton, Chester	PDL	SHLAA	12/03215/OUT	16	0	16
GRB/0032/H	44 Toll Bar Road, Great Boughton, Chester, CH3 5QX	PDL	Windfall	12/04232/FUL	2	2	0
HAG/0019/H	Rookery Cottages, Chester Road, Hartford, Northwich	GF	Garden land	11/04428/OUT	1	0	1
HAG/0032/H	Dunkeld Rest Home, 94 School Lane, Hartford, Northwich. CW8 1PN	PDL	Windfall	12/00907/FUL	1	0	1
HAG/0033/H	Land to rear of 6 Beach Road, Hartford, Northwich	GF	Garden land	12/01358/OUT	1	0	1
HAG/0034/H	1 The Crescent, Hartford, Northwich, CW8 1QS	PDL	Windfall	12/03433/FUL 12/05377/FUL	2	1	1
HAG/0036/H	Land to rear of 437 Chester Road, Hartford, Northwich	GF	Garden land	12/01653/OUT	1	0	1

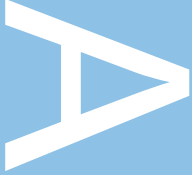
2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
HAP/0041/H	70 Rowcliffe Avenue, Chester, CH4 7PW	PDL	Windfall	12/05317/FUL	2	1	1
HEL/0010/H	274 Chester Road (Formerly The Old School), Helsby Frodsham Cheshire	PDL	SHLAA	09/02165/OUT 12/00313/REM	8	0	8
HEL/0023/H	138 Chester Road, Helsby, Frodsham, WA6 0AT	PDL	Windfall	12/03344/FUL	1	0	1
HEL/0025/H	Land at 8 Old Chester Road, Helsby, Frodsham	GF	Garden Land	12/03879/FUL	1	0	1
HOO/0032/H	Craikleith Guest House, 56 Hoole Road, Hoole, Chester	PDL	Windfall	12/01033/FUL	3	0	3
HOO/0034/H	2 Brassey Street, Chester, CH3 5DN	PDL	Windfall	12/05148/FUL	2	1	1
HOO/0038/H	54 - 56 Hoole Road Guesthouses rear of 54 Hoole Lane), Chester, CH2 3NL	PDL	Windfall	12/02818/FUL	3	0	3
KIN/0033/H	Land adjacent to West Winds, Fingerpost Lane, Norley, Northwich	PDL	Windfall	12/04317/FUL	1	0	1
KIN/0034/H	Land north of Breech Moss, adjacent Rose Cottage, Norley, Northwich	GF	Windfall	12/05282/OUT	1	0	1
LAC/0019/H	Saltney Christian Centre, Hough Green, Chester. CH4 8JW	PDL	Windfall	12/01374/FUL	1	0	1
LAC/0022/H	Garden Gate Guest House, 8 Chester Street, Chester, CH4 8BJ	PDL	Windfall	12/03633/FUL	4	0	4
LAC/0023/H	22 Chester Street, Chester, CH4 8BJ	PDL	Windfall	12/05134/FUL	2	1	1
LAC/0024/H	38 - 40 Chester Street (first floor offices), Chester, CH4 8BJ	PDL	Windfall	12/03565/FUL	2	0	2
LEM/0002A/H	The Quillets, 38A Armthorpe Drive, Little Sutton, Ellesmere Port. CH66 4NW	PDL	Windfall	11/05944/FUL	14	0	14
LEM/0002B/H	Land adjacent The Quillets, 38A Armthorpe Drive, Little Sutton, Ellesmere Port. CH66 4NW	PDL	Windfall	12/05540/FUL	2	0	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
LEM/0019/H	Land to rear of Fairacre, Capenhurst Lane, Great Sutton, Ellesmere Port	GF	Garden land	12/02470/ful	1	0	1
LNB/0014/H	Racing stables to rear of Garden Cottage, Earles Way, Puddington, Neston	GF	Windfall	10/10470/FUL 12/00209/FUL	1	0	1
LNB/0022/H	Chapel Lodge, Chapel House Lane, Puddington. CH64 5SW	PDL	Windfall	12/02759/COU	0	1	-1
LNB/0023/H	Heronmead, Neston Road, Ness, Neston, CH64 4AP	PDL	Windfall	12/03333/FUL	1	0	1
LNB/0025/H	Land to rear of 7 West Vale, off Thirlmere Road, Neston	GF	Garden Land	12/03529/FUL	1	0	1
MAL/00	Ashcroft, Chorlton Lane, Cuddington, Malpas, SY14 7EN	PDL	Windfall	12/03358/OUT	2	1	1
MAL/00	Aladdins Cave, Church Street, Malpas. SY14 8NX	PDL	Windfall	12/02246/FUL	1	0	1
MAL/00	The Hough Granary, Hough Bridge Road, Wigland, Malpas, SY14 7JJ	PDL	Windfall	12/03504/FUL	1	0	1
MAL/0001/H	Land to rear of 5 - 18 Witney Lane, Edge, Malpas	GF	SHLAA	12/01942/FUL	18	0	18
MAL/0068/H	Oak Villa, Cuddington Heath Lane, Cuddington, Malpas. SY14 7AH	PDL	Windfall	11/04460/FUL	1	0	1
MAL/0079/H	Greenfields, Chester Road, Malpas. SY14 8HT	GF	Garden land	11/05035/FUL	1	0	1
MAL/0082/H	Ashcroft, Chorlton Lane, Cuddington, Malpas, SY14 7EN	PDL	Windfall	12/03358/OUT	2	1	1
MAL/0085/H	Pipe House Farm, Pipehouse Lane, Bickley, Malpas. SY13 4JG	GF	Windfall	12/01315/FUL	2	0	2
MAL/0086/H	Broxton Hall Country House Hotel, Whitchurch Road, Broxton. CH3 9JS	PDL	Windfall	12/02135/FUL	1	0	1
MAL/0087/H	Land adjacent to The Firs, Chester Road, Hampton, Malpas	GF	SHLAA	12/02805/OUT	1	0	1



2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
MAL/0093/H	Stable flat, Agden Hall, Old Hall Street, Malpas, SY13 4RB	GF	Windfall	12/05085/FUL	1	0	1
MAL/0094/H	Land opposite Agden Dairy Farm, Sandholes Lane, Agden, Malpas	GF	Windfall	12/03053/OUT	1	0	1
MAR/000	Social Work Links, 19 Ashwood Crescent, Barnton, Northwich, CW8 4NP	PDL	Windfall	12/04962/FUL	2	0	2
MAR/0004/H	Land to the rear of 22 Cross Street, Marston, Northwich	GF	SHLAA	11/05098/OUT	64	0	64
MAR/0024/H	Land to the rear of 1 - 13 Townfield Lane and 31 - 37 Lydett Lane, Barnton, Northwich	GF	Windfall	11/04292/OUT	5	0	5
MAR/0041/S	Land and buildings to rear of Manley Farm, Knutsford Road, Antrobus, Northwich	GF	Windfall	12/02870/FUL	1	0	1
MAR/0044/H	13 Oakwood Lane, Barnton, Northwich CW8 4HE	PDL	Windfall	11/03775/FUL	2	1	1
MAR/0045/H	Rose Bank Farm, Runcorn Road, Barnton, Northwich CW8 4AG	GF	Windfall	11/03276/FUL 12/01620/OUT	1	0	1
MAR/0049/H	Land and building adjacent to Windyridge, Dark Lane, Whitley, Northwich	PDL	Windfall	12/01930/FUL	1	0	1
NES/00	13-15B High Street, Neston, CH64 9TY	PDL	Windfall	12/03356/FUL	5	0	5
NES/0011/H	Tanglewood, Church Lane, Neston CH64 9UT	GF	Garden land	11/02686/FUL	1	0	1
NES/0013/H	Hill View, The Parade, Neston, CH64 6RW	PDL	Windfall	12/04416/FUL	0	1	-1
NEW/0026/H	Land to rear of 7 - 17 Essex Road, Chester	PDL	SHLAA	12/01484/FUL	9	0	9
NEW/0028/H	Garages at Plas Newton Lane, Newton, Chester	PDL	Windfall	11/05285/FUL 12/03155/FUL	1	0	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
NEW/0029/H	Land adjacent 13 Moss Bank, Chester	GF	Windfall	11/05891/FUL	2	0	2
NEW/0030/H	Newton House, Long Lane (Geistlich Sons Ltd), Chester CH2 2PF	PDL	Windfall	11/05836/FUL	8	0	8
NEW/0031/H	Rockmount, 13 Liverpool Road, Chester. CH2 1AA	PDL	Windfall	12/02631/COU	4	0	4
PAR/00	Land at former Wood Hey, Palace Hey, Ness, Neston	GF	Windfall	12/04106/FUL	1	0	1
PAR/0013/H	Land at The Saltings, Manorial Road, Parkgate, Neston, Cheshire	GF	Garden land	12/00677/FUL	1	0	1
PAR/0014/H	Slaughter House, Swifts Weint, Parkgate, Neston. CH64 6SJ	PDL	Windfall	12/01270/FUL	2	0	2
ROS/0002/H	Land adjacent and rear of Ellesmere Port Motor Auction, Rossfield Road, Ellesmere Port	PDL	SHLAA	12/00276/FUL	36	0	36
ROS/0027/H	111 Station Road, Ellesmere Port. CH65 4BW	PDL	Windfall	12/03007/FUL	2	0	2
SAM/0031/H	Land at Parkway, Saughall, Chester	GF	Windfall	12/04614/FUL	1	0	1
SAM/0032/H	Elm Farm, Parkgate Road, Ledsham, CH66 9PD	GF	Windfall	12/05014/FUL	2	0	2
SHA/	Quince Cottage and Victoria Cottage, Brick Back Lane, Allostock, Northwich, WA16 9LZ	PDL	Windfall	12/03726/FUL	1	2	-1
SHA/0001/H	Lostock Triangle Site, Manchester Road, Lostock Gralam, Northwich Cheshire	GF	SHLAA	10/01794/OUT 12/00982/REM	119	0	119
SHA/0025/H	Land to rear of Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, Cheshire	GF	Windfall	12/00813/FUL	1	0	1
SHA/0028/H	Yew Tree Farm, Yatehouse Lane, Byley, Northwich, CW10 9NS	GF	Windfall	12/04184/FUL	1	0	1

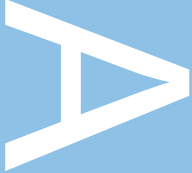


2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
STP/0026/H	16 Gawsworth Road (Dale Mews), Great Sutton, Ellesmere Port. CH66 3JG	PDL	Windfall	12/01634/FUL 12/03586/FUL	6	0	6
SUT/00	The Quillets Childrens Home, 38A Arthorpe Drive, Little Sutton, Ellesmere Port	PDL	SHLAA	12/05540/FUL	2	0	2
SUT/0009/H	41 Station Road, Little Sutton, Ellesmere Port, CH66 1NU	PDL	Windfall	12/04312/COU	0	1	-1
TAK/00	Garages adjacent 4 Delamere Grove, Delamere	PDL	Windfall	12/05489/FUL	2	0	2
TAK/0011/S	Land at Hallows Drive, to rear of 2A Church Street, Kelsall, CW6 0XE	GF	SHLAA	12/03551/FUL	33	2	31
TAK/0018/H	Land rear of Mount Pleasant, Tarporley Road, Tarvin, Chester	GF	SHLAA	11/05906/OUT 12/04120/REM	127	0	127
TAK/0040/H	Land to rear of The Cottage, Waste Lane, Kelsall	GF	Garden Land	12/03440/OUT	1	0	1
TAK/0057/S	Tarvin Hall Nursing Home, 22 High Street, Tarvin, Chester. CH3 8EE	PDL	Windfall	12/01511/FUL	5	0	5
TAK/0072/H	West Acre, Quarry Lane, Kelsall. CW6 0NJ	PDL	Windfall	11/04343/OUT	4	1	3
TAK/0073/H	Land at Abbey Arms Water Tower, Eddisbury Hill, Delamere, Northwich	PDL	Windfall	12/00641/FUL	1	0	1
TAK/0074/H	Land to rear of Hillfoot House, Chester Road, Kelsall	GF	Garden land	12/02423/FUL 13/00051/FUL	1	0	1
TAK/0075/H	Land adjacent to 19 Heath Drive, Tarvin, Chester	GF	Garden land	12/00183/FUL	1	0	1
TAK/0076/H	Headless Woman Inn, Tarporley Road, Duddon, Chester CW6 0EW	PDL	Windfall	12/01648/FUL 13/00956/FUL	9	1	8
TAK/0078/H	Land adjacent to Chester Road (adjacent to Fourways), Oakmere, Northwich. Phase 3	GF	SHLAA	12/01595/FUL	25	0	25

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
TAK/0079/H	The Copper Kettle, Holme Street / By-Pass Road, Tarvin, Chester CH3 8EF	PDL	SHLAA	12/00770/FUL	18	1	17
TAK/0081/H	The Manor House, Church Street, Tarvin, CH3 8EB	PDL	Windfall	12/03387/FUL	3	0	3
TAK/0084/H	74 High Street, Tarvin, Chester. CH3 8JB	PDL	Windfall	12/01503/FUL	2	1	1
TAK/0086/H	Station Farm, Station Lane, Oakmere, Northwich CW8 2JA	GF	Windfall	12/00522/FUL	1	0	1
TAK/0087/H	The Gallop Stables, Racecourse Lane, Delamere, Northwich. CW6 9EF	GF	Windfall	12/02764/FUL	1	0	1
TAK/0088/H	Tethe Bank Farm, Duddon Road, Clotton, CW6 0EH	GF	Windfall	12/04164/FUL	1	0	1
TAK/0089/H	Pryors Heys Cottage, Willington Road, Tarvin, CW6 0NQ	PDL	Windfall	12/05093/FUL	2	1	1
TAK/0090/H	Smithy Farm, Burton Road / Hoofield Lane, Huxley, Chester, CH3 9BN	GF	Windfall	12/02114/FUL	1	0	1
TAR/0036/H	Arderne Estate Office, Cobblers Cross Lane, Tarporley CW6 0DH	PDL	Windfall	12/00324/FUL	2	0	2
TAR/0037/H	24 Bowmere Road, Tarporley. CW6 0BS	PDL	Windfall	11/05011/FUL	2	1	1
TAR/0038/H	Land adjacent Cotebrook Shire Horse Centre, Eaton Lane, Rushton, Tarporley	GF	Windfall	12/00178/FUL	1	0	1
TAR/0040/H	Oak Tree Farm, Hickhurst Lane, Little Budworth, Tarporley. CW6 9AY	GF	Windfall	11/05846/FUL	1	0	1
TAR/0041/S	Beech House (barn), Beech Road, Little Budworth, Tarporley	GF	Windfall	12/01894/FUL	1	0	1
TAR/0051/H	Longacre, Forest Road, Tarporley, CW6 9EB	PDL	Windfall	12/03884/FUL	1	0	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
TAR/0052/H	Building adjacent to Rupt Cottage, Forest Road, Tarporley	PDL	Windfall	12/04123/FUL	1	0	1
TAR/0059/H	The British School, Eaton Road, Tarporley, CW6 0BP	PDL	Windfall	12/05017/FUL	2	0	2
TAT/00	The Beeston Castle Pub, Whitchurch Road, Beeston, Chester. CW6 9NJ	PDL	Windfall	12/02981/OUT	24	0	24
TAT/0040/H	The Oak Room, Tattenhall Road, Newton by Tattenhall, CH3 9BD	PDL	SHLAA	12/02283/FUL	31	0	31
TAT/0063/H	The Coach House, Laurel Bank, High Street, Tattenhall	PDL	Windfall	12/05271/FUL	1	0	1
UPT/0021/H	Former garages and play area, Greenfields, Upton, Chester	GF / GB	SHLAA	12/03152/FUL	16	0	16
UPT/0046/H	Birch Cottage, Linksway, Upton, Chester CH2 1EA	PDL	Windfall	11/03412/FUL	2	1	1
UPT/0047/H	Former land on the Countess of Chester Health Park, Liverpool Road, Upton, Chester CH2 1BB	PDL	SHLAA	11/05439/OUT	56	0	56
WEC/00	Dane Farm, Northwich Road, Dutton, Northwich WA4 4HE	PDL	Windfall	12/02021/FUL 12/04583/FUL	1	0	1
WEC/0015/H	Land to rear of 66 Farm Road, Weaverham, Northwich	GF	SHLAA	12/01945/FUL	7	0	7
WEC/0037/H	Beechfield Lodge, Forest Road, Cuddington, Northwich. CW8 2EH	PDL	Windfall	12/02995/FUL	1	0	1
WEC/0038/H	Land to the rear of 594 to 600 Chester Road, Cuddington, Northwich	PDL	Windfall	11/05025/OUT	1	0	1
WEC/0040/H	Pear Tree Farm, Higher Lane, Dutton, Northwich, WA4 4JG	GF	Windfall	12/04129/COU 12/05196/FUL	1	0	1
WEC/0041/H	Watermill Farm, Norley Road, Cuddington, Northwich, CW8 2TB	GF	Windfall	12/03035/FUL	1	0	1
WHI/0010/H	74 Woodland Road, Whitby, Ellesmere Port CH65 6PS	PDL	Windfall	12/02939/OUT	2	0	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
WIC/00	86 - 88 Station Road, Northwich, CW9 5RB	PDL	Windfall	12/03616/FUL	0	1	-1
WIC/00	Barons Quay, Barons Quay Road, Northwich	PDL	Allocation	12/05368/FUL	45	0	45
WIC/0007/H	Land at London Road / Chester Way, Northwich (Marina Development)	PDL	SHLAA	12/00618/FUL	0	0	0
WIC/0046/H	Research Laboratories, Winnington Lane, Northwich	PDL	SHLAA	10/02612/ful	20	0	20
WIC/0052/H	Land adjacent to 28 Navigation Road, Northwich	PDL	Windfall	11/05196/FUL	3	0	3
WIC/0053/H	31-37 Witton Street and 1-5 Leicester Street, Northwich	PDL	Windfall	12/01928/FUL	5	0	5
WIC/0054/H	Land opposite to Appleton Street, Northwich	PDL	SHLAA	12/01981/FUL	6	0	6
WIC/0055/H	87 Victoria Road, Northwich, CW9 5RQ	PDL	Windfall	12/05576/FUL	1	0	1
WIC/0056/H	46-48 Chester Way, Northwich, CW9 5JA	PDL	Windfall	12/05436/FUL	6	0	6
WIR/	159 Runcorn Road, Barnton, Northwich, CW8 4HR	PDL	Windfall	12/03827/COU	0	1	-1
WIT/0019/H	125 Hadlow Road, Willaston, Neston, CH64 2UG	PDL	Windfall	12/03830/FUL	1	0	1
WIT/0020/H	Former Barracks, School Lane, Childer Thornton, Ellesmere Port	PDL	Windfall	12/03080/FUL	1	0	1
WIW/00	Land between 24 - 26 Granville Square, Winsford	PDL	Windfall	12/01911/FUL	4	0	4
WIW/0026/H	Coal Yard, Station Road, (rear of 10 Nunsmere Close) Winsford. CW7 3NF	PDL	SHLAA	12/01432/FUL	2	0	2
WIW/0040/H	The White Swan, Bradbury Road, Winsford. CW7 3HY	PDL	Windfall	12/00065/FUL	15	0	15



2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units
WIW/0041/H	Land adjacent to 17 Kingsway, Winsford	GF	Windfall	12/01910/FUL	4	0	4
WIW/0045/H	Princess House, 11-13 Ledward Street, Winsford CW7 3EH	PDL	Windfall	12/00237/FUL	4	0	4
WIW/0046/H	Land to rear of 73 - 81 Wharton Road, Winsford	PDL	Windfall	12/01249/OUT	1	0	1
WIW/0047/H	Red House Farm, Cinder Hill, Whitegate, Winsford, CW8 2BH	PDL	Windfall	12/04927/COU	1	0	1
WOV/0012/H	Manchester House Carpets, High Street, Winsford CW7 2AD	PDL	SHLAA	12/00140/FUL	5	0	5
WOV/0049/H	84-88 High Street, Winsford. CW7 2AP	PDL	Windfall	11/02211/FUL	2	0	2
WOV/0050/H	Land and building on the North-West side of Siddorn Street, Winsford	PDL	Windfall	09/00722/OUT	1	0	1
WOV/0051/H	Land off Barlow Drive, Winsford	GF	SHLAA	11/05214/OUT 12/03158/FUL	18	0	18
WOV/0052/H	The Salt Cellar, Cheviot Square, Winsford. CW7 1QS	PDL	Windfall	12/01592/FUL	3	1	2
WSD/0032/H	148 Swanlow Lane, Winsford, CW8 2EZ	PDL	Windfall	12/05569/FUL	1	0	1
WSD/0033/H	4 & 5 Stable Mews, Dalefords Lane, Cuddington, Winsford, CW8 2GR	PDL	Windfall	12/05626/FUL	2	1	1
Total							1470

B Schedule of completions

B.1 The table below details the gross completions recorded on each site by local authority ward.

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
BLA/0017/H	Woodside Road (land adjacent to no.24), Chester, CH1 5AA	GF	Garden land	09/10564/OUT 10/10774/FUL	1	0	1	1
BLA/0018/H	Durham Road (land to the rear of 28 - 38), Blacon, Chester	PDL	SHLAA	08/01359/FUL 11/03673/FUL	7	0	7	7
BLA/0077/H	St Chads Road (land adjacent to no.60), Chester	PDL	Windfall	10/12036/FUL	1	0	1	1
BLA/0080/H	Land fronting 61A Saughall Road, Chester	GF	Garden land	11/04506/FUL	1	0	1	1
BOU/0001/H	Boughton Hall, Filkins Lane, Chester, CH3 5EJ	MIX	SHLAA	07/0248/FUL 09/10042/FUL 12/02230/FUL	80	0	80	22
BOU/0035/H	Land at 1-27 Hoole Lane, Chester	PDL	Windfall	11/03887/FUL	16	14	2	16
CHC/0012/H	Land to rear of 6 Kings Buildings, Chester	PDL	SHLAA	01/00306/FUL	4	0	4	4
CHC/0018/H	Bluecoat Square, Upper Northgate Street, Chester, CH1 4EH	PDL	Windfall	09/11071/FUL	1	0	1	1
CHC/0019/H	47 - 49 Gloucester Street, Chester, CH1 3HR	PDL	Windfall	09/10435/FUL	2	1	1	2
CHC/0056/H	Daubley Road Insurance Brokers 80-82 Watergate Street Chester Cheshire CH1 2LF	PDL	Windfall	11/01331/FUL	2	0	2	2
CHC/0071/H	3 - 5 Hunter Street, Chester. CH1 2AR	PDL	Windfall	12/00895/FUL	12	0	12	9
CHV/0037/H	The Cedars, Lyndale Farm, Plemstall Lane, Mickle Trafford, Chester Cheshire CH2 4EN	PDL	SHLAA	08/01278/OUT 10/04113/FUL	13	0	13	4
CHV/0051/H	Mill Farm, Warrington Road, Mickle Trafford, Chester, Cheshire CH2 4EB	PDL	Windfall	10/10516/COU	1	0	1	1
CHV/0056/H	Summerhill, Greenfield Lane, Chester, Cheshire CH2 2PA	PDL	Windfall	11/02371/COU	1	0	1	1
CHV/0064/H	Chipstead, Whitchurch Road, Rowton, Chester CH3 6AF	PDL	Windfall	12/00330/FUL	1	0	1	1



2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
DAM/0038/H	Allman House (Relate, Cheshire Marriage Guidance), Langley Road, Northwich CW9 8AW	PDL	Windfall	11/05547/FUL	1	0	1	1
DAM/0042/H	Land rear of 45 Clifton Drive, Northwich	PDL	SHLAA	11/05718/FUL	8	0	8	2
DOH/0002A/H	Site of former Saighton Camp, Sandy Lane, Saighton (south of Phase 1)	PDL	SHLAA	08/02000/OUT 11/05737/REM	346	0	346	47
DOH/0004/H	Saighton Camp (land at), Sandy Lane, Huntington, Chester	PDL	SHLAA	05/00476/OUT 06/01269/REM 08/01555/REM	103	48	55	5
ELT/0004/H	Stanney House, A5117 Shotwick - Frodsham Road, Little Stanney	PDL	Windfall	09/10382/FUL 12/02194/EXT	1	0	1	1
EPT/0020/H	Great Hall Park #1- Cambridge Road Development (Land at Lees Lane), Former McAlpine Site, Ellesmere Port.	PDL	SHLAA	P/07/725 10/00829/REM 11/05924/REM	210	0	210	69
EPT/0029/H	369 Chester Road, Ellesmere Port CH66 3RQ	PDL	Windfall	12/00725/FUL	2	0	2	2
FAR/0019/H	Churton Road (Builders Yard), Farndon, Chester	PDL	SHLAA	08/01596/FUL	1	0	1	1
FAR/0020/H	Land at Riverbank, adjacent to Orchard Cottage, Old Lane, Farndon, Chester	GF	Garden land	09/10965/FUL 03/00592/S73	1	0	1	1
FAR/0025/H	Speeds Way (land adjacent to no.12), Farndon, Chester	PDL	SHLAA	10/04209/FUL 11/03075/FUL	3	0	3	2
FAR/0040/H	Laurel Bank, Crewe Hill Lane, Crewe, Chester. CH3 6PD	PDL	Windfall	10/13249/FUL	1	0	1	1
FRO/0003/H	Saltworks Farm (land at), Waterside Drive, Frodsham, Cheshire	GF	SHLAA	09/02019/FUL 10/02718/FUL	26	0	26	26
FRO/0006/H	Land at 56 Townfield Lane, Frodsham, WA6 7RG	GF	Garden land	08-1996-OUT 09/02154/REM	1	0	1	1
FRO/0023/H	Bellemonte Road (land adjacent to no.64), Frodsham. WA6 6BH	GF	Garden land	11/01907/FUL	1	0	1	1
FRO/0028/H	The Nursery, Brown Ridings, Bradley Lane, Frodsham	GF	Windfall	12/01321/COU	1	0	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
GAQ/0005/H	Tower Wharf (land to the east), North of the canal, off Raymond Street, Chester	PDL	SHLAA	03/00012/FUL 08/00045/FUL 07/00761/FUL	145	0	145	28
GAQ/0009/H	Old Port of Chester, Southern Tail, New Crane Street, Chester	PDL	SHLAA	00/01335/OUT 05/00698/REM	196	0	196	59
GAQ/0018/H	22 Salisbury Street, Chester CH1 4BU	PDL	Windfall	10/04120/COU	1	0	1	1
GAQ/0020/H	36 Bouverie Street, Chester CH1 4HE	PDL	Windfall	11/05777/COU	1	0	1	1
GOW/0010/H	Horton Hall, Chester Road, Tarvin, Chester, Cheshire CH3 8NR	GF	Windfall	08/00549/FUL 11/01339/FUL	5	0	5	5
GOW/0013/H	Smithy House Garage, Station Road, Mouldsworth, Barrow. CH3 8AJ	PDL	SHLAA	05/01324/REM 07/01701/FUL 10/12541/EXT	4	0	4	4
GOW/0038/H	Greenbank Garage, (Marcus Brooks Cars Ltd), Frodsham Road, Alvanley, Frodsham, Cheshire WA6 9DB	PDL	SHLAA	10/04044/FUL	3	0	3	3
GOW/0047/H	Supertots Day Nursery, Chapel Lane, Mouldsworth, Chester. CH3 8AP	PDL	Windfall	10/12245/COU	1	0	1	1
GOW/0049/H	West Barn, Barrowmore Farm, Heath Lane / Hollowmoor Heath, Barrow, Chester	GF	Windfall	11/02060/FUL	1	0	1	1
GOW/0052/H	Whitegate Stables, Plemstall Lane, Mickle Trafford, Chester CH2 4EN	GF	Windfall	12/01002/FUL	7	0	7	7
HAG/0027/H	Model Farm Chester Road Bypass Hartford Northwich Cheshire CW8 1PR	GF	Windfall	09/00384/OUT 11/02048/REM	1	0	1	1
HAG/0032/H	Dunkeld Rest Home, 94 School Lane, Hartford, Northwich. CW8 1PN	PDL	Windfall	12/00907/FUL	1	0	1	1
HAP/0035/H	Land adjacent to 23 Lache Lane, Chester. CH4 7LP	GF	Garden land	11/02883/FUL	1	0	1	1
HAP/0037/H	42-44 Bradford Street, Chester CH4 7DF	PDL	Windfall	11/05070/FUL	2	1	1	2
HAP/0041/H	70 Rowcliffe Avenue, Chester, CH4 7PW	PDL	Windfall	12/05317/FUL	2	1	1	2
HEL/0002/H	The Old Hall, Vicarage Lane, Helsby, Frodsham	PDL	Windfall	05-0609-FUL	2	1	1	2



2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
HEL/0010/H	274 Chester Road (Formerly The Old School), Helsby Frodsham Cheshire	PDL	SHLAA	09/02165/OUT 12/00313/REM	8	0	8	5
HEL/0022/H	Windcliffe, Alvanley Road, Helsby, Frodsham Cheshire WA6 9PS	GF	Windfall	10/00880/FUL	1	0	1	1
HOO/0014/H	Lane Cottage, 244 Hoole Lane (land to the rear), Hoole	GF	Garden land	08/01787/OUT 10/13001/REM	1	0	1	1
HOO/0032/H	Craikleith Guest House, 56 Hoole Road, Hoole, Chester	PDL	Windfall	12/01033/FUL	3	0	3	3
HOO/0033/H	3 Ermine Road, Chester CH2 3PN	PDL	Windfall	12/00094/FUL	2	0	0	2
KIN/0001/H	Chapel Works (Maxton Engineering), Waterloo Lane, Kingsley WA6 6HX	PDL	Windfall	08-0206-COU 12/00127/FUL	1	0	1	1
KIN/0010/H	Land adjacent to Pinehurst, Blakemere Lane, Norley, Northwich		Garden land	13/00325/OUT	1	0	1	1
LAC/0006/H	Land between 31 - 37 Fairford Road, Lache, Chester	PDL	Windfall	08/01404/FUL	2	0	2	2
LAC/0020/H	19 Chester Street, Chester CH4 8BL	PDL	Windfall	11/00358/FUL	1	0	1	1
LEM/0002A/H	The Quillets, 38A Armthorpe Drive, Little Sutton, Ellesmere Port. CH66 4NW	PDL	Windfall	11/05944/FUL	14	0	14	11
LNB/0018/H	Hillview, Welsh Road, Woodbank, Chester CH1 6HU	PDL	Windfall	10/13011/COU	1	0	1	1
LNB/0020/H	Land to rear of 41 - 43 Burton Road, Little Neston, Neston	GF	Windfall	11/05863/FUL	1	0	1	1
MAL/0015/H	Land adjacent to The Stables, Hayes Lodge, Church Street, Malpas, Chester SY14 8PQ	PDL	Windfall	08/01210/FUL	1	0	1	1
MAL/0028/H	Land fronting 8 Orchard Close, Cherry Hill, Cuddington, Malpas Cheshire SY14 7EN	GF	Garden land	09/11233/OUT 10/10892/REM	1	0	1	1
MAL/0053/H	Land adjacent to Ash Grove, Witney Lane, Hampton Heath, Malpas, Chester	GF	Garden land	04/02131/S73 10/11403/FUL 10/10332/FUL	2	0	2	1
MAL/0065/H	Land adjacent to Top House Farm, Chester Road, Hampton, Malpas Cheshire	GF	Windfall	11/02136/FUL	1	0	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
MAL/0066/H	Boundary Cottage, Boundary Lane, Threapwood, Malpas. SY14 7PE	PDL	Windfall	11/02757/FUL	1	0	1	1
MAL/0074/H	Manor Farm, Mastiff Lane, Malpas, Cheshire SY14 7NQ	GF	Windfall	04/ 01381/FUL 09/12095/EXT	2	0	2	2
NET/0002/H	Overpool - (Phase I) Land at Netherpool Road, Ellesmere Port (Rivacre Village)	PDL	SHLAA	P/2004/918	314	0	314	33
NEW/0030/H	Newton House, Long Lane (Geistlich Sons Ltd), Chester CH2 2PF	PDL	Windfall	11/05836/FUL	8	0	8	4
PAR/0012/H	Land between 73 and 77 Parkgate Road, Neston	PDL	Windfall	2004/1112 11/02176/FUL	2	1	1	1
ROS/0002/H	Land adjacent and rear of Ellesmere Port Motor Auction, Rossfield Road, Ellesmere Port	PDL	SHLAA	12/00276/FUL	36	0	36	36
ROS/0015/H	Rossfield Park Development (Phase 2A: Jackswood Avenue), Ellesmere Port, (Wainhomes)	PDL	SHLAA	P/06/545 11/01898/REM	83	0	83	13
ROS/0016/H	Rossfield Park Development (Phase 2B: Jackswood Avenue), Ellesmere Port (Wainhomes)	PDL	SHLAA	P/08/535 P/07/364 11/00618/REM	49	0	49	30
ROS/0017/H	Rossfield Park Development (Phase 3A) Land at Jacks Wood, Ellesmere Port	PDL	SHLAA	11/00708/FUL	29	0	29	26
ROS/0021/H	42-50 Station Road, Ellesmere Port. CH65 4BQ	PDL	Windfall	10/01188/COU	1	0	1	1
ROS/0022/H	72 Station Road, Ellesmere Port. CH65 4BQ	PDL	Windfall	11/04943/COU	1	0	1	1
ROS/0024/H	Portside House, Lower Mersey Street, Ellesmere Port CH65 2AL	PDL	SHLAA	11/05795/FUL 12/03583/FUL	5	0	5	5
STP/0003/H	Land adjacent 49 Mill Lane, Little Sutton, Ellesmere Port	GF	Garden land	P/08/241	1	0	1	1
STP/0023/H	10 Pound Road, Little Sutton, Ellesmere Port. CH66 1HU	PDL	Windfall	11/00913/FUL	3	1	2	3
STP/0026/H	16 Gawsworth Road (Dale Mews), Great Sutton, Ellesmere Port. CH66 3JG	PDL	Windfall	12/01634/FUL 12/03586/FUL	6	0	6	6



Schedule of completions

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
TAK/0022/H	Land at Park Close, Tarvin, Chester (Moreton Croft)	GF	SHLAA	98/00551/OUT 05/00557/REM	10	0	10	1
TAK/0060/H	The Hollies, Chester Road, Kelsall, Chester, Cheshire CW6 0RJ	PDL	SHLAA	11/01627/FUL	2	1	1	2
TAK/0061/H	63 High Street, Tarvin, Chester, Cheshire CH3 8EE	PDL	Windfall	10/04304/FUL	3	0	3	3
TAK/0064/H	87A High Street, Tarvin, Chester CH3 8JA	PDL	Windfall	11/00178/FUL	1	0	1	1
TAR/0002/H	Land at Heatherways / Forest Road, Tarporley	GF	SHLAA	10/00586/FUL	33	0	33	7
TAR/0029/H	Mondrem Green - Land and buildings at Black Mare House, Chester Road, Little Budworth, Winsford Cheshire	PDL	Windfall	09/01473/COU 11/02596/FUL	7	0	7	4
TAR/0052/H	Building adjacent to Rupt Cottage, Forest Road, Tarporley	PDL	Windfall	12/04123/FUL	1	0	1	1
TAR/0059/H	The British School, Eaton Road, Tarporley, CW6 0BP	PDL	Windfall	12/05017/FUL	2	0	2	2
TAT/0016/H	The Granary, Chapel Lane, Milton Green, Chester	PDL	SHLAA	10/10782/FUL	33	0	33	13
TAT/0020/H	Outlanes Farm, Out Lane, Burwardsley, CH3 9PG	GF	Windfall	09/10302/FUL	1	0	1	1
TAT/0021/H	Land at 2 Townfield Lane, Tiverton, CW6 9NE	GF	Garden land	09/10716/FUL 10/11227/FUL 11/05752/FUL	1	0	1	1
TAT/0024/H	Church of St Alban CE, Church Bank, Tattenhall, chester CH3 9QE	GF	Windfall	08/01289/FUL 11/01572/FUL	1	0	1	1
UPT/0015/H	Upton Dene: Countess of Chester Health Park (surplus land to the north), Liverpool Road, Chester	PDL	Allocation	07/00181/OUT 11/03553/FUL	201	0	201	19
UPT/0037/H	Arderne House, Woodlea Avenue, Upton, Chester	PDL	Windfall	10/12039/OUT 11/03908/FUL	24	23	1	24
UPT/0038/H	86 Weston Grove, Upton, Chester CH2 1QL	PDL	Windfall	11/00060/COU	1	0	1	1
UPT/0040/H	Land adjacent 4 Cornwall Road, Upton, Chester	PDL	Windfall	11/05433/FUL	2	0	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
UPT/0043/H	84 Heath Road, Upton, Chester. CH2 1HX	PDL	Windfall	12/00086/FUL	2	1	1	2
WEC/0001/H	Eden Grange - Former Nestle UK Limited, The Creamery, Warrington Road, Cuddington, Northwich CW8 2SN	PDL	SHLAA	10/02283/OUT 11/05545/REM	158	0	158	2
WEC/0019/H	Dane Farm, Northwich Road, Dutton, Northwich. WA4 4HE	GF	Windfall	11/00212/FUL	4	0	4	4
WEC/0026/H	Land at 64 Norley Road, Cuddington, Northwich, Cheshire CW8 2LB	GF	Garden land	10/02305/FUL	1	0	1	1
WEC/0028/H	Land to rear of 34 West Road, Weaverham, Northwich, CW8 3HL	GF	Garden land	10/01185/FUL	1	0	1	1
WEC/0029/H	42 Church Street, Weaverham, Northwich, Cheshire CW8 3NJ	PDL	Windfall	11/01269/FUL	1	0	1	1
WEC/0032/H	Land adjacent 14 Valley Lane, Cuddington, Northwich	PDL	Windfall	11/04959/FUL	1	0	1	1
WHI/0006/H	Land to rear of 207 Chester Road, Bedford Avenue, Ellesmere Port. CH65 6SE	GF	Garden land	10/01676/FUL 11/00049/FUL	1	0	1	1
WIC/0047/H	Air Training Corps, Queen Street, Northwich, Cheshire CW9 5JN	PDL	SHLAA	10/02686/FUL 12/00734/FUL	11	0	11	11
WIR/0019/H	Mallard Court, School Road North, Rudheath, Northwich, Cheshire CW9 7TQ	PDL	Windfall	11/01168/FUL	4	0	4	4
WIT/0009/H	Land adjacent 5 Buckley Court, Willaston, Neston	GF	Windfall	10/12276/FUL	4	0	4	4
WIT/0015/H	Lark Rise, Neston Road, Willaston, Neston. CH64 2TW	GF	Windfall	10/11595/FUL 11/04445/FUL	2	1	1	1
WIT/0016/H	Burnside, Heath Lane, Willaston, Neston. CH64 1TR	PDL	Windfall	10/12556/OUT 11/04809/REM	3	1	2	2
WIT/0019/H	125 Hadlow Road, Willaston, Neston, CH64 2UG	PDL	Windfall	12/03830/FUL	1	0	1	1
WOV/0044/H	St John's Wood - Land adjacent to 122 Rosewood Drive, Winsford	GF	SHLAA	11/01256/FUL	28	0	28	23
WOV/0048/H	120-121 Delamere Street, Winsford CW7 2LY	PDL	Windfall	11/03663/FUL	4	0	4	4
WSD/0011/H	Land adjacent to 62 Swanlow Lane, Winsford	GF	Garden land	08-1621-FUL	1	0	1	1



2011 ref	Address	PDL / Greenfield	Source	Application number	Gross units	Loss / demo	Net units	Annual completions
WSD/0025/H	Ways Green Farm, Stocks Hill, Winsford	PDL	Windfall	11/02201/FUL	1	0	1	1
Total								673

C Housing allocations

Remaining Local Plan allocations

C.1 Within the monitoring period planning permission has been granted on two allocated sites. Barons Quay redevelopment in Northwich now proposes up to 45 new dwellings and the Marina Development area, London Road, Northwich has been granted permission for a mixed use redevelopment that includes residential provision in the form of extra care (use class C2) units.

C.2 The capacity for each remaining allocation has been reviewed and where further information is known about a site, for example changes in housing developments from family homes to smaller started homes, the estimated yields have been revised. Where a site is expected to be developed for alternative uses a capacity of zero has been recorded. The original Local Plan capacity, and the predicted revised capacity for each allocation is listed in the table below.

Table C.1

Former District	Allocation site	Local Plan capacity	Revised capacity
Chester City	Land to south of Brookside Terrace, Hoole, Chester	30	30
Ellesmere Port and Neston	Grange College, Sutton Way, Ellesmere Port	26	26
	Land to south of Ledsham Road, Willaston	420	415
	Land to west of Backford Cross, Ellesmere Port	350	350
	Land at Moorside Lane, north of The Brook, Neston	25	28
Vale Royal	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

D Housing delivery forecasts

Extant planning permissions: sites that have been granted planning permission and are currently not started or units are under construction.

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
BLA/0008/H	Highfield County Junior and Infant School, Blacon Point Road, Blacon, Chester	PDL	SHLAA	09/11533/OUT 13/00090/REM (pending)	63	63
BLA/0014/H	Land at Blacon Parade, Blacon Avenue, Blacon, Chester	PDL	SHLAA	12/04925/FUL	28	28
BLA/0079/H	27 Blacon Point Road, Blacon, Chester. CH1 5LD	PDL	Windfall	11/01876/FUL 12/02648/FUL	5	5
BOU/0001/H	Boughton Hall, Filkins Lane, Chester, CH3 5EJ	MIX	SHLAA	07/0248/FUL 09/10042/FUL 12/02230/FUL	8	8
BOU/0008/H	Former YMCA House and land to rear, Station Road, Chester CH1 3DR	PDL	SHLAA	05/00404/FUL	110	50
BOU/0013/H	M Print Site (formerly), Milton Street, Chester	PDL	SHLAA	02/00902/FUL 07/00285/FUL 10/11284/EXT 11/01053/FUL	10	10
BOU/0014/H	97A Christleton Road, Boughton, Chester	PDL	Windfall	03/02211/COU	8	8
BOU/0016/H	Lead Shot Tower, former Calder Industrial Estates, Leadworks Lane, Chester	PDL	SHLAA	04/01548/FUL 07/01274/FUL 12/01543/ful	53	53

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
BOU/0017/H	85a Brook Street (Newton Bakery), Chester	PDL	Windfall	09/10039/FUL 12/01138/EXT	2	2
BOU/0018/H	Land south of Riverholm, Sandy Lane, Chester	PDL	Windfall	09/10385/FUL 12/01508/EXT	4	4
BOU/0037/H	28 Hoole Way, Chester CH1 3EE	PDL	Windfall	11/05725/FUL	1	1
BOU/0038/H	42 Tarvin Road, Chester. CH3 5DZ	PDL	Windfall	12/02675/FUL	3	3
BOU/0039/H	Mill House, Steam Mill Street, Chester CH3 5AL	PDL	Windfall	12/01541/FUL	4	4
BOU/0041/H	2 Brassey Street, Chester, CH3 5DN	PDL	Windfall	12/05148/FUL	1	1
CHC/0005/H	Linenhall Stables, Stanley Street, Chester CH1 2LR	PDL	SHLAA	02/02064/FUL 12/04877/EXT pending	144	94
CHC/0008/H	Northgate Redevelopment Site: Land to north and south of Princess Street, bound by King Street, St Martins Way, Northgate Street and Watergate Street, Chester	PDL	Allocation	02/00838/FUL 07/00061/S73 10/11534/EXT	123	50
CHC/0011/H	3 Greyfriars, Chester CH1 2NW	PDL	Windfall	08/00769/COU 11/01521/EXT	1	1
CHC/0013/H	Gorse Stacks Redevelopment - Site 1: Former Delamere Street bus station, Chester	PDL	SHLAA	05/00026/FUL 11/03637/FUL	42	42

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
CHC/0014/H	Gorse Stacks Redevelopment. Site 2: Council Car park, Delamere Street/George Street, Chester	PDL	SHLAA	05/00026/FUL	29	29
CHC/0017/H	The Old School House, 1 Kaleyards, Chester	PDL	Windfall	08/00338/COU 11/01376/EXT	-1	-1
CHC/0021/H	Castle Street (land to the rear of no 10-12), Chester	PDL	Windfall	06/00803/FUL 08/00973/FUL 09/10103/FUL 11/01879/EXT	1	1
CHC/0029/H	George Street Centre, George Street, Chester	PDL	SHLAA	11/02718/FUL	85	85
CHC/0053/H	22A The Groves Chester Cheshire CH1 1SD	PDL	SHLAA	10/10377/ful 12/03866/FUL	3	3
CHC/0061/H	8 Nicholas Street, Chester. CH1 2NX	PDL	Windfall	12/01481/COU	2	2
CHC/0065/H	3 Nicholas Street Mews, Chester, CH1 2NS	PDL	Windfall	12/04188/COU	1	1
CHC/0066/H	6 Nicholas Street, Chester, CH1 2NX	PDL	Windfall	12/04041/COU	1	1
CHC/0067/H	11 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	12/04735/FUL 12/04321/FUL	4	4
CHC/0068/H	Cheshire Community Council, 96 Lower Bridge Street, Chester, CH1 1RU	PDL	Windfall	12/04937/FUL	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
CHC/0069/H	1 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	12/05165/FUL	7	7
CHC/0071/H	3 - 5 Hunter Street, Chester. CH1 2AR	PDL	Windfall	12/00895/FUL	3	3
CHV/0001/H	Land adjacent to The Vicarage, Wicker Lane, Guilden Sutton, Chester CH3 7EL	Greenfield	Garden land	07/00241/FUL 10/12100/EXT 11/02870/FUL	1	1
CHV/0003/H	Land at The Drift, Moor Lane, Rowton, CH3 7QW	Greenfield	Garden land	09/11416/OUT 12/04136/OUT	1	1
CHV/0004/H	Littleton Old Hall, Little Heath Road, Christleton, CH3 7DW	PDL	Windfall	09/10121/FUL	1	1
CHV/0036/H	The Orchard (land adjacent), Warrington Road, Mickle Trafford, Chester	Greenfield	Garden land	11/00621/FUL	1	1
CHV/0057/H	Littleton Hall Farm, Littleton Lane, Chester CH3 7DJ	Greenfield	Windfall	10/13072/FUL	13	13
CHV/0059/H	Trafford Lea, Greenfield Lane, Chester. CH2 2PA	PDL	Windfall	11/03938/FUL	1	1
CHV/0069/H	Stamford Heath Farm, Stamford Lane, Christleton, Chester. CH3 7QD	Greenfield	Windfall	12/01308/FUL	2	2
CHV/0070/H	Hoole Bank Farm, The Street, Chester. CH2 4EP	Greenfield	Windfall	11/05272/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
CHV/0073/H	Land adjacent to The Cheshire Cat, Whitchurch Road, Christleton, Chester	Greenfield	SHLAA	12/00960/FUL	13	13
CHV/0076/H	Land to rear of 6 - 8 Tarvin Road, Littleton, Chester Cheshire	PDL	Windfall	11/00636/FUL 11/05650/ful pending	1	1
CHV/0077/H	Promised Land Farm, Promised Land Lane, Rowton, Chester, CH3 6AY	Greenfield		09/11958/FUL 12/04484/EXT	1	1
DAM/0007/H	Land to rear of 10 Fairholme Road, Davenham, Northwich	Greenfield	Garden land	08-0378-FUL 11/02090/EXT	1	1
DAM/0009/H	Land adjacent to 65 Main Road, Moulton	Greenfield	Garden land	08-2685-OUT 11/04891/EXT	1	1
DAM/0010/H	Jack Lane Farm, Jack Lane, Moulton, Northwich	Greenfield	Windfall	03/0032	6	6
DAM/0011/H	London Road (land to the rear of no.455-459), Davenham, Northwich, Cheshire	Greenfield	Garden land	09/00112/FUL 12/04777/FUL	1	1
DAM/0015/H	Sandbach Drive (land to the north of The Oaks and The Pines), Northwich CW9 8SH	Greenfield	Windfall	10/01714/FUL	58	58
DAM/0017/H	Land to rear of 12 The Crescent, Northwich	Greenfield	Garden land	06-0663-REM	1	1
DAM/0018/H	Land adjacent to 2 Leftwich Farm, Dobells Road, Northwich	Greenfield	SHLAA	11/03216/FUL	4	4

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
DAM/0019/H	Land adjacent to 10 The Crescent, Northwich, Cheshire	Greenfield	Garden land	09/02480/FUL	1	1
DAM/0020/H	440 London Road, Davenham, Northwich CW9 8EF	PDL	Windfall	07-3302-FUL	1	1
DAM/0025/H	Cherry Cottage, 25 Dobells Road, Northwich, Cheshire CW9 8DT	PDL	Windfall	10/00466/FUL	1	1
DAM/0032/H	Vale Royal Borough Council Community Wardens 269A London Road Northwich Cheshire CW9 8HD	PDL	Windfall	10/02593/COU	1	1
DAM/0036/H	Garden Bungalow, Brockhurst Way, Northwich Cheshire CW9 8AL	PDL	Windfall	09/01595/FUL	1	1
DAM/0037/H	Garden House, Brockhurst Way, Northwich, Cheshire CW9 8AL	PDL	Windfall	10/02680/FUL	4	4
DAM/0042/H	Land rear of 45 Clifton Drive, Northwich	PDL	SHLAA	11/05718/FUL	6	6
DAM/0043/H	Land to rear of 252 London Road, Northwich	Greenfield	Windfall	12/02382/FUL	1	1
DAM/0044/H	162 Main Road, Moulton, Winsford. CW9 8PL	PDL	Windfall	11/02972/FUL	1	1
DOH/0001/H	Hartwell Garage, 93-99 Chester Road, Huntington, Chester, CH3 6BS	PDL	SHLAA	11/03614/OUT	14	14

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
DOH/0002A/H	Site of former Saughton Camp, Sandy Lane, Saughton (south of Phase 1)	PDL	SHLAA	08/02000/OUT 11/05737/REM 13/00415/FUL (pending)	301	301
DOH/0004/H	Saughton Camp (land at), Sandy Lane, Huntington, Chester	PDL	SHLAA	05/00476/OUT 06/01269/REM 08/01555/REM	28	28
DOH/0005/H	Meadow House Farm, Dodleston Lane, Pulford, Chester. CH64 5ST	Greenfield	Windfall	04/01403/FUL 12/02431/FUL (pending)	4	4
DOH/0006/H	Chapel House Farm, The Green, Poulton, Chester	Greenfield	Windfall	04/00026/FUL 06/01500/FUL	8	8
DOH/0022/H	The Manor, Wrexham Road, Pulford, Chester. CH4 9DG	PDL	Windfall	10/10011/FUL	1	1
ELT/0018/H	Elton Methodist Church, Ince Lane, Elton. CH2 4RF	PDL	Windfall	11/04792/FUL	1	1
EPT/0005/H	Wood Farm, Stanney Lane, Ellesmere Port Cheshire CH2 4HT	Greenfield	SHLAA	09/02488/OUT 12/01995/REM	24	24
EPT/0006/H	Cromwell Road (land at), Former PZ Cussons site, Ellesmere Port	PDL	SHLAA	P/08/745	71	71
EPT/0008/H	Stanney Lane, Ellesmere Port Social Club, Ellesmere Port. PR4 0XG	PDL	SHLAA	P/03/1085 12/00922/EXT	64	64
EPT/0018/H	5 Victoria Road, Ellesmere Port, Cheshire, CH65 8BU	PDL	Windfall	10/00024/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
EPT/0019/H	Great Hall Park - Cambridge Road Development (Outline Permission for 500 units), Ellesmere Port	PDL	SHLAA	P/2002/929 P/06/407 P/06/408 11/05548/EXT	196	150
EPT/0020/H	Great Hall Park #1- Cambridge Road Development (Land at Lees Lane), Former McAlpine Site, Ellesmere Port.	PDL	SHLAA	P/07/725 10/00829/REM 11/05924/REM	20	20
EPT/0021/H	Great Hall Park #2 - Cambridge Road Development (Rear of 113-127 Cambridge Road), Former Alutek Site, Ellesmere Port.	PDL	SHLAA	P/06/408 P/07/758 12/02726/EXT	68	68
EPT/0036/H	34 Cambridge Road, Ellesmere Port, CH65 4AG	PDL	Windfall	12/04008/FUL	1	1
EPT/0037/H	7 Cook Street, Ellesmere Port, CH65 4AT	PDL	Windfall	12/05142/FUL	1	1
FAR/0001/H	Grosvenor Estate Yard, Middle Lane, Aldford, Chester CH3 6JA	PDL	Windfall	08/01294/FUL 11/04335/EXT	8	8
FAR/0005/H	Land opposite The Laurels, Sibbersfield Lane, Farndon, Chester	Greenfield	SHLAA	11/05899/OUT	46	46
FAR/0012/H	Barton Farm, Barton Village Road, Barton, Malpas. SY14 7HU	Greenfield	Windfall	04/01968/FUL	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
FAR/0013/H	Isle Farm, Carden Lane, Tilston	Greenfield	Windfall	02/01134/FUL 12/05423/FUL (Pending)	3	3
FAR/0014/H	Grafton New Covert, Blakefield Meadow, Grafton Hall, Tilston Road, Stretton, Malpas, Chester	Greenfield	Windfall	08/00921/FUL 10/13247/EXT	1	1
FAR/0015/H	Former Stretton Dairy, Tilston Road/Stretton Hall Lane, Stretton, Malpas, Chester	PDL	SHLAA	08/02179/FUL 12/00431/EXT 12/00637/FUL	31	31
FAR/0016/H	The Poultry Unit, Hobb Hill, Tilston	Greenfield	Windfall	08/01414/OUT 09/11685/FUL	1	1
FAR/0018/H	Old Post Office, High Street, Farndon. CH3 6PT	PDL	Windfall	09/11400/FUL	1	1
FAR/0021/H	Rose Cottage, Stannage Lane, Churchton-by-Farndon, CH3 6LE	Greenfield	Garden land	09/10217/FUL 11/05379/EXT	1	1
FAR/0025/H	Speeds Way (land adjacent to no.12), Farndon, Chester	PDL	SHLAA	10/04209/FUL 11/03075/FUL 13/00961/FUL (pending)	1	1
FAR/0030/H	Fox And Hounds Inn, Wet Lane, Tilston, Malpas, Cheshire SY14 7HH	PDL	SHLAA	09/11580/FUL 13/01053/FUL (pending)	11	11
FAR/0041/H	Nags Head Inn High Street Farndon Chester Cheshire CH3 6PU	PDL	Windfall	11/01299/FUL	8	8

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
FAR/0042/H	Walnut Cottage, Chester Road, Churton By Aldford, Chester. CH3 6LA	Greenfield	Windfall	11/03322/FUL	1	1
FAR/0043/H	Methodist Chapel, Wet Lane, Tilston, Malpas	PDL	Windfall	11/05607/FUL	1	1
FAR/0044/H	Sibbersfield Hall, Sibbersfield Lane, Farndon. CH3 6LQ	PDL	Windfall	11/02991/FUL	1	1
FAR/0045/H	Shocklach Community Village Hall, Worthenbury Road, Church Shocklach, Malpas. SY14 7BN	PDL	Windfall	11/05333/FUL	1	1
FAR/0047/H	The Old Bandroom (adjacent to Renvyle), Church Lane, Farndon	PDL	Windfall	12/01298/FUL	1	1
FAR/0048/H	Land adjacent to The Chapel, Barton Village Road, Barton, Chester		Garden land	11/02831/FUL	1	1
FAR/0051/H	Land adjacent to The Nook, Churton Road, Farndon	Greenfield	Windfall	12/02952/FUL	1	1
FRO/0004/H	Land at 8 Hawthorne Road, Frodsham, Cheshire, WA6 7NP	Greenfield	Garden land	09/00778/FUL	1	1
FRO/0005/H	Land at 10 Warren Court, Frodsham, Cheshire	Greenfield	Garden land	08-1221-FUL 11/02161/EXT	1	1
FRO/0007/H	Brockton House (land to the rear), Red Lane, Frodsham, Cheshire, WA6 7TD	Greenfield	Garden land	09/01759/FUL	1	1



2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
FRO/0008/H	Bridge Lane (Land to rear of no.1 and no.1A) Frodsham Cheshire	Greenfield	Windfall	08-0126-FUL	8	8
FRO/0009/H	The Bourne, 4B Main Street, Frodsham WA6 7AX	PDL	Windfall	07-1216-COU 11/02555/EXT	4	4
FRO/0010/H	Land adjacent to 22 Cliff View, Frodsham, Cheshire	Greenfield	Garden land	10/00013/FUL	1	1
FRO/0011/H	Land at Chapelfields, Main Street, Frodsham	Greenfield	SHLAA	APP/2003/1848	60	60
FRO/0021/H	Kenilworth (land adjacent to), Ship Street, Frodsham	Greenfield	Garden land	11/01543/FUL	1	1
FRO/0022/H	Land at 10 Fountain Lane, Frodsham Cheshire WA6 6SA	Greenfield	Garden land	10/04270/FUL	1	1
FRO/0025/H	Doughty Motors The Forge Ship Street Frodsham Cheshire WA6 7NZ	PDL	Windfall	11/01221/OUT	8	8
FRO/0029/H	Yuet Ben, 64 Main Street, Frodsham. WA6 7AU	PDL	Windfall	11/01456/FUL	3	3
FRO/0030/H	64 Howey Lane, Frodsham, Cheshire WA6 6DL	PDL	Windfall	11/05858/FUL 12/04458/FUL	2	2
FRO/0034/H	83 Fluin Lane, Frodsham, WA6 7QX	PDL	Windfall	11/00591/FUL 12/04378/FUL	9	9
FRO/0035/H	Office to rear of 123 Main Street, Frodsham	PDL	Windfall	12/04108/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
FRO/0036/H	Beacon Venture Scout Unit, Moor Lane, Frodsham	PDL		12/05208/FUL	3	3
GAQ/0004/H	Tower Wharf (land at), South of canal, off Upper Cambrian View, Chester	PDL	SHLAA	03/00012/FUL 07/00761/FUL	27	27
GAQ/0005/H	Tower Wharf (land to the east), North of the canal, off Raymond Street, Chester	PDL	SHLAA	03/00012/FUL 08/00045/FUL 07/00761/FUL	33	33
GAQ/0007/H	Charlotte Street / Whipcord Lane (land between), Chester	PDL	SHLAA	00/00594/FUL 08/00754/FUL 11/01867/EXT	7	7
GAQ/0008/H	Tilston's Yard, Land at Crane Wharf, Sealand Road, Chester	PDL	SHLAA	03/00562/FUL	24	24
GAQ/0021/H	Land adjacent to 12 Cambrian View, Whipcord Lane, Chester	PDL	Windfall	11/04972/FUL	7	7
GAQ/0023/H	Belmont, 19 Chichester Street, Chester, CH1 4AD			13/00163/OUT	-1	-1
GOW/0002/H	Woodside Farm, Brines Brow Lane, Ashton Hayes	Greenfield	Windfall	09/11070/FUL 12/03669/EXT	2	2
GOW/0014/H	Former Hapsford Poultry Farm, Moor Lane, Hapsford, Chester	PDL	SHLAA	05/00035/OUT 07/00450/REM 11/00547/EXT	6	6
GOW/0029/H	Mouldsworth Station, Station Road, Mouldsworth, Chester, Cheshire CH3 8AJ	PDL	SHLAA	11/02007/OUT 12/01134/FUL	10	10

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
GOW/0045/H	Morley Hall, Barrow Lane, Barrow, Chester. CH3 7JW	Greenfield	Windfall	10/12294/FUL	1	1
GOW/0046/H	Stone House Farm, Nortons Lane, Mouldsworth, Chester. CH3 8AX	Greenfield	Windfall	09/11885/FUL	1	1
GOW/0051/H	Land adjacent to 1 Peel Crescent, Ashton Hayes, Chester	PDL	Windfall	11/04862/FUL	2	2
GOW/0056/H	Land adjacent Box Cottage, Manley Road, Alvanley, Frodsham	Greenfield	Garden land	12/00881/FUL	1	1
GOW/0058/H	Land adjacent to Dunham Hill Village Hall, Village Road, Dunham On The Hill, Chester. WA6 0NN	Greenfield	Windfall	12/02511/FUL	1	1
GOW/0061/H	Hapsford Hall, Moor Lane, Hapsford, Chester, WA6 0JZ	Greenfield	Windfall	12/02765/FUL	8	8
GOW/0062/H	Greysfield, Ferma Lane, Barrow, Chester. CH3 7HT	PDL	Windfall	12/02532/COU	1	1
GOW/0063/H	Land at Smiths Cottage, Village Road, Dunham on the Hill, Chester	Greenfield		12/03046/FUL 12/04982/FUL	2	2
GOW/0064/H	Land at Broomhill House Farm, Barnhouse Lane, Barrow	Greenfield	Windfall	12/04079/FUL	1	1
GRA/0001/H	Sutton Way, land adjacent to West Cheshire College, Regent Street, Ellesmere Port	Greenfield	Windfall	12/00424/OUT	120	110

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
GRA/0003/H	Luton Road (land adjacent no.36 - garage court), Ellesmere Port	PDL	SHLAA	P/05/639 P/07/611	6	6
GRA/0007/H	182 Princes Road, Ellesmere Port. CH65 8EU	PDL	Windfall	10/01417/COU 12/05599/ful	1	1
GRA/0008/H	Land adjacent to 33 Aldgate, Ellesmere Port Cheshire	PDL	Windfall	10/02317/OUT 12/03881/OUT 12/04988/REM	4	4
GRB/0004/H	Land adjacent to 28 Private Walk, Great Boughton, Chester	Greenfield	Garden land	08/01987/FUL 11/5715/EXT	1	1
GRB/0020/H	Becketts Lane (land adjacent and to the rear of no.90), Great Boughton, Chester Cheshire	Greenfield	Garden land	11/00666/FUL	1	1
GRB/0022/H	Land at Bachelors Lane (rear of 26 Heath Lane), Great Boughton, Chester	PDL	SHLAA	11/02361/FUL	3	3
GRB/0023/H	54 Becketts Lane, Great Boughton, Chester. CH3 5RN	PDL	Windfall	11/04849/FUL	8	8
GRB/0024/H	Site of former Nexus House, Thackeray Drive, Great Boughton, Chester	PDL	SHLAA	12/03215/OUT	16	16
HAG/0001/H	Sandiway House, Sandiway Park, Littledales Lane, Hartford, Northwich, Cheshire CW8 2YA	PDL	Windfall	10/01386/FUL 10/01387/FUL 11/03477/FUL	1	1
HAG/0013/H	1 Abbey Way, Hartford, CW8 1LY	PDL	Windfall	08-0091-FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
HAG/0019/H	Rookery Cottages, Chester Road, Hartford, Northwich	Greenfield	Garden land	11/04428/OUT	1	1
HAG/0024/H	160 Chester Road, Northwich	Greenfield	Garden land	2003/0190	1	1
HAG/0033/H	Land to rear of 6 Beach Road, Hartford, Northwich	Greenfield	Garden land	12/01358/OUT	1	1
HAG/0034/H	1 The Crescent, Hartford, Northwich, CW8 1QS	PDL	Windfall	12/03433/FUL 12/05377/FUL	2	2
HAG/0036/H	Land to rear of 437 Chester Road, Hartford, Northwich	Greenfield	Garden land	12/01653/OUT	1	1
HAG/0045/H	Land to rear of 145 Chester Road / adj 26 Highbank Road, Northwich	Greenfield	Windfall	12/04594/FUL (Withdrawn) 13/00481/FUL	5	5
HAP/0007/H	The Curzon Hotel, 52-54 Hough Green, Chester, CH4 8JQ	PDL	SHLAA	09/10526/FUL 12/04631/EXT	6	6
HAP/0010/H	Land adjacent 40 Curzon Park North, Curzon Park, Chester CH4 8AR	Greenfield	Garden land	08/01673/FUL 11/04958/EXT	1	1
HAP/0017/H	Land to rear of 2 -14 Bradford Street, Handbridge, Chester	PDL	SHLAA	08/02031/FUL	5	5
HAP/0033/H	Earlsway (land adjacent to no.83), Chester	Greenfield	Garden land	10/12969/FUL 11/01283/NMA	1	1
HEL/0004/H	Oakliffe, 134 Chester Road, Helsby WA6 9NN	Greenfield	Garden land	08-2427-OUT 11/03411/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
HEL/0006/H	Land between 200 Chester Road and Helsby Methodist Church, Helsby	Greenfield	Garden land	09/00471/FUL 12/01615/FUL	2	2
HEL/0007/H	Mere's Edge (Phase 2) Land at Cable Drive, Helsby, Frodsham, Cheshire	PDL	SHLAA	08/02896/OUM 10/01823/FUL 12/05370/FUL (pending)	22	22
HEL/0008/H	Mere's Edge (Phase 1) Land at Cable Drive, Helsby, Frodsham, Cheshire	PDL	SHLAA	10/01826/FUL 12/05370/FUL (pending)	36	36
HEL/0010/H	274 Chester Road (Formerly The Old School), Helsby Frodsham Cheshire	PDL	SHLAA	09/02165/OUT 12/00313/REM	3	3
HEL/0013/H	Horse And Jockey, Chester Road, Helsby, Frodsham, Cheshire WA6 0PY	PDL	SHLAA	09/02434/FUL	13	13
HEL/0014/H	Land to the rear of Osterley, Robin Hood Lane, Helsby, Frodsham Cheshire	Greenfield	Garden land	10/00102/FUL	1	1
HEL/0017/H	Mere's Edge, (Extra Care site), Land at Cable Drive, Helsby, WA6 0DL	PDL	SHLAA	06-1805-FUM 08/02900/OUM 10/01825/OUT 12/04122/OUT 12/05370/FUL (pending)	42	42

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
HEL/0018/H	Robin Hood Hotel, 163 Chester Road, Helsby, Frodsham, Cheshire WA6 0AU	PDL	SHLAA	10/02694/ful	13	13
HEL/0019/H	Land adjacent to Pine Cop, Proffits Lane, Helsby, Frodsham	Greenfield	Windfall	11/03176/FUL	1	1
HEL/0020/H	12 Crescent Drive, Helsby, Frodsham	Greenfield	Windfall	11/04771/FUL	1	1
HEL/0021/H	Beechcroft, 289 Chester Road, Helsby WA6 0JG	PDL	Windfall	08-1375-COU	-1	-1
HEL/0023/H	138 Chester Road, Helsby, Frodsham, WA6 0AT	PDL	Windfall	12/03344/FUL	1	1
HEL/0025/H	Land at 8 Old Chester Road, Helsby, Frodsham	Greenfield	Garden Land	12/03879/FUL	1	1
HOO/0010/H	1 Knowsley House, Knowsley Road, Chester	PDL	Windfall	08/02037/FUL	3	3
HOO/0011/H	Vicarage Road (land at no.2), Chester, CH2 3HZ	Greenfield	Garden land	09/11782/FUL	1	1
HOO/0012/H	The Croft, Mannings Lane South, Chester	PDL	Windfall	09/11236/COU	1	1
HOO/0038/H	54 Hoole Road, Chester, CH2 3NL	PDL	Windfall	12/02818/FUL	3	3
KIN/0002/H	Blakelees Cottage, Hollow Lane, Kingsley	PDL	Windfall	03/0504 06-1174-FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
KIN/0004/H	Low Farm, Post Office Lane, Norley, Northwich	Greenfield	Windfall	05-1328-COU 10/01922/FUL	2	2
KIN/0009/H	Mount Pleasant Farm (building to the west), Ainsworth Lane, Crowton	PDL	Windfall	08-2301-COU	1	1
KIN/0025/H	Crewood End, Ball Lane, Kingsley, Frodsham, WA6 8HP	Greenfield	Windfall	10/01879/FUL	1	1
KIN/0031/H	Haulage Yard, High Street, Norley, Northwich	PDL	SHLAA	11/03715/OUT	12	12
KIN/0032/H	Land south of The Bungalow, opposite Newton Hollow Kingsley, Frodsham	PDL	Windfall	12/02592/FUL	1	1
KIN/0033/H	Land adjacent to West Winds, Fingerpost Lane, Norley, Northwich	PDL	Windfall	12/04317/FUL	1	1
KIN/0034/H	Land north of Breech Moss, adjacent Rose Cottage, Norley, Northwich	Greenfield	Windfall	12/05282/OUT	1	1
KIN/0038/H	Barns at Stanneybrook Farm, Stanneybrook Land, Norley, Northwich	Greenfield	Windfall	13/00433/FUL	1	1
KIN/0039/H	Home Farm, Norley Lane, Norley, Northwich	Greenfield	Windfall	11/02455/FUL	7	7
KIN/0040/H	Land adjacent to Pinehurst, Blakemere Lane, Norley, Northwich		Garden land	13/00325/OUT	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
LAC/0005/H	Land to rear of 32-34 Oldfield Crescent, Chester CH4 7PE	Greenfield	Garden land	08/01363/OUT 09/10178/REM 11/04151/EXT	1	1
LAC/0019/H	Saltney Christian Centre, Hough Green, Chester. CH4 8JW	PDL	Windfall	12/01374/FUL	1	1
LAC/0022/H	Garden Gate Guest House, 8 Chester Street, Chester, CH4 8BJ	PDL	Windfall	12/03633/FUL	4	4
LAC/0023/H	22 Chester Street, Chester, CH4 8BJ	PDL	Windfall	12/05134/FUL	1	1
LAC/0024/H	38 - 40 Chester Street (first floor offices), Chester, CH4 8BJ	PDL	Windfall	12/03565/FUL	2	2
LEM/0002A/H	The Quillets, 38A Armthorpe Drive, Little Sutton, Ellesmere Port. CH66 4NW	PDL	Windfall	11/05944/FUL	3	3
LEM/0002B/H	Land adjacent The Quillets, 38A Armthorpe Drive, Little Sutton, Ellesmere Port. CH66 4NW	PDL	Windfall	12/05540/FUL	2	2
LEM/0007H	Gorsthills Community Primary School, Berry Drive, Great Sutton CH66 4LT	PDL	SHLAA	09/02048/OUT	87	87
LEM/0008/H	Land adjacent to Singlestack, Capenhurst Lane, Great Sutton, Ellesmere Port	MIX	Garden land	P/08/730 12/03786/EXT (withdrawn) 13/00028/FUL	7	7

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
LEM/0016/H	Land adjacent to 65 Berwick Road, Little Sutton, Ellesmere Port	Greenfield	Garden land	11/00407/OUT 13/00540/FUL	1	1
LEM/0019/H	Land to rear of Fairacre, Capenhurst Lane, Great Sutton, Ellesmere Port	Greenfield	Garden land	12/02470/ful	1	1
LNB/0007/H	Home Farm, Chapel House Lane, Puddington. CH64 5SW	Greenfield	Windfall	08/01505/FUL 12/04785/EXT pending	9	9
LNB/0013/H	Land adjacent to Bowness, 86 Burton Road, Little Neston, Neston, CH64 4AG	Greenfield	Garden land	10/12150/OUT 10/10106/OUT 11/05666/ful 13/00645/FUL (pending)	1	1
LNB/0014/H	Racing stables to rear of Garden Cottage, Earles Way, Puddington, Neston	Greenfield	Windfall	10/10470/FUL 12/00209/FUL	1	1
LNB/0015/H	Dunstan Farm, Dunstan Lane, Burton, Neston, Cheshire CH64 8TJ	Greenfield	Windfall	10/11998/FUL	2	2
LNB/0016/H	Land adjacent to 10 Smithy Close, Mill Lane, Ness, Neston Cheshire	Greenfield	Garden land	10/13166/FUL	1	1
LNB/0017/H	Gun Park, Chapel House Lane, Puddington Chester Cheshire	Greenfield	Windfall	11/01203/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
LNB/0019/H	Land adjacent to Sandfield, Woodfall Lane, Little Neston, Neston CH644BT	Greenfield	Garden land	10/11436/FUL 12/02119/FUL	1	1
LNB/0022/H	Chapel Lodge, Chapel House Lane, Puddington. CH64 5SW	PDL	Windfall	12/02759/COU	-1	-1
LNB/0023/H	Heronmead, Neston Road, Ness, Neston, CH64 4AP	PDL	Windfall	12/03333/FUL	1	1
LNB/0025/H	Land to rear of 7 West Vale, off Thirlmere Road, Neston	Greenfield	Garden Land	12/03529/FUL	1	1
MAL/0001/H	Land to rear of 5 - 18 Witney Lane, Edge, Malpas	Greenfield	SHLAA	12/01942/FUL	18	18
MAL/0008/H	St Josephs College, Tilston Road, Malpas SY14 7DD	PDL	SHLAA	08/00125/FUL 10/12705/FUL (pending)	44	44
MAL/0018/H	Land south of Wheatsheaf Inn, Old Coach Road, Hampton, Malpas	PDL	SHLAA	04/00515/OUT 08/01346/FUL 11/02927/EXT 12/04678/FUL	5	5
MAL/0019/H	Garage House (Former petrol filling station) Chester Road, No Mans Heath, Malpas, Chester	PDL	SHLAA	04/01114/OUT 07/00257/REM	1	1
MAL/0023/H	Whitegates Farm, Back Lane, No Mans Heath, Malpas, Chester SY14 8DP	Greenfield	Windfall	04/00285/FUL	8	8

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
MAL/0025/H	Former Food Depot (Meadow Vale Foods Ltd), Wrexham Road, Malpas, SY14 7EH	PDL	SHLAA	08/01861/FUL 12/01032/EXT	5	5
MAL/0027/H	Land to rear of Holly Cottage, 30 Back Lane, Macefen, Malpas, SY14 8DP	Greenfield	Garden land	09/10238/FUL 12/00544/FUL 12/05269/FUL	1	1
MAL/0029/H	Land at Holly House, Oldhall Street, Malpas, SY14 8NQ	PDL	Windfall	09/10608/FUL 10/13026/FUL	1	1
MAL/0030/H	Hampton Grange, Shay Lane, Hampton, Malpas, SY14 8AD	Greenfield	Windfall	09/10153/OUT 10/10214/FUL	1	1
MAL/0037/H	Land adjacent to Ashcroft, Chorlton Lane, Cuddington, Malpas	PDL	Windfall	08/01907/FUL 09/11446/FUL 11/01436/EXT 12/02001/FUL	1	1
MAL/0044/H	The Wickers, Cross o Th Hill Road, Malpas. SY14 8DQ	PDL	SHLAA	11/04630/OUT 12/05416/REM 13/00529/FUL (pending)	4	4
MAL/0046/H	Old Coach Road (land between Chapel House and The Cottage), Hampton, Malpas Cheshire	Greenfield	Garden land	11/00920/OUT	2	2
MAL/0047/H	Building and land adjacent to Hilbre, Overton Lane, Overton, Malpas			10/10578/FUL 12/04883/FUL	1	1
MAL/0049/H	Land adjacent Firs Farm, Chorlton Lane, Chorlton, Malpas	Greenfield	Windfall	09/11026/FUL 12/03618/EXT	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
MAL/0053/H	Land adjacent to Ash Grove, Witney Lane, Hampton Heath, Malpas, Chester	Greenfield	Garden land	04/02131/S73 10/11403/FUL 10/10332/FUL	1	1
MAL/0063/H	Gate House Farm, Mates Lane, Edge, Malpas, Cheshire SY14 7DH	Greenfield	Windfall	11/00776/FUL	4	4
MAL/0064/H	Chorlton House, Cherry Hill, Cuddington, Malpas, Cheshire SY14 7EN	Greenfield	Windfall	10/04316/ful	1	1
MAL/0067/H	The Piggery, Wigland Farm, Higher Wych Road, Wigland, Malpas	Greenfield	Windfall	11/03516/FUL	1	1
MAL/0068/H	Oak Villa, Cuddington Heath Lane, Cuddington, Malpas. SY14 7AH	PDL	Windfall	11/04460/FUL	1	1
MAL/0069/H	Land adjacent 1 Chorlton Cottages, Chorlton Lane, Chorlton, Malpas Cheshire	Greenfield	Windfall	10/12085/FUL	2	2
MAL/0072/H	Red Lion, Well Street, Malpas, Cheshire SY14 8NE	PDL	Windfall	10/12172/FUL	1	1
MAL/0073/H	2 - 4 Springfield Road, Malpas SY14 8QE	PDL	Windfall	11/02367/FUL	1	1
MAL/0075/H	Oak Farm, Hetherson Green Lane, Bickley, Malpas. SY14 8EJ	Greenfield	Windfall	11/03112/FUL	1	1
MAL/0077/H	Chorlton Lodge, Chorlton Lane, Cuddington, Malpas SY14 7EW	Greenfield	Windfall	12/00225/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
MAL/0079/H	Greenfields, Chester Road, Malpas. SY14 8HT	Greenfield	Garden land	11/05035/FUL	1	1
MAL/0082/H	Ashcroft, Chorlton Lane, Cuddington, Malpas, SY14 7EN	PDL		12/03358/OUT	1	1
MAL/0085/H	Pipe House Farm, Pipehouse Lane, Bickley, Malpas. SY13 4JG	Greenfield	Windfall	12/01315/FUL	2	2
MAL/0087/H	Land adjacent to The Firs, Chester Road, Hampton, Malpas	Greenfield	SHLAA	12/02805/OUT	1	1
MAL/0092/H	Land fronting Mulberry Cottage, 10 Chorlton Lane, Cuddington, Malpas	Greenfield	Windfall	09/11570/OUT 12/05138/EXT	1	1
MAL/0093/H	Stable flat, Agden Hall, Old Hall Street, Malpas, SY13 4RB	Greenfield	Windfall	12/05085/FUL	1	1
MAL/0094/H	Ashcroft, Chorlton Lane, Cuddington, Malpas, SY14 7EN	PDL	Windfall	12/03358/OUT	1	1
MAL/0094/H	Land opposite Agden Dairy Farm, Sandholes Lane, Agden, Malpas	Greenfield	Windfall	12/03053/OUT	1	1
MAL/0095/H	The Hough Granary, Hough Bridge Road, Wigland, Malpas, SY14 7JJ	PDL	Windfall	12/03504/FUL	1	1
MAL/0096/H	Aladdins Cave, Church Street, Malpas. SY14 8NX	PDL	Windfall	12/02246/FUL	1	1
MAR/0001/H	Malvern House (adjacent to Daisy Bank), Old Road, Anderton	PDL	Windfall	03/1628 04/1191	13	13

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
	with Marbury, Northwich. CW9 6AG			08-2391-OUM 09/00209/OUM		
MAR/0004/H	Land to the rear of 22 Cross Street, Marston, Northwich	Greenfield	SHLAA	11/05098/OUT	64	64
MAR/0007/H	Fogg's Farm, Stockley Lane, Antrobus	Greenfield	Windfall	04/1942	2	2
MAR/0008/H	7 Tunnel Road (land and buildings), Barnton, Northwich	PDL	SHLAA	08-2090-FUM 11/03583/EXT	13	13
MAR/0009/H	The Homestead, Linnards Lane, Wincham, Northwich, Cheshire, CW9 6ED	PDL	Windfall	09/01521/OUT 12/03054/REM	4	4
MAR/0013/H	Land adjacent to 107 Runcorn Road, Barnton, Northwich, Cheshire	PDL	SHLAA	09/00651/FUL 09/01168/FUL	4	4
MAR/0014/H	159 Runcorn Road, Barnton, Northwich, CW8 4HR	PDL	Windfall	12/03827/COU	-1	-1
MAR/0015/H	Social Work Links, 19 Ashwood Crescent, Barnton, Northwich, CW8 4NP	PDL	Windfall	12/04962/FUL	2	2
MAR/0024/H	Land to the rear of 1 - 13 Townfield Lane and 31 - 37 Lydett Lane, Barnton, Northwich	Greenfield	Windfall	11/04292/OUT	5	5
MAR/0032/H	Building adjacent to 6 The Avenue, Marston, Northwich Cheshire	PDL	Windfall	10/04109/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
MAR/0033/H	Land between 57A and 61 Pickmere Lane, Wincham, Northwich	PDL	Windfall	10/00017/FUL	1	1
MAR/0034/H	Mond Street land to the rear of no.57 - 71), Barnton, Northwich	Greenfield	Garden land	10/02213/FUL	3	3
MAR/0035/H	Heath Farm (land to the north-east), Knutsford Road, Great Budworth, Northwich	Greenfield	Windfall	10/00545/OUT	1	1
MAR/0036/H	Marston Hall Farm, Hall Drive, Marston, Northwich	PDL	Windfall	11/03007/FUL	2	2
MAR/0037/H	Canal Bridge House, 47 Chapel Street, Wincham, Northwich CW9 6DA	PDL	Windfall	09/02524/FUL	9	9
MAR/0044/H	13 Oakwood Lane, Barnton, Northwich CW8 4HE	PDL	Windfall	11/03775/FUL	1	1
MAR/0045/H	Rose Bank Farm, Runcorn Road, Barnton, Northwich CW8 4AG	Greenfield	Windfall	11/03276/FUL 12/01620/OUT	1	1
MAR/0049/H	Land and building adjacent to Windyridge, Dark Lane, Whitley, Northwich	PDL	Windfall	12/01930/FUL	1	1
MAR/0051/H	Land and buildings to rear of Manley Farm, Knutsford Road, Antrobus, Northwich	Greenfield	Windfall	12/02870/FUL	1	1
NES/0002/H	Land to rear of 12 High Street, Neston	PDL	SHLAA	P/08/94 11/03771/EXT	6	6

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
NES/0003/H	Land to rear of 45 - 51 Liverpool Road, Neston. CH64 3RD	PDL	Windfall	P/09/44 12/00976/FUL	1	1
NES/0008/H	33 High Street, Neston, Cheshire CH64 9TZ	PDL	Windfall	10/10219/FUL	2	2
NES/0011/H	Tanglewood, Church Lane, Neston CH64 9UT	Greenfield	Garden land	11/02686/FUL	1	1
NES/0012/H	13-15B High Street, Neston, CH64 9TY	PDL	Windfall	12/03356/FUL	5	5
NES/0015/H	2 West Vale, Neston, CH64 9SF	Greenfield	Garden Land	12/05072/OUT	1	1
NET/0001/H	Municipal Depot, Rossfield Road, Ellesmere Port. CH65 3AW	PDL	SHLAA	11/05215/OUT	12	12
NET/0002/H	Overpool - (Phase I) Land at Netherpool Road, Ellesmere Port (Rivacre Village)	PDL	SHLAA	P/2004/918	79	79
NEW/0001/H	Car Park, Northgate Avenue, Chester	PDL	SHLAA	11/03410/FUL	131	131
NEW/0013/H	Abbots Park (land adjacent to no.40) Chester CH1 4AN	Greenfield	SHLAA	04/01401/out 07/02012/FUL 10/11813/EXT	4	4
NEW/0024/H	Land adjacent 24 The Heywoods, Chester Cheshire	PDL	Windfall	10/10677/FUL	1	1
NEW/0025/H	24 Deanery Close Chester Cheshire CH1 4AU	PDL	Windfall	11/01814/COU	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
NEW/0026/H	Land to rear of 7 - 17 Essex Road, Chester	PDL	SHLAA	12/01484/FUL	9	9
NEW/0027/H	Land at The Spinney, Plas Newton Lane, Chester. CH2 1PJ	Greenfield	Garden land	11/04101/FUL	1	1
NEW/0028/H	Garages at Plas Newton Lane, Newton, Chester	PDL	Windfall	11/05285/FUL 12/03155/FUL	1	1
NEW/0029/H	Land adjacent 13 Moss Bank, Chester	Greenfield	Windfall	11/05891/FUL	2	2
NEW/0030/H	Newton House, Long Lane (Geistlich Sons Ltd), Chester CH2 2PF	PDL	Windfall	11/05836/FUL	4	4
NEW/0031/H	Rockmount, 13 Liverpool Road, Chester. CH2 1AA	PDL	Windfall	12/02631/COU	4	4
PAR/0003/H	7 Mill Yard Works, Leighton Road, Neston	PDL	SHLAA	P/07/365 10/11445/EXT 12/04503/FUL (pending	4	4
PAR/0004/H	Land to rear of 92 Parkgate Road, Neston (Access off Albert Drive)	PDL	Garden land	P/07/458 10/11444/EXT 12/03202/FUL 12/05667/FUL	1	1
PAR/0010/H	Station House, Station Road, Parkgate, Neston. CH64 6QJ	Greenfield	Garden land	11/01138/OUT 12/02970/REM	1	1
PAR/0013/H	Land at The Saltings, Manorial Road, Parkgate, Neston, Cheshire	Greenfield	Garden land	12/00677/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
PAR/0014/H	Slaughter House, Swifts Weint, Parkgate, Neston. CH64 6SJ	PDL	Windfall	12/01270/FUL	2	2
PAR/0017/H	Land at former Wood Hey, Palace Hey, Ness, Neston	Greenfield	Windfall	12/04106/FUL	1	1
PAR/0018/H	Parkside, 14 Earle Drive, Parkgate, Neston	PDL	Windfall	13/00865/COU	1	1
ROS/0006/H	Land adjacent to 111 Crescent Road, Ellesmere Port, CH65 4DZ	PDL	Windfall	09/02300/FUL	1	1
ROS/0010/H	John street, (former Sea Cadets premises) Westminster, Ellesmere Port	PDL	SHLAA	P/08/14 11/01874/EXT 12/04926/REM	17	17
ROS/0012/H	Century House, Dock Street, Ellesmere Port	PDL	SHLAA	P/08/228 09/02170/FUL 11/04036/EXT	11	11
ROS/0014/H	Rossfield Park Development (Phase 1: Rossfield Road North), Ellesmere Port (Persimmon)	PDL	SHLAA	P/06/305	2	2
ROS/0016/H	Rossfield Park Development (Phase 2B: Jackswood Avenue), Ellesmere Port (Wainhomes)	PDL	SHLAA	P/08/535 P/07/364 11/00618/REM	8	8
ROS/0018/H	Rossfield Park Development (Remaining phases - 3B / 4) Rosscliffe Road / Rossbank Road, Ellesmere Port (Peel)	PDL	SHLAA	P/02/929 10/00636/OUT	223	198
ROS/0025/H	Custom House, Merseyton Road, Ellesmere Port CH65 3AD	PDL	SHLAA	11/05428/FUL	-3	-3

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
ROS/0026/H	Former Van Leer site, south of Meadow Lane, Ellesmere Port	PDL	SHLAA	P/2009/102/WE/156 12/04513/EXT	179	100
ROS/0027/H	111 Station Road, Ellesmere Port. CH65 4BW	PDL	Windfall	12/03007/FUL	2	2
SAM/0001/H	Birchwood Farm, Welsh Road, Ledsham, Chester	Greenfield	Windfall	00/01469/FUL	1	1
SAM/0002/H	Daisy Bank Farm, Welsh Road, Ledsham, Chester	Greenfield	Windfall	01/01257/COU	1	1
SAM/0004/H	Saughall Nurseries, Parkgate Road, Saughall, Chester CH1 6JS	PDL	Green Belt	08/01821/OUT 11/04775/EXT	1	1
SAM/0010/H	Former The Ridings Community Infants School, Rake Way, Saughall, Chester CH1 6AX	PDL	SHLAA	12/01573/FUL	28	28
SAM/0029/H	Lodge Lane (OS Field Numbers 2761 and 2350), Saughall, Chester	GB	Green Belt	11/03300/FUL	18	18
SAM/0031/H	Land at Parkway, Saughall, Chester	Greenfield	Windfall	12/04614/FUL	1	1
SAM/0032/H	Elm Farm, Parkgate Road, Ledsham, CH66 9PD	Greenfield	Windfall	12/05014/FUL	2	2
SHA/0001/H	Lostock Triangle Site, Manchester Road, Lostock Gralam, Northwich Cheshire	Greenfield	SHLAA	10/01794/OUT 12/00982/REM	119	119

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
SHA/0014/H	Cherry Tree Farm, Booth Bed Lane, Allostock, Northwich, Cheshire WA16 9NB	Greenfield	Windfall	10/00365/COU	1	1
SHA/0021/H	Yew Tree Farm, Middlewich Road, Nether Peover, Northwich, Cheshire WA16 9QD	Greenfield	Windfall	11/00940/FUL	5	5
SHA/0024/H	Wayside Filling Station, Crown Lane, Nether Peover, Northwich Cheshire WA16 9QB	PDL	Windfall	10/00655/FUL	1	1
SHA/0025/H	Land to rear of Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, Cheshire	Greenfield	Windfall	12/00813/FUL	1	1
SHA/0028/H	Yew Tree Farm, Yatehouse Lane, Byley, Northwich, CW10 9NS	Greenfield	Windfall	12/04184/FUL	1	1
SHA/0031/H	Quince Cottage and Victoria Cottage, Brick Back Lane, Allostock, Northwich, WA16 9LZ	PDL	Windfall	12/03726/FUL	-1	-1
SHA/0032/H	Willow Green Farm, Willow Green Lane, Little Leigh, Northwich, CW8 4RB	Greenfield		12/04460/FUL	4	4
SHA/0033/H	Land between Fairgreen and Wynnsay, Common Lane, Lach Dennis, Northwich			12/05076/OUT	12	12
STP/0005/H	Rossmore Road West, Ellesmere Port (Former Service Station)	PDL	SHLAA	10/00618/FUL 06/790 P/05/6	39	39

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
STP/0018/H	371-373 Chester Road, Little Sutton	PDL	SHLAA	P/97/50	10	10
STP/0025/H	Land to the rear of 421 Chester Road (off Cow Lane), Little Sutton, Ellesmere Port	Greenfield	Windfall	11/02199/FUL	1	1
SUT/0008/H	Land adjacent to 9 Spinney Drive, Great Sutton, Ellesmere Port	Greenfield	Garden land	P/04/913 09/20366/FUL	1	1
SUT/0010/H	Land adjacent 40 Dudleston Road, Little Sutton, Ellesmere Port		Garden land	09/20233/OUT 12/04816/EXT	1	1
TAK/0001/H	Fourways Inn, Chester Road, Oakmere, Northwich, Cheshire CW8 2HB	PDL	SHLAA	11/01425/FUL 11/04739/FUL	33	33
TAK/0004/H	Castle Hill Farm, Waste Lane Kelsall, Tarporley	Greenfield	Windfall	APP/2003/2077 10/00543/FUL	6	6
TAK/0006/H	Rectory Farm, Chester Road, Delamere, Northwich, Cheshire CW8 2HS	Greenfield	Windfall	11/01145/FUL	2	2
TAK/0011/S	Land at Hallows Drive, to rear of 2A Church Street, Kelsall, CW6 0XE	Mix	SHLAA	12/03551/FUL	31	31
TAK/0018/H	Land rear of Mount Pleasant, Tarporley Road, Tarvin, Chester	Greenfield	SHLAA	11/05906/OUT 12/04120/REM	127	127
TAK/0022/H	Land at Park Close, Tarvin, Chester (Moreton Croft)	Greenfield	SHLAA	98/00551/OUT 05/00557/REM	3	3

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
TAK/0027/H	Rosemead, Chester Road, Kelsall. CW6 0SE	PDL	SHLAA	11/04063/FUL	1	1
TAK/0040/H	Land to rear of The Cottage, Waste Lane, Kelsall	Greenfield	Garden Land	12/03440/OUT	1	1
TAK/0057/H	Tarvin Hall Nursing Home, 22 High Street, Tarvin, Chester. CH3 8EE	PDL	SHLAA	12/01511/FUL	5	5
TAK/0059/H	The Old Coach House, Willington Hall, Willington Lane, Willington, Chester Cheshire CW6 0NB	PDL	Windfall	10/13267/FUL	1	1
TAK/0062/H	Peacehaven, Chester Road, Kelsall, Chester CW6 0RN	PDL	Windfall	10/13233/FUL 11/03382/FUL	2	2
TAK/0065/H	Land to the rear of Ardern Place, Chester Road, Kelsall	Greenfield	Windfall	11/04051/FUL	2	2
TAK/0066/H	Land at Brackenwood, Mere Crescent, Oakmere, Northwich	Greenfield	Garden land	11/02796/FUL 12/03944/FUL	1	1
TAK/0067/H	Land adjacent to Brown Heath House, Broomheath Lane, Tarvin, Chester	PDL	Windfall	11/03826/FUL	1	1
TAK/0071/H	Land adjacent 18 Old Coach Road, Kelsall, Chester	Greenfield	Garden land	12/00060/OUT	1	1
TAK/0072/H	West Acre, Quarry Lane, Kelsall. CW6 0NJ	PDL	Windfall	11/04343/OUT	3	3

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
TAK/0073/H	Land at Abbey Arms Water Tower, Eddisbury Hill, Delamere, Northwich	PDL	Windfall	12/00641/FUL	1	1
TAK/0074/H	Land to rear of Hillfoot House, Chester Road, Kelsall	Greenfield	Garden land	12/02423/FUL 13/00051/FUL	1	1
TAK/0075/H	Land adjacent to 19 Heath Drive, Tarvin, Chester	Greenfield	Garden land	12/00183/FUL	1	1
TAK/0076/H	Headless Woman Inn, Tarporley Road, Duddon, Chester CW6 0EW	PDL	Windfall	12/01648/FUL 13/00956/FUL	8	8
TAK/0078/H	Land adjacent to Chester Road (adjacent to Fourways), Oakmere, Northwich. Phase 3	Greenfield	SHLAA	12/01595/FUL	25	25
TAK/0079/H	The Copper Kettle, Holme Street / By-Pass Road, Tarvin, Chester CH3 8EF	PDL	SHLAA	12/00770/FUL	18	18
TAK/0081/H	The Manor House, Church Street, Tarvin, CH3 8EB	PDL	Windfall	12/03387/FUL	3	3
TAK/0084/H	74 High Street, Tarvin, Chester. CH3 8JB	PDL	Windfall	12/01503/FUL	2	2
TAK/0086/H	Station Farm, Station Lane, Oakmere, Northwich CW8 2JA	Greenfield	Windfall	12/00522/FUL	1	1
TAK/0087/H	The Gallop Stables, Racecourse Lane, Delamere, Northwich. CW6 9EF	Greenfield	Windfall	12/02764/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
TAK/0088/H	Tethe Bank Farm, Duddon Road, Clotton, CW6 0EH	Greenfield	Windfall	12/04164/FUL	1	1
TAK/0089/H	Pryors Heys Cottage, Willington Road, Tarvin, CW6 0NQ	PDL		12/05093/FUL	1	1
TAK/0090/H	Smithy Farm, Burton Road / Hoofield Lane, Huxley, Chester, CH3 9BN	Greenfield		12/02114/FUL	1	1
TAK/0095/H	Garages adjacent 4 Delamere Grove, Delamere			12/05489/FUL	2	2
TAR/0011/H	Land adjacent to Parklands, Park Road, Tarporley	Greenfield	Windfall	10/01357/FUL	1	1
TAR/0027/H	Redhill Farm, Birch Heath Road, Tarporley, Cheshire CW6 9UR	Greenfield	Windfall	10/04133/FUL	3	3
TAR/0028/H	Wood Lane Farm, Wood Lane, Utkinton, Tarporley, Cheshire CW6 0LJ	Greenfield	Windfall	09/02404/FUL	1	1
TAR/0029/H	Mondrem Green - Land and buildings at Black Mare House, Chester Road, Little Budworth, Winsford Cheshire	PDL	Windfall	09/01473/COU 11/02596/FUL	3	3
TAR/0036/H	Arderne Estate Office, Cobblers Cross Lane, Tarporley CW6 0DH	PDL	Windfall	12/00324/FUL	2	2
TAR/0037/H	24 Bowmere Road, Tarporley. CW6 0BS	PDL	Windfall	11/05011/FUL	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
TAR/0038/H	Land adjacent to Cotebrook Shire Horse Centre, Eaton Lane, Rushton, Tarporley	Greenfield	Windfall	12/00178/FUL	1	1
TAR/0039/H	Regina Coeli House Ltd, Bakehouse (rear of 28 Forest Road), Tarporley. CW6 0HX	PDL	Windfall	10/01855/COU	1	1
TAR/0040/H	Oak Tree Farm, Hickhurst Lane, Little Budworth, Tarporley. CW6 9AY	Greenfield	Windfall	11/05846/FUL	1	1
TAR/0041/H	Beech House (barn), Beech Road, Little Budworth, Tarporley	Greenfield	Windfall	12/01894/FUL	1	1
TAR/0051/H	Longacre, Forest Road, Tarporley, CW6 9EB	PDL	Windfall	12/03884/FUL	1	1
TAR/0060/H	Monarchy Hall Farm, Tirley Lane, Utkinton, Tarporley, CW6 0JZ	Greenfield	Windfall	08-1664-FUL 11/03781/EXT	1	1
TAT/0006/H	Frog Hall Farm, Frog Lane, Tattenhall. CH3 9DN	Greenfield	SHLAA	10/12466/FUL	95	95
TAT/0016/H	The Granary, Chapel Lane, Milton Green, Chester	PDL	SHLAA	10/10782/FUL	20	20
TAT/0019/H	Frogg Manor, Barnhill Lane, Broxton, Chester CH3 9JH	PDL	Windfall	03/01560/FUL	1	1
TAT/0040/H	The Oak Room, Tattenhall Road, Newton by Tattenhall, CH3 9BD	PDL	SHLAA	12/02283/FUL	31	31

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
TAT/0055/H	Land opposite Vilna House, Withy Lane, Broxton Chester Cheshire	Greenfield	Windfall	11/00363/OUT 12/01532/OUT (appeal allowed)	1	1
TAT/0058/H	Pit Farm, Sherrington Lane, Broxton, Chester CH3 9JU	PDL	Windfall	12/00341/FUL	1	1
TAT/0061/H	Broxton Hall Country House Hotel, Whitchurch Road, Broxton. CH3 9JS	PDL	Windfall	12/02135/FUL	1	1
TAT/0063/H	The Coach House, Laurel Bank, High Street, Tattenhall	PDL	Windfall	12/05271/FUL	1	1
TAT/0077/H	The Beeston Castle Pub, Whitchurch Road, Beeston, Chester. CW6 9NJ	PDL	Windfall	12/02981/OUT	24	24
TAT/0078/H	Land adjacent to Fairhaven, Huxley Lane, Tiverton	Greenfield	Garden land	12/05116/FUL	1	1
UPT/0004/H	Corporation Yard, Flag Lane North, Upton	PDL	SHLAA	09/10290/OUT 11/01301/OUT 12/01278/EXT 12/03949/REM	13	13
UPT/0010/H	Land to the rear of 52 Long Lane, Upton, Chester	Greenfield	Garden land	07/02445/FUL 11/007181/EXT	1	1
UPT/0011/H	Dukesway (land adjacent to 18 Lakeside Close), Upton, Chester	Greenfield	SHLAA	95/01108/rem 09/11343/FUL	5	5

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
UPT/0012/H	Land at 100 Weston Grove, Upton, CH2 1QN	Greenfield	Garden land	09/11946/FUL 09/10670/FUL 08/01379/FUL	1	1
UPT/0014/H	Land at 8 Handford Road, Upton	Greenfield	Garden land	09/10261/OUT 11/03634/FUL	1	1
UPT/0015/H	Upton Dene: Countess of Chester Health Park (surplus land to the north), Liverpool Road, Chester	PDL	Allocation	07/00181/OUT 11/03553/FUL	35	35
UPT/0021/H	Former garages and play area, Greenfields, Upton, Chester	Greenfield / Green Belt	SHLAA	12/03152/FUL	16	16
UPT/0039/H	Land opposite 33 Upton Lane, Upton, Chester Cheshire	Greenfield	Windfall	10/12494/OUT	5	5
UPT/0042/H	Land at 17 Upton Lane, Upton, Chester CH2 1EB	Greenfield	Garden land	11/05380/FUL	1	1
UPT/0046/H	Birch Cottage, Linksway, Upton, Chester CH2 1EA	PDL	Windfall	11/03412/FUL	2	2
UPT/0047/H	Former land on the Countess of Chester Health Park, Liverpool Road, Upton, Chester CH2 1BB	PDL	SHLAA	11/05439/OUT	57	57
UPT/0049/H	Tenedos, 1 Church Lane, Upton, Chester	PDL	Windfall	12/04973/FUL 13/00763/FUL	1	1
WEC/0001/H	Eden Grange - Former Nestle UK Limited, The Creamery,	PDL	SHLAA	10/02283/OUT 11/05545/REM	136	136

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
	Warrington Road, Cuddington, Northwich CW8 2SN					
WEC/0002/H	Land at Golden Nook Farm, Forest Road, Cuddington, Northwich	Greenfield	SHLAA	07-2419-FUL 10/02408/FUL 11/04467/FUL	14	14
WEC/0003/H	Land at Chester Road / Forest Road, Cuddington, Northwich	Greenfield	SHLAA	11/01061/OUT 12/04297/REM	150	150
WEC/0004/H	4 & 5 Stable Mews, Dalefords Lane, Cuddington, Winsford, CW8 2GR	PDL	Windfall	12/05626/FUL	1	1
WEC/0007/H	Weaverham Bank Farm, High Street, Weaverham, Northwich, Cheshire, CW8 3HA	Greenfield	Windfall	08-2279-COU 12/02754/EXT (pending)	4	4
WEC/0009/H	Dane Farm, Northwich Road, Dutton, Northwich WA4 4HE	PDL	Windfall	12/02021/FUL 12/04583/FUL	1	1
WEC/0015/H	Land to rear of 66 Farm Road, Weaverham, Northwich	Greenfield	SHLAA	12/01945/FUL 13/00795/FUL (pending)	7	7
WEC/0017/H	Land adjacent to 147 Norley Road, Cuddington, Northwich Cheshire CW8 2TB	Greenfield	Garden land	09/02213/FUL 12/03876/FUL	1	1
WEC/0020/H	Sandy Lane Equestrian Centre, Sandy Lane, Weaverham, Northwich Cheshire CW8 3PX	PDL	Windfall	10/00630/FUL 12/02338/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WEC/0023/H	Nook Farm, Marsh Lane, Dutton, Northwich WA4 4EU	Greenfield	Windfall	10/04328/COU 13/00885/FUL (pending)	2	2
WEC/0024/H	Cockpit Lane (land at), Sandiway, Northwich Cheshire	Greenfield	Windfall	10/02384/FUL	1	1
WEC/0025/H	Sandiway Lodge, Dalefords Lane, Marton, Northwich Cheshire CW8 2DR	Greenfield	SHLAA	10/02444/FUL	13	13
WEC/0027/H	Trevethoe, 57 Warrington Road, Cuddington, Northwich, Cheshire CW8 2LN	Greenfield	Garden land	09/01818/FUL	2	2
WEC/0030/H	Land adjacent to 35 Warrington Road, Cuddington, Northwich	Greenfield	Garden land	10/02123/OUT 12/01098/REM	2	2
WEC/0031/H	36 West Road, Weaverham, Northwich, CW8 3HL	Greenfield	Garden Land	11/05153/FUL	1	1
WEC/0033/H	11 Station Road, Weaverham, Northwich. CW8 3PY	Greenfield	Garden land	11/04410/FUL	1	1
WEC/0037/H	Beechfield Lodge, Forest Road, Cuddington, Northwich. CW8 2EH	PDL	Windfall	12/02995/FUL	1	1
WEC/0038/H	Land to the rear of 594 to 600 Chester Road, Cuddington, Northwich	PDL	Windfall	11/05025/OUT	1	1
WEC/0040/H	Pear Tree Farm, Higher Lane, Dutton, Northwich, WA4 4JG	Greenfield	Windfall	12/04129/COU 12/04129/COU 12/05196/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WEC/0041/H	Watermill Farm, Norley Road, Cuddington, Northwich, CW8 2TB	Greenfield	Windfall	12/03035/FUL	1	1
WHI/0008/H	10A Chester Road, Ellesmere Port CH65 6RU	PDL	Windfall	12/00364/COU	2	2
WHI/0010/H	74 Woodland Road, Whitby, Ellesmere Port CH65 6PS	PDL	Windfall	12/02939/OUT	2	2
WIC/0005/H	Barons Quay, Barons Quay Road, Northwich	PDL	SHLAA	12/05368/FUL	45	45
WIC/0007/H	Land at London Road / Chester Way, Northwich (Marina Development)	PDL	SHLAA	12/00618/FUL	0	0
WIC/0016/H	71-73 Witton Street, Northwich CW9 5DW	PDL	Windfall	07-3363-FUL	0	0
WIC/0019/H	Former 2-14 Peter Street (land at), Northwich	PDL	SHLAA	09/00382/FUL 10/00782/FUL	4	4
WIC/0020/H	Land adjacent to 16 Brook Street, Northwich	PDL	Windfall	08-2601-OUT 11/03271/ext	4	4
WIC/0022/H	Land at Chester Way, Victoria Bridge, Northwich	PDL	SHLAA	08-1854-FUM 10/00991/ful	52	52
WIC/0032/H	6 Queensgate, Northwich CW8 1DX	PDL	Windfall	08-1441-FUL	1	1
WIC/0036/H	22 Appleton Street, Winnington, Northwich	PDL	Windfall	04/0801	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WIC/0037/H	Winnington Urban Village, Land at Winnington Avenue/ Winnington Lane, Northwich	MIX	SHLAA	06-0740-OUM 12/01837/REM (pending)	1200	250
WIC/0041/H	3 Park Street Northwich Cheshire CW8 1HQ	PDL	Windfall	10/00357/FUL	1	1
WIC/0043/H	35 Station Road (Domestic Discount), Northwich, Cheshire CW9 5LT	PDL	SHLAA	09/02348/FUL	9	9
WIC/0045/H	139 Moss Road, (Lanyard Partnership Systems Ltd), Northwich. CW8 4BL	PDL	Windfall	11/00014/FUL	1	1
WIC/0046/H	Research Laboratories, Winnington Lane, Northwich	PDL	SHLAA	10/02612/ful	20	20
WIC/0047/H	Air Training Corps, Queen Street, Northwich, Cheshire CW9 5JN	PDL	SHLAA	10/02686/FUL 12/00734/FUL	0	0
WIC/0048/H	Lion and Railway Hotel, Station Road, Northwich, CW9 5LT	PDL	SHLAA	10/00743/FUL	9	9
WIC/0049/H	71-75 Chester Road, Northwich	PDL	Windfall	11/03034/FUL	2	2
WIC/0050/H	Corner House (Social Information Systems Ltd), Queen Street, Northwich. CW9 5JL	PDL	Windfall	11/02200/COU	1	1
WIC/0052/H	Land adjacent to 28 Navigation Road, Northwich	PDL	Windfall	11/05196/FUL	3	3
WIC/0053/H	31-37 Witton Street and 1-5 Leicester Street, Northwich	PDL	Windfall	12/01928/FUL	5	5

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WIC/0054/H	Land opposite to Appleton Street, Northwich	PDL	SHLAA	12/01981/FUL	6	6
WIC/0055/H	87 Victoria Road, Northwich, CW9 5RQ	PDL	Windfall	12/05576/FUL	1	1
WIC/0056/H	46-48 Chester Way, Northwich, CW9 5JA	PDL	Windfall	12/05436/FUL	6	6
WIC/0059/H	86 - 88 Station Road, Northwich, CW9 5RB	PDL	Windfall	12/03616/FUL	-1	-1
WIC/0060/H	Winnington House, Beswicks Road, Northwich, CW8 1AP	PDL	Windfall	12/05234/FUL	7	7
WIR/0011/H	Land and buildings to rear of 37 Shipbrook Road, Rudheath, Northwich	PDL	SHLAA	10/02076/OUT 11/05034/FUL	5	5
WIR/0017/H	110 Middlewich Road, Northwich. CW9 7DP	PDL	Windfall	11/02053/FUL	2	2
WIR/0018/H	Land adjacent to 11 School Road, Rudheath, Northwich	Greenfield	Windfall	11/01880/FUL	1	1
WIR/0021/H	117 Middlewich Road (Mid Cheshire Animal Welfare), Northwich CW9 7BY	PDL	Windfall	11/02732/COU	2	2
WIT/0001/H	Stone Stack, Hadlow Road, Willaston	Greenfield	Garden land	P/03/1097	1	1
WIT/0014/H	Willaston Church Hall, Neston Road, Willaston, Neston, Cheshire	PDL	SHLAA	11/01661/FUL	5	5

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WIT/0015/H	Lark Rise, Neston Road, Willaston, Neston. CH64 2TW	Greenfield	Windfall	10/11595/FUL 11/04445/FUL	1	1
WIT/0016/H	Burnside, Heath Lane, Willaston, Neston. CH64 1TR	PDL	Windfall	10/12556/OUT 11/04809/REM	1	1
WIT/0020/H	Former Barracks, School Lane, Childer Thornton, Ellesmere Port	PDL	Windfall	12/03080/FUL	1	1
WIW/0003/H	Land at Beaulieu Avenue, Winsford Cheshire	Greenfield	SHLAA	09/02491/FUL	17	17
WIW/0016/H	2 School Road, Wharton, Winsford CW7 3EF	PDL	Windfall	08-1198-FUL 11/02258/EXT 12/01674/FUL	6	6
WIW/0017/H	43 School Road, Wharton, Winsford, Cheshire, CW7 3EE	PDL	Windfall	09/01859/FUL	1	1
WIW/0030/H	Land adjacent to 123 Wharton Road, Winsford Cheshire	Greenfield	Garden land	10/00459/OUT	1	1
WIW/0031/H	Securicor Ltd, Wharton Road, Winsford. CW7 3AP	PDL	SHLAA	09/02249/OUT	14	14
WIW/0034/H	Land to rear of 6 Wharton Green, Bostock, Winsford Cheshire	Greenfield	Windfall	10/00606/FUL	1	1
WIW/0035/H	Land adjacent to 7 Hewitt Drive, Winsford Cheshire	Greenfield	Garden land	11/01035/FUL	1	1
WIW/0036/H	Land adjacent to 2 Blythe Place, Winsford	Greenfield	Garden land	11/04577/FUL	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WIW/0038/H	Adamshaw Fields Cottage, Smokehall Lane, Winsford CW7 3BE	PDL	Windfall	11/05657/FUL	-1	-1
WIW/0040/H	The White Swan, Bradbury Road, Winsford. CW7 3HY	PDL	Windfall	12/00065/FUL	15	15
WIW/0041/H	Land adjacent to 17 Kingsway, Winsford	Greenfield	Windfall	12/01910/FUL	4	4
WIW/0045/H	Princess House, 11-13 Ledward Street, Winsford CW7 3EH (Total Fire Stopping Systems)	PDL	Windfall	12/00237/FUL	4	4
WIW/0046/H	Land to rear of 73 - 81 Wharton Road, Winsford	PDL	Windfall	12/01249/OUT	1	1
WIW/0053/H	Coal Yard, Station Road, (rear of 10 Nunsmere Close) Winsford. CW7 3NF	PDL	SHLAA	12/01432/FUL	2	2
WOV/0004/H	New Road (former Richmond Packaging), Winsford CW7 2NY	PDL	SHLAA	09/02106/OUT	37	37
WOV/0005/H	New Road Business Centre, 3 New Road, Winsford, Cheshire CW7 2NX	PDL	SHLAA	09/01878/OUT	50	50
WOV/0012/H	Manchester House Carpets, High Street, Winsford CW7 2AD	PDL	SHLAA	12/00140/FUL	5	5
WOV/0014/H	Sadler Road (Former Winsford Clio Centre), Winsford	PDL	SHLAA	09/00635/OUM 12/03149/EXT	12	12
WOV/0032/H	148 Chester Road, Winsford	PDL	Windfall	06-2351-COU	2	2

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WOV/0046/H	Hillside Cottages, Whitegate Road, Winsford	PDL	Windfall	10/04060/FUL 11/04531/FUL	1	1
WOV/0047/H	Covert Farm, Foxwist Green, Whitegate, Winsford CW8 2BJ	Greenfield	Windfall	11/00045/FUL	1	1
WOV/0049/H	84-88 High Street, Winsford. CW7 2AP	PDL	Windfall	11/02211/FUL	2	2
WOV/0050/H	Land and building on the North-West side of Siddorn Street, Winsford	PDL	Windfall	09/00722/OUT	1	1
WOV/0051/H	Land off Barlow Drive, Winsford	Greenfield	SHLAA	11/05214/OUT 12/03158/FUL	18	18
WOV/0052/H	The Salt Cellar, Cheviot Square, Winsford. CW7 1QS	PDL	Windfall	12/01592/FUL	2	2
WOV/0059/H	Red House Farm, Cinder Hill, Whitegate, Winsford, CW8 2BH	PDL	Windfall	12/04927/COU	1	1
WSD/0003A/H	MERE VIEW (ANWYL). Land at Ways Green (land adjacent to Bowling Green), Winsford Cheshire	PDL	SHLAA	09/02473/FUL 1	39	39
WSD/0003B/H	Ways Green (land adjacent to Bowling Green), Winsford Cheshire. PERSSIMON	PDL	SHLAA	09/02473/FUL 12/03429/FUL (PENDING)	60	60
WSD/0012/H	Land at 1 Peewit Close, Winsford CW7 1SS	Greenfield	Garden land	08-1916-FUL 11/03534/EXT	1	1

2011 ref	Address	PDL / Greenfield	Source	Application number	Total approved	Total outstanding at 31.3.2013
WSD/0013/H	Land at 125 Swanlow Lane, Winsford, Cheshire, CW7 1JB	PDL	Windfall	09/01260/OUT 12/04271/EXT (PENDING)	4	4
WSD/0014/H	Land adjacent to Windyridge, Swanlow Lane, Winsford	Greenfield	Windfall	05-0867-FUL 06/00867/FUL 10/02043/FUL	1	1
WSD/0016/H	The Hollies, Darnhall School Lane, Winsford CW7 1LH	PDL	SHLAA	08-0824-FUM	14	14
WSD/0023/H	Land adjacent 19 Upper Haigh Street, Winsford	PDL	Windfall	11/02975/FUL	4	4
WSD/0026/H	Land between 11 - 17 Upper Haigh Street, Winsford	PDL	Windfall	11/02978/FUL	3	3
WSD/0032/H	148 Swanlow Lane, Winsford, CW8 2EZ	PDL	Windfall	12/05569/FUL	1	1
WSD/0033/H	Land between 24 - 26 Granville Square, Winsford	PDL	Windfall	12/01911/FUL	4	4
WSD/0033/H	Bluebells Day Nursery, Church House Farm, Swanlow Lane, Winsford, CW7 4DA			13/00005/FUL	1	1
Total					6418	5125

Planning applications granted permission awaiting the signing of a S106 legal agreement

2011 ref	Address	PDL / Greenfield	Source	Application number	Total outstanding	Five year supply
BOU/0023/S	Land at Premier House, Charterhall Drive, Chester	PDL	SHLAA	12/04895/FUL	200	125
FAR/0008/H	Land to rear of 10 Barnston Mews, Farndon	GF	SHLAA	12/01277/OUT	40	40
FAR/0038/H	Land adjacent to 2 Greenway, Inveresk Road, Tilston, Malpas	GF	Garden Land	12/04319/FUL	37	37
FRO/00	Land adjacent 32 Top Road, Kingsley, Frodsham	GF	Garden Land	12/05101/FUL	2	2
FRO/00	83 Fluin Lane, Frodsham, WA6 7QX	PDL	Windfall	12/04378/FUL	9	9
FRO/00	Land at Hilltop, 65 Chester Road, Sutton, Frodsham	GF	Windfall	12/04649/FUL	1	1
FRO/0032/H	Dig Lane Farm, Dig Lane, Frodsham WA6 6UW	GF	Windfall	12/00382/OUT	6	6
HOO/0035/H	Bawn Lodge, 8-10 Hoole Road, Chester. CH2 3NH	PDL	Windfall	12/00263/FUL	1	1
LAC/0010/S	Land off Avonlea Close, Lache, Chester	PDL	SHLAA	12/04024/FUL	13	13
MAR/0005/H	Land south of Chapel Street and east of New Warrington Road, Wincham, Northwich (Wincham Urban Village)	Mix	SHLAA	11/01968/OUT	1050	200
ROS/0001/H	Former Fina Depot, north of Meadow Lane, south of Crescent Road, Ellesmere Port	PDL	SHLAA	P/2004/772 10/00327/OUT	47	47
ROS/0023/H	Rossfield Park Development (Phase 5:Rosscliffe Road), Ellesmere Port (Persimmon)	PDL	SHLAA	P/02/929 10/00636/OUT	205	125
SHA//0027/H	Land opposite Cheshire Business Park, Cheshire Avenue, Lostock Gralam, Northwich	PDL	SHLAA	12/04928/OUT	155	115
SHA/00	Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, CW4 8NJ	PDL	Windfall	12/04360/FUL	3	3
TAT/0007/H	Land rear of 2 to 36 Harding Avenue, Tattenhall	GF	SHLAA	12/04702/OUT	70	70
WIT/0007/H	Rofton Works, Hooton Road, Hooton, Ellesmere Port	PDL	SHLAA	11/03802/OUT	265	190
WOV/0026/H	Land to rear of 51 - 103 Chester Road, Winsford	GF	SHLAA	12/00800/OUT	179	164

2011 ref	Address	PDL / Greenfield	Source	Application number	Total outstanding	Five year supply
WOV/0028/H	Land to rear of 32 - 48 Littler Lane, Winsford	GF	SHLAA	12/01462/OUT	65	65
WOV/0053/H	Land to rear and adjacent to Littler House, Littler Lane, Winsford	GF	SHLAA	12/01755/OUT 12/01756/OUT	295	155
WOV/0056/H	Land at 1 Priory Close, Winsford	GF	Windfall	12/03857/OUT	1	1
WSD/0010/H	Land at 60 Swanlow Lane, Winsford, CW7 1JF	GF	Garden land	09/00800/FUL 12/03714/EXT	1	1
Total					2645	1378

Remaining Local plan allocations that are not currently subject to an extant planning permission.

SHLAA ref	Address	PDL / Greenfield	Allocation	Revised capacity	Five year supply
CTY0011	Northgate Village (land to the south), Chester	PDL	0	0	0
HLN0007	Brookside Terrace (land to the south), Chester	PDL	30	30	30
GRA0003	Grange College, Sutton Way, Ellesmere Port	GF	26	26	26
LED0001	Ledsham Road (land to the south), Ledsham, Willaston	GF	420	415	175
LED0004	Ledsham Road (safeguarded land to the west), Ledsham, Willaston	GF	0	0	0
SUT0001	Green Lane, Sutton Green, Ellesmere Port	GF	120	120	120
SUT0002	Backford Cross (land to the west), Backford	GF	350	350	125
NES0002	Moorside Lane (land to the north of the Brook), Neston	GF	25	28	28
NWE0013	Watling Street (Council Offices), Northwich	PDL	20	31	31
NWE0014	Memorial Hall, Brockhurst Street, Northwich	PDL	65	0	0
NWE0016	Warrington Road (land to the west), Northwich	PDL	133	133	95
NWE0017	Queen Street (land to the west), Northwich	PDL	171	70	0
NWW0005	Lock Street (land at), Northwich		128	0	0
WFN	Winsford Gateway (Remaining part of Bakers Lane Site)	PDL	0	0	0
Total			1488	1203	630

E Housing market update

Housing market update January - March 2013

This report draws information from visits to 17 sites and marketing suites of developments currently selling houses across the borough. The sales information provided was corroborated with land registry information. The report also reflects the responses of estate agents throughout the borough, who were questioned via telephone with regard to their views of the market over the last quarter.

Headlines

- The market has picked up considerably since Christmas, in line with seasonal patterns but further boosted by new announcements in the Budget.
- It is anticipated that the market will continue to prosper in April, as traditionally house-buying season begins.
- Some developers are reporting a significant increase in buyer interest and enquiries as a result of budget announcements to assist homebuyers
- First time buyers are still restricted by mortgage availability and house prices across the borough, and only significantly active in Ellesmere Port, Northwich and Winsford.
- Investors are still leading sales in lower value areas, particularly for terraced houses around £80k-£90k value and in the low value apartment market. However, young families and downsizers are the primary buyers on new developments
- Many developments are reporting high sales rates, particularly those to the western side of the borough. These include developments in Ellesmere Port (four to seven per week), and southern Chester (seven per week), where two and three bed family homes are particularly in demand.
- New rural developments are attracting significant interest even prior to show homes being built e.g. Tarvin.

Market assessment

In the wider market, the recent budget announcement that has identified £130bn to support homebuyers has stimulated interest in new build homes, and boosted market interest in general.

Recent housing market trends are a response to a lack of mortgage finance availability-it is estimated that by 2016 one in five households will be renting in the private sector (Savills, 2013). There is also a higher national incidence of downsizing to release capital, which is reflected in the borough.

In the broader market, buyers in the Cheshire West market have become more market aware as the recession has progressed, and almost no sales are achieving close to the asking price, across the housing stock and the borough. However, on new build schemes many developments are achieving close to asking price.

In areas of lower value housing stock, such as Ellesmere Port, Winsford, Northwich and Middlewich, demand from first time buyers remains, and in fact are the only areas that first time buyers can afford to buy in substantial numbers, other than on new build schemes. In addition in these locations, investor

activity is high, as landlords continue to take advantage of the high yields offered by lower value properties in the rental sector.

A number of new build schemes are now performing well, and this appears to be having an impact on other sites e.g. there are three developers performing well on the Saighton Camp development. Likewise, developments in Ellesmere Port are still experiencing strong sales, with developments selling over one property per week. These successes are thought to be due to competitive pricing, investor activity, and pent up demand. In Ellesmere Port this demand is more localised in some cases, although there is some interest drawn from Chester. Developments in Chester have attracted young families and professionals from across the borough and beyond.

There are some first time buyers returning to the market where finance is made available by banks and developers, but in general investors have remained significant contenders in the market, and have continued to take advantage of the high yields offered by cheaper homes and relatively high rents. This is likely to be a situation that is sustained as pressures on the private rental sector remain.

Overall the market is felt to have improved since Christmas. Whilst funding and sellers expectations of value are the key constraints to sales, these may be somewhat alleviated by new Government help to buy schemes.

Area round-up

Ellesmere Port – Ellesmere Port has continued to perform well in the first quarter of 2013. There is sustained interest from local families, as well as those from further afield looking to take advantage of the strong transport links and good value new housing offered in the area. Interest from investors remains, particularly for apartments and three-bed semi-detached homes (which cost in the region of £80,000-£90,000 and offer a good return). These homes tend to have good access to the town centre and demand is almost all from local families.

Neston - The market in Neston has picked up slightly this quarter, although due to the nature of the market most buyers have a property to sell and this has acted to slow the market. Buyers tend to be older couples looking to downsize or families, with first time buyer effectively price out of the market and with little new supply on offer.

Chester - Sales remain steady across the area, with no particularly area or product in demand in older stock. In relation to new stock, mid-value family homes are proving very popular, both within Chester itself and in the surrounding areas. First time buyer activity is restricted to new developments. In the wider market, seller's expectations of values are restraining the market as almost no homes are reaching asking prices at the moment, and many buyers are offering substantially lower than asking prices.

Rural areas such as Tarvin, Tarporley and Malpas - The market in the central rural areas such as Tarvin and Cuddington has now been boosted by several new developments which have sparked local interest and are providing family homes. Some of these developments are proving popular (particularly homes under £250k).

The Malpas and southern rural area continues to experience a somewhat slower market. The market is still dominated by high value homes. There is a lack of first time buyer activity and those buying at the bottom end of the ladder tend to be downsizers with cash. The trend in repossessions has continued and mortgage availability remains a key issue.

Frodsham and Helsby - Aside from new development schemes, sales are steady, although access to finance has restricted the ability of interested buyers to complete deals, given the higher housing values of the area.

Northwich - The new developments in the area are reportedly hitting target, with interest mainly from the local area, but some from Manchester. In the wider market there has been a steady stream of sales, particularly to first time buyers and those looking for good value homes. The terraced housing closer to the town centre remains popular, although very few properties are achieving asking prices.

Winsford and Middlewich - New developments in these areas have been sold steadily, but at a very low rate of one or two per month. However, Winsford in particular is still seeing strong investor activity across the town, particularly in older housing around the £60,000-£100,000 range. The achievable rents are offering higher returns on capital than other forms on investment. In both areas there is demand from young couples and families, who are attracted by the variety and price of housing stock, although the town centre still deters some buyers from purchasing in the area.

Sales and marketing suite feedback

- Marketing suites from developments across Cheshire West have reported a very positive outlook in terms of interest and sales, with an improving story further westwards in the borough.
- Demand is strong on well-priced schemes, and this has been primarily driven by families looking for two and three bed homes e.g. south Chester and central rural areas like Tarvin.
- There has been consistently good sales performance in Ellesmere Port and south Chester
- Recent government announcements in relation to 'help to buy' schemes are also boosting market interest.
- Most developments are reporting interest primarily from the local area, although some rural schemes are attracting young people and families out of other towns across the borough, and major schemes are having a regional draw.

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