

Cheshire West & Chester Council

Local Plan

Housing Land Monitor

1 April 2014 – 31 March 2015

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Cheshire West
and Chester

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1 Introduction

1.1 This document sets out the housing land supply in Cheshire West and Chester and details the status of all extant planning permissions that result in the loss or the net gain of new dwellings for the monitoring period 1 April 2014 to 31 March 2015. It sets out the five year housing land supply position for the borough as at 31 March 2015 in accordance with national planning policy. The National Planning Policy Framework (the Framework) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

1.2 The aims of the housing land monitor are:

- To provide a complete accurate and up-to-date picture of housing permissions (both losses and gains to supply) in the borough;
- To provide a complete and accurate picture of all housing developments that result in a loss or a gain in new dwellings (completions) on an annual basis in the borough; and
- To record projections of future housing completions (forecasts) in order to calculate a robust and up-to-date five year housing land supply in line with the Framework.

1.3 The objectives of the housing land monitor process and systems are:

- Accurately record details for all granted permissions for housing development (the loss and the gain of dwellings) in the borough;
- Calculate annual housing completions (losses and gains) on a net and gross basis;
- Record forecasts for future annual housing completions (both losses and gains); and
- Calculate the deliverable five year housing land supply position.

2 Policy context

National Planning Policy Framework

2.1 The National Planning Policy Framework (the Framework) sets out the key considerations for local planning authorities to take into account in determining the development needs in their area. In relation to the provision of new housing Section 6 of the Framework "Delivering and wide choice of high quality homes" sets out the approach to be taken by local planning authorities. Paragraph 47 (shown below) sets out how a local authority should aim to "boost significantly the supply of housing".

Paragraph 47, National Planning Policy Framework

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

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15

2.2 In addition, footnotes 11 and 12 to paragraph 47 provide further detail on the interpretation of deliverability and developability in relation to sites and contribution towards housing supply.

2.3 Deliverability of a site is explained in footnote 11 that states "to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years". It further states that "sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within five years" and suggests viability or long term phasing as reasons for this.

2.4 Footnote 12, in relation to developability states "to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged".

2.5 The Framework goes on to detail the inclusion (or not) of an allowance for windfall sites in the five year land supply (paragraph 48). It states that a local planning authority must have "compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply". Furthermore, paragraph 48 says that any windfall allowance "should be realistic" .

Planning Practice Guidance (March 2014)

2.6 In March 2014 the Government published National Planning Practice Guidance (PPG) which provides additional guidance to be used alongside the National Planning Policy Framework. The PPG is an online resource that is a live document, which is subject to change and updates.

2.7 Guidance on housing and economic land availability assessments stresses the importance of up to date and robust information to inform housing land supply. Paragraph 33 of this guidance is set out below, and explains the process of and justification for local authorities to update evidence and the five year supply.

Housing and economic land availability assessment - Paragraph 33

Paragraph: 033 Reference ID: 3-033-20150327

Updating evidence on the supply of specific deliverable sites sufficient to provide five years worth of housing against housing requirements.

Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The examination of Local Plans is intended to ensure that up-to-date housing requirements and the deliverability of sites to meet a five year supply will have been thoroughly considered and examined prior to adoption, in a way that cannot be replicated in the course of determining individual applications and appeals where only the applicant's/appellant's evidence is likely to be presented to contest an authority's position.

The National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing. As part of this, local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply.

Local planning authorities should ensure that they carry out their annual assessment in a robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. Such assessment, including the evidence used, should be realistic and made publicly available in an accessible format. Once published, such assessments should normally not need to be updated for a full twelve months unless significant new evidence comes to light or the local authority wishes to update its assessment earlier.

By taking a thorough approach on an annual basis, local planning authorities will be in a strong position to demonstrate a robust five year supply of sites. Demonstration of a five year supply is a key material consideration when determining housing applications and appeals. As set out in the National Planning Policy Framework, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up-to-date in applying the presumption in favour of sustainable development.

Revision date: 27 03 2015

Cheshire West and Chester Local Plan (Part One) Strategic Policies

2.8 The Cheshire West and Chester Local Plan (Part One) Strategic Policies (The Local Plan) was formally adopted by the Council on 29 January 2015 and, together with a number of neighbourhood plans and old local plans, forms the up-to-date development plan for the borough. The Local Plan covers the 20 year period 2010 to 2030.

2.9 The issues of objectively assessed housing need (Matter Two) and housing land supply (Matter Eight) were considered at the Local Plan Examination in accordance with the requirements of the Framework. Policy STRAT 2 (Strategic development) of the Local Plan sets the overall housing requirement and states "Over the period of 2010 to 2030 the Plan will deliver at least: 22,000 new dwellings; and 365 hectares of land for employment land to meet a range of types and sizes of sites."

2.10 Supporting paragraph 5.21 confirms that the housing requirement as set in policy STRAT 2 is a net figure, clarifying the annual net requirement of 1,100 dwellings. It is acknowledged within this paragraph that dwellings will be lost through demolitions, change of use and conversion, and as such the overall Local Plan housing supply should be reflected in the gross housing supply figure.

3 Monitoring methodology

3.1 In carrying out its housing land monitor the following work is undertaken by the local authority to ensure an accurate and up-to-date picture of housing permissions and housing development in the borough and to record projections of future housing completions in order to calculate a five year housing land supply in line with the Framework.

Planning permissions

3.2 The initial source of data for planning applications submitted to the Council is the online weekly / monthly lists (available through the Council's website www.cheshirewestandchester.gov.uk). 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 permissions that include residential units (both losses and gains) 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. A unit / dwelling is counted within the monitor as a loss or a gain, if it is:

- A new dwelling;
- The conversion of an existing dwelling to more or fewer dwellings;
- The change of use of a building e.g. offices to residential use;
- The change of use from residential use to another use class;
- New extra care or student accommodation where units are self-contained; and
- A permanent permission for a Gypsy and Traveller pitch(es)

Lapsed / expired planning permissions

3.3 Planning permissions that lapse within a monitoring period are removed from the commitments supply therefore removing any false inflation of the supply.

Housing completions

3.4 Site progress is monitored by visiting each development that has an extant full or reserved matters planning permission. Outline permissions by virtue of the status of such a permission are not visited. Proformas are completed / updated for each individual site in order to record the progress of construction on the site. Sites of greater than one unit will record the total number of dwellings that have been lost (demolished, converted etc) and the number of dwellings that are complete; under construction; and not yet started at that point in time. In addition to a site visit Building Control records may be used to verify whether building work has started and also if a unit has been completed.

3.5 Site visits are carried out by officers and take place on an annual basis to correlate with the monitoring period of 1 April to 31 March.

Forecasting future delivery

3.6 Forecasting future dwelling completions is undertaken and verified by officers in Planning Policy in collaboration with colleagues from Development Management and Strategic Housing.

3.7 Intelligence is gathered from a range of sources to inform the detailed forecasting that is made on a site by site basis. The sources of information include:

- Site visits: the level of progress i.e. the number of dwellings that are complete, under construction, and not started;
- Site status, build rates and sales rates information gathered during the site visit process and correspondence with sales staff;
- Direct correspondence with agents, developers and landowners;
- Phasing and development schedules that accompany planning applications; and
- Pre-application discussions and developer meetings.

3.8 Forecasts and delivery rates for each site are reviewed at the time of each monitor in order to apply the most up to date, realistic and robust rates that reflect the latest monitoring information, site status and market / economic information.

3.9 Sites that do not have a current planning permission, but are included in the deliverable five year supply of land are supported by information in the SHLAA or additional intelligence received through correspondence with local authority colleagues (for example Regeneration Teams, Development Management, Strategic Housing or Property) developers, land owners, agents and house builders. In cases where delivery / forecasting information is not available or has not been possible to acquire this information, assumptions as detailed in the Council's SHLAA 2013 (pages 18 and 19) are applied in respect of annual forecasts.

Delivery assumptions

3.10 Where no additional information is available on an individual site it may be necessary to apply delivery assumptions in relation to the level of development and the rate of development. The Council's SHLAA 2013 (paragraph 2.40) sets the parameters for applying forecasts which can be summarised as follows:

"A general rate of 10 to 20 units per year on sites up to 100 dwellings, and 20 to 40 units per year on large sites (over 100 units) is applied. Where sites may consist of more than one house builder, a multiplier factor may be applied to the delivery forecasts."

3.11 Table 2.4 of the SHLAA 2013 lists the delivery time frame assumptions i.e. when a site may be likely to start delivering housing completions. This table has been replicated below for ease of reference. Please note that the actual years quoted in the 'Estimated year of completions' column are no longer relevant to the current monitoring period.

Delivery Timeframe Forecasts		
Site Status	Estimated year of first completions	Reason / explanation
Site with extant outline planning permission	Year Two (2014/2015)	Full / reserved matters permission granted in year one, preparation of site, construction and delivery of units commence year two
Site with extant full planning permission (development not commenced)	Year One (2013/2014)	Preparation of site, construction and delivery of units commence year one
Site with full / reserved matters planning permission (development under construction)	Year One (2013/2014)	Units recorded as under construction in last monitoring period forecast to complete in year one. For units currently not started, phased completion rates assumed (see table above)
Site with resolution to grant full planning permission subject to signing of legal agreement (S106)	Year Two (2014/2015)	Legal agreement signed within year one, preparation of site, construction and delivery of units commence year two
Site with resolution to grant outline planning permission subject to signing of legal agreement (S106)	Year Three (2015/2016)	Legal agreement signed within year one, full / reserved matters granted permission year two, preparation of site, construction and delivery of units commence year two
Site with pending application for residential development	Year Three (2015/2016)	Decision received in year one, (full / reserved matters /S106 signed year two), preparation of site and delivery of units commence year three
Site with pending application for residential development	Year Four (2016/2017)	Generally larger sites that require detailed planning at application stage. Where developer interest is shown, some sites may deliver units within five years.

3.12 These assumptions, along with the delivery rate assumptions in paragraph 2.40 of the SHLAA 2013 are a result of discussions and assessment of sample sites with the Housing Partnership Group (i)

i The SHLAA 2011 and SHLAA 2013 were both produced in conjunction with a Housing Partnership Group that worked with the Council to steer and progress the study in a joined up way.

4 Annual housing completions

4.1 For the monitoring period 1 April 2014 to 31 March 2015 a gross total of 1613 dwellings were completed in the borough. Gross completions include all new build self contained dwellings, conversions from other uses to a dwelling and conversion from a dwelling to a greater number of self contained units.

4.2 The number of dwellings recorded as losses / demolitions for the monitoring period 1 April 2014 to 31 March 2015 is 42 dwellings. These losses are made up of demolition of dwellings and change of use to other non residential uses.

4.3 The net housing completions for the 2014 -2015, against a Local Plan net housing requirement of 1,100 dwellings per annum, is 1,571 net dwellings. The level of net housing completions has exceeded the Local Plan trajectory of 1,422. This is due in part to increased build rates on a number of sites and the continuation of the Council to approve applications for sustainable residential development throughout the borough.

Housing completions 2010 - 2015

4.4 Table 4.1 below details the annual level of gross housing completions, the number of losses / demolitions recorded, and the resulting annual net housing completions since the base date of the Local Plan (2010).

Table 4.1 Annual net and gross housing completions 2010-2015

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
Gross completions	680	861	698	1,032	1,613	4,884
Loss / demolition	26	65	25	62	42	220
Net completions	654	796	673	970	1,571	4,664

4.5 The level of completions for 2014-2015 shows a significant increase on the previous year of 601 net additional dwellings. The level of net housing completions in 2014-2015 has exceeded the Local Plan annual net housing requirement (1,100 dwellings) by 471 units. A list of all of the housing completions recorded, including losses / demolitions, is provided in Appendix One.

Housing completions by source

4.6 Residential completions, for the purpose of this report, are categorised by source as follows:

- Allocated - sites specifically identified for housing development in adopted Local Plans;
- Strategic Housing Land Availability Assessment 2013 and Local Plan examination Matter Eight Supplementary Information;

- Garden land - land that is in use as a domestic garden and is classified as within the curtilage of an existing dwelling. For the purposes of monitoring garden land is categorised as greenfield;
- Windfall - land not specifically identified as available for development in existing Local Plans or SHLAA, and which has come forward through the development management process; or
- Green Belt exceptions - land designated as Green Belt e.g a site may be granted planning permission for affordable housing to meet identified need. In addition, previously developed sites in the Green Belt may be identified through a SHLAA.

4.7 The following table shows that 56 per cent of housing completions recorded within the monitoring period were on previously developed land, 27 per cent were on greenfield land, and 17 per cent on sites that were a mix of greenfield and previously developed land.

Table 4.2 Gross housing completions by land type

	Greenfield	Brownfield	Mix	Total
SHLAA / Local Plan supply	251	730	265	1,246
Garden land	17	0	0	17
Windfall	123	178	3	304
Rural exception	46	0	0	46
Total	437	908	268	1,613

5 Sources of housing supply

5.1 The potential supply of new housing to meet the planned requirement of 22,000 net new dwellings over the plan period is made up from the following sources:

- Sites with planning permissions (outline, full and reserved matters);
- Sites with a resolution to grant planning permission;
- Strategic housing allocations
- Sites without planning permission identified through the Strategic Housing Land Availability Assessment 2013, Council owned land / assets and other sources; and
- Small sites allowance (as identified through the SHLAA 2013 and Local Plan (Part One).

5.2 A schedule of all of the sites that contribute towards the housing supply accompanies this main report.

Sites with planning permission and sites subject to legal agreement

5.3 Commitments are sites that have a current planning permission for self contained residential units (including student accommodation, permanent gypsy, traveller and travelling show persons pitches, and extra / elderly care) that have not yet been completed.

5.4 Included within this category are all residential outline, full and reserved matters planning permissions that have been granted up to 31 March 2015. Planning applications that have a resolution to grant permission subject to the signing of a S106 legal agreement are included in this source of supply.

5.5 Between 1 April 2014 and 31 March 2015, planning permission that includes residential dwellings has been granted on 229 sites, adding 2,978 net dwellings to the supply of commitments. These figures do include sites where a legal agreement has been signed within the monitoring period and if they were previously included in the supply of sites subject to legal agreement they will have been removed from this category so that they are not double counted. They do not include planning permissions granted on sites that already have an extant permission, for example where schemes have been altered, or where full or reserved matters have been granted on an existing site with an outline planning permission.

5.6 As at 31 March 2015 the total number of planning commitments (sites with full and outline planning permission where dwellings are under construction and/or not started) is 13,831 net dwellings, of which 1,336 dwellings are under construction. In addition a further 32 sites have commenced development within this monitoring period. The level of housing completions and number of extant planning permissions (4,664 net completions and 13,831 net commitments) equates to over 80 per cent of the total net Local Plan housing requirement for the plan period 2010 to 2030, although it must be noted that not all of these units will be delivered within the plan period. This is acknowledged in the Council's forecasting and reflected in the housing trajectory that will be included in the Annual Monitoring Report.

Strategic housing allocations

5.7 The Local Plan allocates a number of strategic housing sites to meet the proposed housing requirements detailed for the main urban areas of Chester, Ellesmere Port and Winsford. The deliverability of allocated sites has been carefully considered and only the number of dwellings considered likely to be delivered within five years is included in the five year land supply.

Sites without planning permission

5.8 The SHLAA 2013 identifies a broad range of sites without planning permission that have the potential to deliver housing in the future. In order for a site without planning permission to be included in the five year deliverable land supply there must be sufficient evidence to suggest that a site can be delivered. Sites that are within the planning process for example where positive pre-application discussions have taken place, may be considered for inclusion within the deliverable supply

5.9 Whilst the SHLAA is a “policy off” assessment of land all sites included in the SHLAA were considered in the context of the Local Plan strategy, and a list of developable sites was produced for the Local Plan examination (Matter Eight: Supplementary Information). Sites are therefore included in the supply where they are in accordance with Policy STRAT 2 (Strategic development). Greenfield extensions, i.e large greenfield sites located beyond the built envelope of a settlement, have not been included in the land supply.

5.10 It should be noted that sites identified in the later stages of the Plan period i.e. Years 6-10 and Years 11-15 may reasonably come forward earlier than anticipated, and new permissions are incorporated into the housing land monitor where applicable. A realistic deliverable supply of sites without planning permission is included in the calculation of the overall potential housing land supply.

5.11 Other sites that do not have an extant planning permission, but are considered in the supply of future housing delivery include sites that are in the planning process (pre-application and pending applications where appropriate); sites in the Councils ownership that can deliver new housing; and regeneration sites identified through the Councils Regeneration teams (Ellesmere Port, Chester Renaissance and Weaver Valley).

Small sites allowance

5.12 The SHLAA only assesses sites above a threshold of 10 dwellings or 0.4 hectares and therefore any potential future housing land supply on sites below this threshold are omitted from the supply. In order to take account of this omission an appropriate small sites allowance has been calculated using historical completions data on sites that have a yield of nine or fewer dwellings (i.e. below the threshold of 10 dwellings) which is detailed in the methodology of the SHLAA 2013 (page 22) This equates to 150 dwellings per annum to be included in the total deliverable housing land supply.

5.13 To avoid double counting this allowance is not included in the first three years of any five year supply period, as small sites with planning permission are accounted for as commitments likely to deliver during this time.

Demolitions

5.14 The Council does not include an allowance for losses or demolitions. The Council's housing requirement is based upon a net figure and all elements of housing supply are therefore included in the form of a net gain or loss to housing supply, taking into account actual losses or demolitions.

5.15 All housing commitments are forecast and included on the basis of their net gain i.e. losses will be shown as a negative / minus in supply.

5.16 In addition all planning permissions that result in a loss or a gain of dwelling(s) are recorded and monitored and are taken into account when calculating deliverable supply. This does not just apply to proposals for residential development but includes all dwellings that are lost through:

- Conversion of a dwellings(s) into greater or fewer dwellings
- Change of use from a dwelling(s) to another use
- Redevelopment of a site for any alternative use that results in the demolition of a dwelling(s)
- Demolition of dwellings without replacement

5.17 The small site allowance referenced above is also a net allowance with its calculation based on a net figure taking account of the losses / demolitions that will occur on such sites. The Council has no intelligence on significant redevelopment proposals that would result in residential demolitions in the next five years.

Unidentified sources of housing supply

5.18 In addition to the range of sources detailed above future housing supply will come forward through windfall sites. The Council does not include a windfall allowance for large sites (above 10 dwellings) within its land supply calculation, relying instead on identified sources of supply. Large site windfalls including rural exception sites will provide added flexibility in the overall housing supply, and have historically contributed towards housing delivery.

6 Calculating the five year housing land requirement

Cheshire West and Chester Local Plan (Part One) Strategic Policies housing requirement

6.1 Local Plan Policy STRAT 2 (Strategic development) establishes that over the period 2010 to 2030 the Plan will deliver at least 22,000 new dwellings (net). This equates to an annual requirement of 1,100 dwellings (net).

6.2 The net five year housing requirement for the period 2015 to 2020 is 5,500 net dwellings.

6.3 The Local Plan housing requirement calculation must take account of the requirements in the Framework to:

- include a buffer (of 5 or 20 per cent)
- incorporate any accrued shortfall in housing delivery over the Plan period.

The Framework buffer

6.4 The Framework requires local planning authorities to provide an additional buffer (moved forward from later in the plan period) to ensure choice and competition in the market for land. This buffer is either 5 per cent or, where there has been a record of persistent under delivery of housing, 20 per cent to provide a realistic prospect of achieving the planned supply.

6.5 On the basis of net housing completions in the first four years of the plan period (2010-2014) the Council considers that a 20% buffer should be applied to the requirement at this time. This equates to an additional 1,100 dwellings (net). Housing completions for the period 2014 to 2015 have however exceeded requirements and if delivery continues at this rate the buffer will be reduced to 5 per cent.

Shortfall

6.6 With regards to the shortfall in housing delivery, the level of gross and net housing completions since the base date of the Plan (2010) are set out in Table 4.1 of this report. The total gross housing completions for the period 2010 - 2015 is 4,884 and the net completions equate to 4,664 dwellings.

6.7 The Local Plan annual requirement of 1,100 net dwellings equates to a total net five year housing requirement for the period 2010 - 2015 of 5,500 net dwellings.

6.8 Table 6.1 below calculates the shortfall / over provision for each of the monitoring years since the base date of the Local Plan.

Table 6.1 Annual net shortfall / over provision 2010-2015

Year	Annual net completions	Annual net requirement	Annual under / over delivery
2010 / 2011	654	1,100	446
2011 / 2012	796	1,100	304
2012 / 2013	673	1,100	427
2013 / 2014	970	1,100	130
2014 / 2015	1,571	1,100	-471
TOTAL	4,664	5,500	836

6.9 The total level of net completions over this period have not met the total net Local Plan requirement and this results in a current shortfall of 836 dwellings as at 31 March 2015.

6.10 The Local Plan (Part One) is clear in paragraph 5.21 that 'backlog' should be made up over the lifetime of the Plan. PPG states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period (the Sedgefield approach) where possible and if not this is a duty to co-operate issue to be dealt with as part of the plan making process. The Council accepted this approach at the Local Plan examination and the Inspector concluded the Council could demonstrate a five year supply even using the Sedgefield. Although the first five years of the plan period have now passed the Council will still aim to deal with the remaining shortfall of 836 dwellings in the next five years. This is considered achievable given the continuing trend for increased completions and over 1,300 units being under construction.

The five year housing land requirement 2015-2020

6.11 Taking into account a 20 per cent Framework buffer and applying the Sedgefield approach to a Local Plan requirement of 22,000 net dwellings (1,100 net dwellings per annum), the five year housing land requirement for the period 2015 to 2020 is 7,436 net dwellings as illustrated in Table 6.2 below.

Table 6.2 Five year housing requirement calculation 2015-2020

Housing Land Requirement at April 2015		Net dwellings
Local Plan net housing requirement (2010 -2030)	At least 22,00 dwellings	= 22,000
Annualised net housing requirement	22,000 / 20years	= 1,100
Net five year housing requirement	1,100 x 5years	= 5,500
Framework buffer (20%)	(5,500 / 100) x 20	= 1,100
Net housing shortfall (requirement - completions)	5,500 - 4,664	= 836
Five year requirement (net)	5,500+1,100+836	= 7,436
2015-2020		= 1,487 (annual)

7 Calculating the housing land supply

7.1 To be included in the five year housing land supply a site, or dwellings, must be considered deliverable in the five year period in accordance with paragraph 47 and footnotes 11 and 12 of the Framework.

7.2 To be considered deliverable:

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

7.3 The Council takes a cautious approach to the evaluation of whether sites with planning permission should be included in the five year supply, and where limited or no information is available in respect of future delivery, the assumptions endorsed in the Council's SHLAA 2013 are applied.

7.4 There are currently 13,830 net dwellings with extant planning permission, including sites that are awaiting legal agreement, 1,336 are under construction, and a further 32 sites have commenced development. Of these 13,830 net dwellings, 8,404 net dwellings (61 per cent) are included within the five year land supply. All housing requirement and supply figures are calculated on a net basis and are inclusive of all dwellings lost through demolitions, conversions and change of use.

7.5 The following table details the overall developable housing land supply (within the Local Plan period) and the deliverable five year supply by source.

Table 7.1 Net developable and deliverable housing land supply

Source of housing supply	Total net supply	Total net developable supply (2015 - 2030)	Total net deliverable (2015-2020)
Sites with planning permissions	10,910	10,776	8084
Sites with resolution to grant planning permission	2920	2087	320
Strategic Sites without planning permission - Land at Wrexham Road. Chester - Station Quarter, Winsford	2290	1776	316
Small site allowance – 150dpa The allowance is only included for the last two years of the deliverable supply to avoid double counting	-	1800	300
Sites without planning permission	To be updated through the Joint Land Availability Assessment	To be updated through the Joint Land Availability Assessment	1131
Total net deliverable five year supply			= 10,151

7.6 The total net deliverable five year housing land supply figure as at 31 March 2015, as broken down in Table 7.1 above, is 10,151 net dwellings. This supply figure is applied to the five year housing land calculation in Section Eight of this report.

8 Five year housing land supply position (31 March 2015)

8.1 The five year supply based on the revised requirement of 7,436 net dwellings and a deliverable housing land supply of 10,152 net dwellings equates to a 6.83 years supply as demonstrated below.

Table 8.1 Five year housing land supply position as at 31 March 2015

		Net dwellings
Local Plan housing requirement (2010 -2030) net	At least 22,000 dwellings	= 22,000
Annualised net Local Plan housing requirement	22,000 / 20 years	= 1,100
Five year Local Plan housing requirement (net)	1,100 x 5 years	= 5,500
Framework buffer (20 per cent)	(5,500/100) x 20	= 1,100
Net housing shortfall (requirement - completions)	5,500 - 4,664	= 836
Net revised five year housing land supply requirement	5,500+1,100+836	= 7,436
Revised annual net requirement	7,436 / 5 years	= 1,487
Total net deliverable five year supply	See table 7.1	= 10,151
No of years supply	10,151 / 1,487	6.83 years

One: Annual housing completions report

One: Annual housing completions report

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Blacon	BLA/0088/H	Chester	Office adjacent 18 Melbourne Road, Chester	PDL	Windfall	13/04266/FUL	1	0	1	1	0
Boughton	BOU/0037/H	Chester	28 Hoole Way, Chester CH1 3EE	PDL	Windfall	11/05725/FUL	1	0	1	1	0
Boughton	BOU/0046/H	Chester	4 Churton Road, Chester, CH3 5EB	PDL	Windfall	13/02270/FUL	2	1	1	2	1
Boughton	BOU/0047/H	Chester	1 Parkway, Dee Hills Park, Chester, CH3 5AX	PDL	Windfall	13/03362/FUL	1	2	-1	1	2
Boughton	BOU/0050/H	Chester	39 Tarvin Road, Chester CH3 5DJ	PDL	Windfall	14/00717/FUL	2	1	1	2	1
Boughton	BOU/0052/H	Chester	4/4A Hoole Lane, Chester CH2 3DS	PDL	Windfall	14/01515/FUL	1	0	1	1	0
Chester City	CHC/0011/H	Chester	3 Greyfriars, Chester CH1 2NW	PDL	Windfall	08/00769/COU 11/01521/EXT	1	0	1	1	0
Chester City	CHC/0013/H	Chester	Gorse Stacks Redevelopment - Site 1: Former Delamere Street bus station, Chester	PDL	SHLAA	05/00026/FUL 11/03637/FUL 12/04151/NMA	42	0	42	42	0
Chester City	CHC/0060/H	Chester	6 Stanley Place, Chester. CH1 2LU	PDL	Windfall	12/02278/FUL	1	0	1	1	0
Chester City	CHC/0067/H	Chester	11 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	12/04735/FUL 12/04321/FUL	4	0	4	4	0
Chester City	CHC/0068/H	Chester	Cheshire Community Council, 96 Lower Bridge Street, Chester, CH1 1RU	PDL	Windfall	12/04937/FUL 14/01015/FUL	8	0	8	8	0
Chester City	CHC/0069/H	Chester	1 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	12/05165/FUL	7	0	7	7	0
Chester City	CHC/0071/H	Chester	3 - 5 Hunter Street, Chester. CH1 2AR	PDL	Windfall	12/00895/FUL 14/00589/FUL	12	0	12	3	0
Chester City	CHC/0072/H	Chester	5 Heritage Court, Lower Bridge Street, Chester, CH1 1RD	PDL	Windfall	13/00766/FUL	1	0	1	1	0
Chester City	CHC/0081/H	Chester	19 White Friars, Chester	PDL	Windfall	13/02392/FUL	1	0	1	1	0

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Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Chester City	CHC/0082/H	Chester	Units 2, 3, 4 and 8 Heritage Court, Lower Bridge Street, Chester, CH2 4NR	PDL	Windfall	13/04148/FUL	12	0	12	12	0
Chester City	CHC/0087/H	Chester	61 Frodsham Street, Chester, CH1 3JJ	PDL	Windfall	14/00417/PDJ	3	0	3	3	0
Chester City	CHC/0092/H	Chester	23 King Street, Chester CH1 2AH	PDL	Windfall	14/04022/COU	1	0	1	1	0
Chester Villages	CHV/0001A/H	Rural	Land to the front of The Vicarage, Wicker Lane, Guilden Sutton, Chester CH3 7EL	GF	Garden land	07/00241/FUL 10/12100/EXT 11/02870/FUL 13/04294/FUL	1	0	1	1	0
Chester Villages	CHV/0001B/H	Rural	Land rear of The Vicarage, Church Lane, Guilden Sutton	GF	Windfall	13/05405/FUL	1	0	1	1	0
Chester Villages	CHV/0057/H	Rural	Littleton Hall Farm, Littleton Lane, Chester CH3 7DJ	GF	Windfall	10/13072/FUL 13/05143/FUL	9	0	9	13	0
Chester Villages	CHV/0059/H	Rural	Trafford Lea, Greenfield Lane, Chester. CH2 2PA	PDL	Windfall	11/03938/FUL	1	0	1	1	0
Chester Villages	CHV/0070/H	Rural	Hoole Bank Farm, The Street, Chester. CH2 4EP	GF	Windfall	11/05272/FUL	1	0	1	1	0
Chester Villages	CHV/0085/H	Rural	Guilden Sutton Methodist Church, School Lane, Guilden Sutton	PDL	Windfall	13/01709/FUL	1	0	1	1	0
Chester Villages	CHV/0093/H	Rural	Outbuilding Holly Bank Farm, Mannings Lane, Hoole Village, Chester	GF	Windfall	14/00951/FUL	1	0	1	1	0
Chester Villages	CHV/0096/H	Rural	Thorn Bank Farm, Plough Lane, Christleton CH3 7PT	GF	Windfall	6/22529 14/03545/FUL	1	0	1	1	0
Davenham and Moulton	DAM/0015/H	Northwich	Sandbach Drive (land to the north of The Oaks and The Pines), Northwich CW9 8SH	GF	Windfall	10/01714/FUL	58	0	58	42	0
Davenham and Moulton	DAM/0019/H	Northwich	Land adjacent to 10 The Crescent, Northwich, Cheshire	GF	Garden land	09/02480/FUL	1	0	1	1	0

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Davenham and Moulton	DAM/0026/H	Northwich	Land to rear of 16 Green Lane, Davenham, Northwich	GF	SHLAA	12/04986/FUL	36	0	36	33	0
Davenham and Moulton	DAM/0032/H	Northwich	Vale Royal Borough Council Community Wardens 269A London Road Northwich Cheshire CW9 8HD	PDL	Windfall	10/02593/COU	1	0	1	1	0
Davenham and Moulton	DAM/0052/H	Rural	Old Hall Farm House, Bostock Road, Bostock, Winsford	PDL	Windfall	14/00246/FUL	2	1	1	2	1
Dodleston and Huntington	DOH/0002A/H	Chester	Crown Park' - Site of former Saughton Camp, Sandy Lane, Saughton (south of Phase 1)	PDL	SHLAA	08/02000/OUT 11/05737/REM 13/00415/FUL	344	0	344	102	0
Dodleston and Huntington	DOH/0004/H	Chester	Crownfields' - Saughton Camp (land at), Sandy Lane, Huntington, Chester	PDL	SHLAA	05/00476/OUT 06/01269/REM 08/01555/REM	103	48	55	12	0
Dodleston and Huntington	DOH/0022A/H	Rural	The Manor, Wrexham Road, Pulford, Chester. CH4 9DG	GF	Windfall	10/10011/FUL	1	0	1	1	0
Dodleston and Huntington	DOH/0022B/H	Rural	The Manor, Wrexham Road, Pulford, Chester. CH4 9DG	GF	Windfall	13/04585/FUL	2	0	2	2	0
Elton	ELT/0019/H	Rural	Land at Station Road, Elton	GBGF	Rural exception	12/02910/FUL	20	0	20	20	0
Elton	ELT/0026/H	Rural	Land at Pennywell Farm Croughton Road Croughton Chester CH2 4DA	GF	Windfall	14/02159/FUL 15/00145/FUL	1	0	1	1	0
Elton	ELT/0027/H	Rural	Annexe Stanney House Shotwick-Frodsham Road Little Stanney Chester	PDL	Windfall	14/05127/FUL	1	0	1	1	0
Ellesmere Port Town	EPT/0005/H	Ellesmere Port	Wood Farm - Stanney Lane, Ellesmere Port Cheshire CH2 4HT	GF	SHLAA	09/02488/OUT 12/01995/REM	24	0	24	18	0

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Ellesmere Port Town	EPT/0008A/H	Ellesmere Port	Land adjacent to Stanney Lane clinic, (former social club) Ellesmere Port. PR4 OXG	PDL	SHLAA	P/03/1085 12/00922/EXT	32	0	32	32	0
Ellesmere Port Town	EPT/0037/H	Ellesmere Port	7 Cook Street, Ellesmere Port, CH65 4AT	PDL	Windfall	12/05142/FUL	1	0	1	1	0
Ellesmere Port Town	EPT/0041/H	Ellesmere Port	2E Whitby Road, Ellesmere Port, CH65 8AD	PDL	Windfall	13/02932/FUL 14/00361/FUL	2	0	2	2	0
Ellesmere Port Town	EPT/0042/H	Ellesmere Port	13 and 15 Whitby Road, Ellesmere Port, CH65 8AA	PDL	Windfall	13/04652/COU	6	2	4	6	2
Farndon	FAR/0005/H	Farndon	Land opposite The Laurels, Sibbersfield Lane, Farndon, Chester	GF	SHLAA	11/05899/OUT 13/02936/REM	46	0	46	19	0
Farndon	FAR/0007/H	Farndon	Land adjacent Lilac Cottage, Barton Road, Farndon	GF	SHLAA	12/04825/FUL	32	0	32	22	0
Farndon	FAR/0013/H	Rural	Isle Farm, Carden Lane, Tilston	PDL	Windfall	02/01134/FUL 12/05423/FUL 13/04934/FUL	2	1	1	2	1
Farndon	FAR/0015A/H	Rural	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	5	0
Farndon	FAR/0016/H	Rural	The Poultry Unit, Hobb Hill, Tilston	GF	Windfall	08/01414/OUT 09/11685/FUL	1	0	1	1	0
Farndon	FAR/0021/H	Rural	Rose Cottage, Stannage Lane, Churchton-by-Farndon, CH3 6LE	GF	Garden land	09/10217/FUL 11/05379/EXT	1	0	1	1	0
Farndon	FAR/0030/H	Rural	Fox And Hounds Inn, Wet Lane, Tilston, Malpas, Cheshire SY14 7HH	PDL	SHLAA	09/11580/FUL 13/01053/FUL 13/05421/S73 14/05341/FUL	11	0	11	5	0
Farndon	FAR/0032/H	Rural	Land to rear of Holly Terrace, Duckington Lane, Tilston, Malpas	PDL	Windfall	13/00721/FUL	1	0	1	1	0

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Farndon	FAR/0038/H	Rural	"Willow Fields" - Land adjacent to 2 Greenway, Inveresk Road, Tilston, Malpas	GF	SHLAA	12/04319/FUL	37	0	37	16	0
Farndon	FAR/0045/H	Rural	Shocklach Community Village Hall, Worthenbury Road, Church Shocklach, Malpas. SY14 7BN	PDL	Windfall	11/05333/FUL 13/00889/FUL	1	0	1	1	0
Farndon	FAR/0047/H	Farndon	The Old Bandroom (adjacent to Renvyle), Church Lane, Farndon	PDL	Windfall	12/01298/FUL	1	0	1	1	0
Farndon	FAR/0056/H	Farndon	The Lodge, Townfield Lane, Farndon CH3 6QW	GF	Windfall	13/05016/FUL	1	0	1	1	0
Frodsham	FRO/0021/H	Frodsham	Kenilworth (land adjacent to), Ship Street, Frodsham	GF	Garden land	11/01543/FUL 13/02248/FUL	1	0	1	1	0
Frodsham	FRO/0032/H	Frodsham	Dig Lane Farm, Dig Lane, Frodsham, WA6 6UW	PDL	SHLAA	13/04979/FUL 12/00382/OUT	7	0	7	2	0
Frodsham	FRO/0034/H	Frodsham	83 Fluin Lane, Frodsham, WA6 7QX	PDL	Windfall	11/00591/FUL 12/04378/FUL	10	1	9	5	0
Frodsham	FRO/0045/H	Frodsham	Land adjacent to 107 Bellemonte Road, Frodsham	GBPDL	Windfall	13/02982/FUL	1	0	1	1	0
Garden Quarter	GAQ/0005A/H	Chester	Tower Wharf (land to the east), North of the canal, off Raymond Street, Chester	PDL	SHLAA	03/00012/FUL 08/00045/FUL	138	0	138	24	0
Garden Quarter	GAQ/0011/H	Chester	J and T Pownall Ltd, Whipcord Lane, Chester, CH1 4DG	PDL	SHLAA	13/05199/FUL	9	0	9	9	0
Gowy	GOW/0002/H	Rural	Woodside Farm, Brines Brow Lane, Ashton Hayes	GF	Windfall	09/11070/FUL 12/03669/EXT 13/05232/FUL	2	0	2	2	0
Gowy	GOW/0014/H	Rural	Former Hapsford Poultry Farm, Moor Lane, Hapsford, Chester	PDL	SHLAA	05/00035/OUT 07/00450/REM 11/00547/EXT	6	0	6	2	0

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Gowy	GOW/0029/H	Rural	Mouldsworth Station, Station Road, Mouldsworth, Chester, Cheshire CH3 8AJ	PDL	SHLAA	12/01134/FUL	10	0	10	3	0
Gowy	GOW/0056/H	Rural	Land adjacent Box Cottage, Manley Road, Alvanley, Frodsham	GF	Garden land	12/00881/FUL	1	0	1	1	0
Gowy	GOW/0061/H	Rural	Hapsford Hall, Moor Lane, Hapsford, Chester, WA6 0JZ	GF	Windfall	12/02765/FUL	9	1	8	9	1
Grange	GRA/0007/H	Ellesmere Port	182 Princes Road, Ellesmere Port. CH65 8EU	PDL	Windfall	10/01417/COU 12/05599/ful	1	0	1	1	0
Great Boughton	GRB/0023/H	Chester	54 Becketts Lane, Great Boughton, Chester. CH3 5RN	PDL	Windfall	11/04849/FUL	8	0	8	8	0
Great Boughton	GRB/0024/H	Chester	Princes Park - Site of former Nexus House, Thackery Drive, Great Boughton, Chester	PDL	SHLAA	12/03215/OUT 13/02025/REM	16	0	16	13	0
Great Boughton	GRB/0033/H	Chester	Land between 90 and 92 Becketts Lane, Great Boughton, Chester	PDL	Windfall	13/01677/FUL	1	0	1	1	0
Great Boughton	GRB/0034/H	Chester	48 Vicars Cross Road, Great Boughton, Chester, CH3 5NL	PDL	Windfall	13/04685/FUL	2	1	1	2	0
Great Boughton	GRB/0035/H	Chester	5 Pearl Lane, Great Boughton, Chester, CH3 5NU	PDL	Windfall	13/04767/FUL	2	1	1	2	0
Hartford and Greenbank	HAG/0001/H	Northwich	Sandway House, Sandway Park, Littledales Lane, Hartford, Northwich, Cheshire CW8 2YA	PDL	Windfall	10/01388/FUL 10/01387/FUL 11/03477/FUL	6	0	6	5	0
Hartford and Greenbank	HAG/0007/H	Northwich	Land at Grange Farm, 260 Chester Road, Hartford, Northwich CW8 1QP	GF	SHLAA	11/05765/OUT 14/01896/REM	295	0	295	3	0
Hartford and Greenbank	HAG/0048/H	Northwich	Land to rear of 8 Heyes Park, Hartford, Northwich	PDL	Windfall	13/01883/FUL	1	0	1	1	0
Handbridge Park	HAP/0036B/H	Chester	Garages At 66 Hough Green Chester Cheshire CH4 8JW	PDL	SHLAA	14/02496/FUL	2	0	2	2	0
Handbridge Park	HAP/0043/H	Chester	Saltney Christian Centre, Hough Green, Chester. CH4 8JW	PDL	Windfall	12/01374/FUL	1	0	1	1	0

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Handbridge Park	HAP/0048/H	Chester	6 Eaton Road, Handbridge, Chester, CH4 7EN	PDL	Windfall	14/00415/FUL	2	1	1	2	1
Helsby	HEL/0007C/H	Helsby	Land south of Cable Drive, of Chester Road, Helsby	PDL	SHLAA	12/05370/FUL 13/05005/REM	22	0	22	6	0
Helsby	HEL/0019/H	Helsby	Land adjacent to Pine Cop, Proffits Lane, Helsby, Frodsham	GF	Windfall	11/03176/FUL 13/01623/FUL	1	0	1	1	0
Hoole	HOO/0016/H	Chester	The Comfort Inn, 74 Hoole Road, Hoole, Chester	PDL	SHLAA	13/00787/FUL	33	0	33	33	0
Hoole	HOO/0040/H	Chester	Holly House, 1 Stone Place, Chester	PDL	Windfall	14/00944/FUL	1	0	1	1	0
Hoole	HOO/0043/H	Chester	6 Faulkner Street, Chester, CH2 3BD	PDL	Windfall	14/04140/COU	1	0	1	1	0
Kingsley	KIN/0005/H	Rural	Land adjacent 32 Top Road, Kingsley, Frodsham	GF	Garden Land	12/05101/FUL	2	0	2	1	0
Kingsley	KIN/0009/H	Rural	Mount Pleasant Farm (building to the west), Ainsworth Lane, Crowton	PDL	Windfall	08-2301-COU	1	0	1	1	0
Kingsley	KIN/0032/H	Rural	Land south of The Bungalow, opposite Newton Hollow Kingsley, Frodsham	PDL	Windfall	13/02995/FUL	1	0	1	1	0
Kingsley	KIN/0034/H	Rural	Land to rear of Tangmere, north of Breech Moss, adjacent Rose Cottage, Norley, Northwich	GF	Windfall	12/05282/OUT 13/01275/REM 14/01277/REM	1	0	1	1	0
Kingsley	KIN/0038/H	Rural	Barns at Stanneybrook Farm, Stanneybrook Lane, Norley, Northwich	GF	Windfall	13/00433/FUL	1	0	1	1	0
Kingsley	KIN/0043/H	Rural	Land between Haywood and Old Post Office, Post Office Lane, Norley, Northwich	GF	Windfall	13/01459/OUT 13/05165/REM	2	0	2	2	0
Lache	LAC/0010/H	Chester	Land off Avonlea Close, Lache, Chester	PDL	SHLAA	12/04024/FUL	13	0	13	13	0

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Little Neston and Burton	LNB/0007/H	Rural	Home Farm, Chapel House Lane, Puddington. CH64 5SW	GF	Windfall	12/04785/EXT	9	0	9	9	0
Little Neston and Burton	LNB/0013/H	Neston & Parkgate	Land adjacent to Bowness, 86 Burton Road, Little Neston, Neston, CH64 4AG	GF	Garden land	10/12150/OUT 10/10106/OUT 11/05666/ful 13/00645/FUL	1	0	1	1	0
Little Neston and Burton	LNB/0019/H	Neston & Parkgate	Land adjacent to Sandfield, Woodfall Lane, Little Neston, Neston CH644BT	GF	Garden land	10/11436/FUL 12/02119/FUL	1	0	1	1	0
Little Neston and Burton	LNB/0023/H	Neston & Parkgate	Heronmead, Neston Road, Ness, Neston, CH64 4AP	PDL	Windfall	12/03333/FUL	1	0	1	1	0
Little Neston and Burton	LNB/0030/H	Neston & Parkgate	Sunny Bank, Church Lane, Neston, CH64 9UT	PDL	Windfall	13/01950/FUL	2	1	1	2	1
Little Neston and Burton	LNB/0033/H	Rural	Manor Cottage, Puddington Lane, Burton, Neston	PDL	Windfall	13/03508/FUL 14/04106/FUL	1	0	1	1	0
Malpas	MAL/0001/H	Rural	Land to rear of 5 - 18 Witney Lane, Edge, Malpas	GF	SHLAA	12/01942/FUL	18	0	18	4	0
Malpas	MAL/0030/H	Rural	Hampton Grange, Shay Lane, Hampton, Malpas, SY14 8AD	GF	Windfall	09/10153/OUT 10/10214/FUL	1	0	1	1	0
Malpas	MAL/0044/H	Rural	The Wickers, Cross o Th Hill Road, Malpas. SY14 8DQ	PDL	SHLAA	12/05416/REM 13/00529/FUL	4	0	4	4	0
Malpas	MAL/0047/H	Malpas	Building and land adjacent to Hilbre, Overton Lane, Overton, Malpas	GF	Windfall	10/10578/FUL 12/04883/FUL	1	0	1	1	0
Malpas	MAL/0064/H	Rural	Chorlton House, Cherry Hill, Cuddington, Malpas, Cheshire SY14 7EN	GF	Windfall	10/04316/ful	1	0	1	1	0
Malpas	MAL/0068/H	Rural	Oak Villa, Cuddington Heath Lane, Cuddington, Malpas. SY14 7AH	PDL	Windfall	11/04460/FUL	1	0	1	1	0

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Malpas	MAL/0073/H	Malpas	2 - 4 Springfield Road, Malpas SY14 8QE	PDL	Windfall	11/02367/FUL	3	2	1	3	0
Malpas	MAL/0104/H	Rural	Office and stable block, Edge Lea Farm, Edge Green Lane, Malpas, SY14 8LG	PDL	Windfall	13/00949/FUL	1	0	1	1	0
Malpas	MAL/0111/H	Rural	Haulage Yard, Wigland Hall Lane, Wigland, Malpas	PDL	Windfall	13/05167/FUL	1	0	1	1	0
Malpas	MAL/0112/H	Rural	Old Rose Cottage, Old Coach Road, Hampton, Malpas	PDL	Windfall	13/05414/FUL	2	1	1	2	1
Malpas	MAL/0115/H	Rural	Barmere House Whitchurch Road Bickley Malpas Cheshire SY13 4HH	PDL	Windfall	14/03959/FUL	3	1	2	3	1
Marbury	MAR/0004/H	Northwich	Land to the rear of 22 Cross Street, Marston, Northwich	GF	SHLAA	11/05098/OUT 13/02129/REM	59	0	59	3	0
Marbury	MAR/0007/H	Rural	Fogg's Farm, Stockley Lane, Antrobus	GF	Windfall	04/1942 14/02033/FUL	2	0	2	2	0
Marbury	MAR/0015/H	Northwich	Social Work Links, 19 Ashwood Crescent, Barnton, Northwich, CW8 4NP	PDL	Windfall	12/04962/FUL	2	0	2	2	0
Marbury	MAR/0024/H	Northwich	Land to the rear of 1 - 13 Townfield Lane and 31 - 37 Lydett Lane, Barnton, Northwich	GF	Windfall	11/04292/OUT 13/03576/REM	5	0	5	5	0
Marbury	MAR/0025A/H	Rural	Land adjacent Brakeley Lodge, Brakeley Lane, Little Leigh, Northwich	GBGF	Rural exception	14/00335/FUL	8	0	8	8	0
Marbury	MAR/0035/H	Rural	Heath Farm (land to the north-east), Knutsford Road, Great Budworth, Northwich	GF	Windfall	10/00545/OUT 12/03785/FUL 13/03413/FUL	1	0	1	1	0
Marbury	MAR/0044/H	Northwich	13 Oakwood Lane, Barnton, Northwich CW8 4HE	PDL	Windfall	11/03775/FUL	2	1	1	2	1
Marbury	MAR/0054/H	Rural	The Drum and Monkey, The Avenue, Comberbach, Northwich, CW9 6HT	PDL	Windfall	13/02844/FUL	1	0	1	1	0

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Marbury	MAR/0059/H	Rural	Land to side of 75 Pickmere Lane, Wincham, Northwich	GF	Windfall	13/05505/FUL	1	0	1	1	0
Neston	NES/0016/H	Neston & Parkgate	Dawson Building, 12 Parkgate Road, Neston, CH64 9XE	PDL	Windfall	13/03506/FUL	1	0	1	1	0
Netherpool	NET/0001/H	Ellesmere Port	Municipal Depot, Rossfield Road, Ellesmere Port. CH65 3AW	PDL	SHLAA	11/05215/OUT 13/01391/REM 13/05367/DIS	12	0	12	12	0
Netherpool	NET/0002/H	Ellesmere Port	Overpool - (Phase I and II) Land at Netherpool Road / Blackstairs Road, Ellesmere Port (Rivacre Village)	PDL	SHLAA	P/2004/918 13/01432/FUL 13/05162/DIS	314	0	314	17	0
Newton	NEW/00	Chester	118 Liverpool Road, Upton, Chester CH2 1AX	PDL	Windfall	14/03695/FUL	1	2	-1	1	2
Newton	NEW/0001/H	Chester	Car Park, Northgate Avenue, Chester	PDL	SHLAA	11/03410/FUL	131	0	131	131	0
Newton	NEW/0025/H	Chester	24 Deanery Close Chester Cheshire CH1 4AU	PDL	Windfall	11/01814/COU	2	1	1	2	1
Newton	NEW/0026/H	Chester	Land to rear of 7 - 17 Essex Road, Chester	PDL	SHLAA	12/01484/FUL	9	0	9	9	0
Newton	NEW/0032/H	Chester	118 Liverpool Road, Upton, Chester CH2 1AX	PDL	Windfall	14/03695/FUL	1	2	-1	1	2
Parkgate	PAR/0002/H	Neston & Parkgate	Templadee, 47 Parkgate Road, Neston, CH64 6QE	PDL	SHLAA	12/03770/FUL	6	1	5	1	1
Parkgate	PAR/0003/H	Neston & Parkgate	7 Mill Yard Works, Leighton Road, Neston	PDL	SHLAA	10/11445/EXT 12/04503/FUL 13/03643/S73	4	0	4	4	0
Parkgate	PAR/0013/H	Neston & Parkgate	Land at The Saltings, Manorial Road, Parkgate, Neston, Cheshire	GF	Garden land	12/00677/FUL 13/02736/FUL	1	0	1	1	0
Parkgate	PAR/0014/H	Neston & Parkgate	Slaughter House, Swifts Weint, Parkgate, Neston. CH64 6SJ	PDL	Windfall	12/01270/FUL	2	0	2	1	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Parkgate	PAR/0016/H	Neston & Parkgate	Mostyn House School, The Parade, Parkgate, Neston, CH64 6SG	Mix	SHLAA	13/02293/FUL	88	1	87	31	1
Parkgate	PAR/0019/H	Neston & Parkgate	Hamilton House, The Parade, Parkgate, Neston, CH64 6SB	PDL	Windfall	13/02281/FUL	2	1	1	2	1
Parkgate	PAR/0022/H	Neston & Parkgate	Land adjacent 16 Albert Drive, Neston	GF	Garden land	12/03202/FUL	1	0	1	1	0
Rossmore	ROS/0001/H	Ellesmere Port	Former Fina Depot, north of Meadow Lane, south of Crescent Road, Ellesmere Port	PDL	SHLAA	10/00327/OUT 13/05372/REM	46	0	46	7	0
Rossmore	ROS/0010/H	Ellesmere Port	John street, (former Sea Cadets premises) Westminster, Ellesmere Port	PDL	SHLAA	P/08/14 11/01874/EXT 12/04926/REM	17	0	17	17	0
Saughall and Mollington	SAM/0010/H	Rural	Former The Ridings Community Infants School, Rake Way, Saughall, Chester CH1 6AX	PDL	SHLAA	12/01573/FUL	28	0	28	19	0
Saughall and Mollington	SAM/0029/H	Rural	Lodge Lane (OS Field Numbers 2761 and 2350), Saughall, Chester	GBGF	Rural exception	11/03300/FUL	18	0	18	18	0
Saughall and Mollington	SAM/0040/H	Rural	Land at 76 Hermitage Road, Saughall	GF	Windfall	13/00077/FUL 10/01754/OUT	3	0	3	3	0
Shakerley	SHA/0001/H	Northwich	Cheshire Limes - Lostock Triangle Site, Stubbs Lane / Manchester Road, Lostock Gralam, Northwich Cheshire	GF	SHLAA	12/00982/REM 13/05331/REM 14/02794/FUL	129	0	129	21	0
Shakerley	SHA/0025/H	Rural	Land at Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, Cheshire	Mix	Windfall	12/00813/FUL 12/04360/FUL	4	1	3	3	1
Shakerley	SHA/0027/H	Northwich	Long Wood Park - Land opposite Cheshire Business Park, Cheshire Avenue, Lostock Gralam, Northwich	PDL	SHLAA	12/04928/OUT 14/00410/REM	146	0	146	15	0
Shakerley	SHA/0037/H	Rural	Highfield Farm, Holmes Chapel Road, Allostock	GF	Windfall	13/01014/FUL	2	0	2	2	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Shakerley	SHA/0040/H	Rural	Trout Brook Cottage, Back Lane, Nether Peover, Northwich, WA16 9SG	GF	Windfall	13/02733/FUL	1	0	1	1	0
Shakerley	SHA/0041/H	Rural	Land off Poolford Lane, Sproston, Northwich	GF	Windfall	12/02227/FUL	1	0	1	1	0
Shakerley	SHA/0045/H	Rural	Whitegates, Brick Bank Lane, Allostock, Northwich, Cheshire WA16 9LZ	GF	Windfall	14/02147/FUL	1	0	1	1	0
Shakerley	SHA/0050/H	Rural	15 Fryer Road, Lostock Gramam, Northwich	PDL	Windfall	14/01247/FUL	2	1	1	2	1
St Paul's	STP/0025/H	Ellesmere Port	Land to the rear of 421 Chester Road (off Cow Lane), Little Sutton, Ellesmere Port	GF	Windfall	11/02199/FUL 13/04692/FUL	1	0	1	1	0
St Paul's	STP/0029/H	Ellesmere Port	Land at 15 Graham Avenue, Great Sutton, Ellesmere Port	GF	Garden Land	13/04069/FUL 14/00643/FUL	1	0	1	1	0
Tarvin and Kelsall	TAK/	Rural	Iddenshall Grange High Street Clotton Chester Cheshire CW6 0EQ	PDL	Windfall	14/05031/FUL	4	0	4	4	0
Tarvin and Kelsall	TAK/00/H	Rural	Lower Farm, Huxley Lane, Huxley, CH3 9BG	PDL	Windfall	14/01603/FUL	3	0	3	3	0
Tarvin and Kelsall	TAK/0001A/H	Rural	Fourways Inn and land adjacent (formerly TAK/0078/H), Chester Road, Oakmere, Northwich, Cheshire CW8 2HB - Phases One and Three	PDL	SHLAA	11/01425/FUL 11/04739/FUL 12/01595/FUL	58	0	58	32	0
Tarvin and Kelsall	TAK/0011/H	Kelsall	Land at Hallows Drive, to rear of 2A Church Street, Kelsall, CW6 0XE	Mix	SHLAA	12/03551/FUL 13/03293/FUL	33	2	31	26	0
Tarvin and Kelsall	TAK/0018/H	Tarvin	"Saxon Heath" - Land rear of Mount Pleasant, Tarporley Road, Tarvin, Chester	GF	SHLAA	11/05906/OUT 12/04120/REM	127	0	127	50	0
Tarvin and Kelsall	TAK/0022/H	Tarvin	Land at Park Close, Tarvin, Chester (Moreton Croft)	GF	SHLAA	98/00551/OUT 05/00557/REM	10	0	10	1	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Tarvin and Kelsall	TAK/0071/H	Kelsall	Land adjacent 18 Old Coach Road, Kelsall, Chester	GF	Garden land	12/00060/OUT 13/04058/FUL	1	0	1	1	0
Tarvin and Kelsall	TAK/0076A/H	Rural	Headless Woman Inn, Tarporley Road, Duddon, Chester CW6 0EW	PDL	SHLAA	13/00956/FUL	8	0	8	4	0
Tarvin and Kelsall	TAK/0076B/H	Rural	Former Headless Woman Inn, Tarporley Road, Duddon, Chester CW6 0EW	PDL	SHLAA	12/01648/FUL	2	1	1	2	0
Tarvin and Kelsall	TAK/0088/H	Rural	Tethe Bank Farm, Duddon Road, Clotton, CW6 0EH	GF	Windfall	12/04164/FUL	1	0	1	1	0
Tarvin and Kelsall	TAK/0098/H	Rural	Quarrybank House, Tirley Lane, Willington, Chester, CW6 0JY	GF	Windfall	13/00922/FUL	1	0	1	1	0
Tarvin and Kelsall	TAK/0109/H	Rural	Stable block, Corkscrew Lane, Clotton	PDL	Windfall	13/05336/FUL	1	0	1	1	0
Tarporley	TAR/0003/H	Tarporley	Brook Farm Residential Special School, Brook Road, Tarporley, CW6 9HH	Mix	SHLAA	13/02118/FUL	100	0	100	49	0
Tarporley	TAR/0026/H	Tarporley	Land to rear of The Cottage, Common Lane, Tarporley	GF	Garden Land	13/00509/OUT 14/00199/FUL	1	0	1	1	0
Tarporley	TAR/0028/H	Rural	Wood Lane Farm, Wood Lane, Utkinton, Tarporley, Cheshire CW6 0LJ	GF	Windfall	09/02404/FUL	1	0	1	1	0
Tarporley	TAR/0036/H	Tarporley	Arderne Estate Office, Cobblers Cross Lane, Tarporley CW6 0DH	PDL	Windfall	12/00324/FUL	2	0	2	1	0
Tarporley	TAR/0040/H	Rural	Oak Tree Farm, Hickhurst Lane, Little Budworth, Tarporley. CW6 9AY	GF	Windfall	11/05846/FUL	1	0	1	1	0
Tarporley	TAR/0062/H	Rural	Barn adjacent to Shaw House, Smithy Lane, Utkinton, Tarporley	GF	Windfall	13/02501/FUL	1	0	1	1	0
Tarporley	TAR/0064/H	Rural	Moss Hall Farm, Beech Road, Little Budworth, Tarporley, CW6 9EN	GF	Windfall	13/02240/FUL	1	0	1	1	0
Tarporley	TAR/0065/H	Rural	Eaton Cottage Farm, Sapling Lane, Eaton, Tarporley	PDL	Windfall	13/03760/COU	1	0	1	1	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Tarporley	TAR/0066/H	Rural	Holly Bank Cottage, Moss Hall Lane, Rushton, Tarporley, CW6 9GJ	PDL	Windfall	13/04760/COU	1	0	1	1	0
Tarporley	TAR/0067/H	Rural	Barn, Oulton House Farm, Hickhurst Lane, Little Budworth, Tarporley	GF	Windfall	13/03448/FUL	3	0	3	3	0
Tarporley	TAR/0069/H	Tarporley	Land rear of 4 Bowmere Road, Tarporley	GF	Garden Land	10/02621/FUL	1	0	1	1	0
Tattenhall	TAT/0019/H	Rural	Frogg Manor Hotel, Nantwich Road, Broxton, CH3 9JH	PDL	Windfall	14/00271/FUL	1	0	1	1	0
Tattenhall	TAT/0075A/H	Rural	The Beeston Castle Hotel, Whitchurch Road, Beeston, Chester. CW6 9NJ	PDL	SHLAA	12/02981/OUT 13/04732/REM	20	0	20	2	0
Upton	UPT/0012/H	Chester	Land at 100 Weston Grove, Upton, CH2 1QN	GF	Garden land	09/11946/FUL 09/10670/FUL 08/01379/FUL	1	0	1	1	0
Upton	UPT/0015/H	Chester	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	7	0
Upton	UPT/0047/H	Chester	Former land on the Countess of Chester Health Park, Liverpool Road, Upton, Chester CH2 1BB	PDL	SHLAA	11/05439/OUT 13/04424/REM 14/04163/REM	59	0	59	18	0
Upton	UPT/0047B/H	Chester	Land fronting 1 to 12 Deva Lane, Upton, Chester	PDL	SHLAA	11/05439/OUT 13/04190/REM	1	0	1	1	0
Upton	UPT/0050/H	Chester	121 - 123 Long Lane, Upton, Chester CH2 1JF	PDL	Windfall	14/02047/PDJ	1	0	1	1	0
Weaver and Cuddington	WEC/0001/H	Rural	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	36	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Weaver and Cuddington	WEC/0002/H	Cuddington and Sandiway	Land at Golden Nook Farm, Forest Road, Cuddington, Northwich	GF	SHLAA	07-2419-FUL 10/02408/FUL 11/04467/FUL 13/01861/FUL	13	0	13	15	0
Weaver and Cuddington	WEC/0003/H	Cuddington and Sandiway	Land at Chester Road / Forest Road, Cuddington, Northwich	GF	SHLAA	11/01061/OUT 12/04297/REM 14/04943/REM	138	1	137	3	0
Weaver and Cuddington	WEC/0017/H	Cuddington and Sandiway	Land adjacent to 147 Norley Road, Cuddington, Northwich Cheshire CW8 2TB	GF	Garden land	09/02213/FUL 12/03876/FUL	1	0	1	1	0
Weaver and Cuddington	WEC/0037/H	Cuddington and Sandiway	Beechfield Lodge, Forest Road, Cuddington, Northwich. CW8 2EH	PDL	Windfall	12/02995/FUL 12/04129/COU	1	0	1	1	0
Weaver and Cuddington	WEC/0040/H	Rural	Pear Tree Farm, Higher Lane, Dutton, Northwich, WA4 4JG	GF	Windfall	12/04129/COU 12/05196/FUL	1	0	1	1	0
Weaver and Cuddington	WEC/0041/H	Rural	Watermill Farm, Norley Road, Cuddington, Northwich, CW8 2TB	GF	Windfall	12/03035/FUL	1	0	1	1	0
Weaver and Cuddington	WEC/0050/H	Rural	Oakbank Farm, Marsh Lane, Dutton, Northwich, WA4 4JN	GF	Windfall	13/01888/FUL	1	0	1	1	0
Whitby	WHI/0008/H	Ellesmere Port	10A Chester Road, Ellesmere Port CH65 6RU	PDL	Windfall	12/00364/COU	2	0	2	2	0
Winnington and Castle	WIC/0019/H	Northwich	Former 2-14 Peter Street (land at), Northwich	PDL	SHLAA	09/00382/FUL 10/00782/FUL	4	0	4	4	0
Winnington and Castle	WIC/0037/H	Northwich	Winnington Urban Village / Imperial Park. Land at Winnington Avenue/ Winnington Lane, Northwich	MIX	SHLAA	06-0740-OUM 12/01837/REM 14/00124/NMA 14/05153/NMA	1200	0	1200	159	0
Winnington and Castle	WIC/0048/H	Northwich	Lion and Railway Hotel, Station Road, Northwich, CW9 5LT	PDL	SHLAA	13/02555/EXT 10/00743/FUL	9	1	8	9	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Winnington and Castle	WIC/0050/H	Northwich	Corner House (Social Information Systems Ltd), Queen Street, Northwich. CW9 5JL	PDL	Windfall	11/02200/COU	1	0	1	1	0
Winnington and Castle	WIC/0056/H	Northwich	46-48 Chester Way, Northwich, CW9 5JA	PDL	Windfall	12/05436/FUL	6	0	6	6	0
Winnington and Castle	WIC/0062/H	Northwich	Unit 9, Leftwich Warehouse, off Queen Street, Northwich CW9 5JN	PDL	SHLAA	13/00398/FUL 13/05288/DIS	6	0	6	6	0
Winnington and Castle	WIC/0063/H	Northwich	Unit 1 and 2 Hadfield Street, Northwich	PDL	Windfall	13/05194/FUL	2	0	2	2	0
Witton and Rudheath	WIR/0011/H	Northwich	Land and buildings to rear of 37 Shipbrook Road, Rudheath, Northwich	PDL	SHLAA	10/02076/OUT 11/05034/FUL	5	0	5	5	0
Witton and Rudheath	WIR/0021/H	Northwich	117 Middlewich Road (Mid Cheshire Animal Welfare), Northwich CW9 7BY	PDL	Windfall	11/02732/COU	2	0	2	2	0
Witton and Rudheath	WIR/0025/H	Northwich	Ascot Court, 71-73 Middlewich Road, Northwich	PDL	SHLAA	13/01127/FUL	14	0	14	6	0
Witton and Rudheath	WIR/0026/H	Northwich	Making Space, James Street, Northwich, CW9 7DE	PDL	Windfall	13/01652/FUL	14	0	14	14	0
Winsford Wharton	WIW/0036/H	Winsford	Land adjacent to 2 Blythe Place, Winsford	GF	Garden land	11/04577/FUL	1	0	1	1	0
Winsford Wharton	WIW/0045/H	Winsford	Princess House, 11-13 Ledward Street, Winsford CW7 3EH (Total Fire Stopping Systems)	PDL	Windfall	12/00237/FUL	4	0	4	2	0
Winsford Wharton	WIW/0055/H	Rural	The Methodist Chapel, Clivegreen Lane, Winsford, CW7 3NU	PDL	SHLAA	13/02823/FUL	1	0	1	1	0
Winsford Over and Verdin	WOV/0028/H	Winsford	Land to rear of 32 - 48 Littler Lane, Winsford	GF	SHLAA	12/01462/OUT 13/01885/REM	58	0	58	25	0

Housing Completions 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual completions 1 April 2014 - 31 March 2015	Annual loss / demolition
Winsford Over and Verdin	WOV/0046/H	Winsford	Hillside Cottages, Whitegate Road, Winsford	PDL	Windfall	10/04060/FUL 11/04531/FUL	1	2	-1	1	0
Winsford Over and Verdin	WOV/0051/H	Winsford	Land off Barlow Drive, Winsford	GF	SHLAA	11/05214/OUT 12/03158/FUL	18	0	18	18	0
Winsford Swanlow and Dene	WSD/0003A/H	Winsford	Mere's View' Ways Green (land adjacent to Bowling Green), Winsford Cheshire. PERSSIMON	PDL	SHLAA	09/02473/FUL 12/03429/FUL	60	0	60	28	0
Winsford Swanlow and Dene	WSD/0003B/H	Winsford	MERE VIEW (ANWYL). Land at Ways Green (land adjacent to Bowling Green), Winsford Cheshire	PDL	SHLAA	09/02473/FUL	40	1	39	27	0
Winsford Swanlow and Dene	WSD/0035/H	Winsford	498 Swanlow Lane, Winsford, CW7 4BP	PDL	Windfall	13/02141/FUL	2	1	1	2	0
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Demolitions and losses 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual loss / demolition
Boughton	BOU/0046/H	Chester	4 Churton Road, Chester, CH3 5EB	PDL	Windfall	13/02270/FUL	2	1	1	1
Boughton	BOU/0047/H	Chester	1 Parkway, Dee Hills Park, Chester, CH3 5AX	PDL	Windfall	13/03362/FUL	1	2	-1	2
Boughton	BOU/0050/H	Chester	39 Tarvin Road, Chester CH3 5DJ	PDL	Windfall	14/00717/FUL	2	1	1	1
Boughton	BOU/0051/H	Chester	33 Tarvin Road, Chester CH3 5DJ	PDL	Windfall	14/03215/FUL	2	1	1	1
Chester Villages	CHV/0076/H	Rural	Land rear of 6-8 Tarvin Road, Littleton, Chester	PDL	Windfall	11/00636/FUL 11/05650/FUL 14/00793/FUL	3	2	1	2
Davenham and Moulton	DAM/0052/H	Rural	Old Hall Farm House, Bostock Road, Bostock, Winsford	PDL	Windfall	14/00246/FUL	2	1	1	1
Ellesmere Port Town	EPT/0042/H	Ellesmere Port	13 and 15 Whitby Road, Ellesmere Port, CH65 8AA	PDL	Windfall	13/04652/COU 02/01134/FUL 12/05423/FUL 13/04934/FUL	6	2	4	2
Farndon	FAR/0013/H	Rural	Isle Farm, Carden Lane, Tilston	PDL	Windfall	13/04934/FUL	2	1	1	1
Goway	GOW/0061/H	Rural	Hapsford Hall, Moor Lane, Hapsford, Chester, WA6 0JZ	GF	Windfall	12/02765/FUL	9	1	8	1
Great Boughton	GRB/0036/H	Chester	40 Vicars Cross Road, Great Boughton, Chester CH3 5NL	PDL	Windfall	14/03362/FUL	2	1	1	1
Handbridge Park	HAP/0048/H	Chester	6 Eaton Road, Handbridge, Chester, CH4 7EN	PDL	Windfall	14/00415/FUL	2	1	1	1
Handbridge Park	HAP/0049/H	Chester	127 Hough Green, Chester CH4 8JW	PDL	Windfall	14/02998/FUL	0	3	-2	3
Handbridge Park	HAP/0050/H	Chester	107 Lache Lane, Chester CH4 7LT	PDL	Windfall	14/03151/FUL	2	1	1	1

Demolitions and losses 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual loss / demolition
Hoole	HOO/0010/H	Chester	1 Knowsley House, Knowsley Road, Chester	PDL	Windfall	08/02037/FUL 14/03423/NMA 15/00609/S73	3	1	2	1
Hoole	HOO/0041/H	Chester	24 Halkyn Road Chester Cheshire CH2 3QE	PDL	Windfall	14/02520/COU	3	1	2	1
Little Neston and Burton	LNB/0030/H	Neston & Parkgate	Sunny Bank, Church Lane, Neston, CH64 9UT	PDL	Windfall	13/01950/FUL	2	1	1	1
Malpas	MAL/0112/H	Rural	Old Rose Cottage, Old Coach Road, Hampton, Malpas	PDL	Windfall	13/05414/FUL	2	1	1	1
Malpas	MAL/0115/H	Rural	Barmere House Whitchurch Road Bickley Malpas Cheshire SY13 4HH	PDL	Windfall	14/03959/FUL	3	1	2	1
Marbury	MAR/0009/H	Rural	The Homestead, Linnards Lane, Wincham, Northwich, Cheshire, CW9 6ED	PDL	Windfall	09/01521/OUT 12/03054/REM	5	1	4	1
Marbury	MAR/0044/H	Northwich	13 Oakwood Lane, Barnton, Northwich CW8 4HE	PDL	Windfall	11/03775/FUL	2	1	1	1
Newton	NEW/00	Chester	118 Liverpool Road, Upton, Chester CH2 1AX	PDL	Windfall	14/03695/FUL	1	2	-1	2
Newton	NEW/0025/H	Chester	24 Deanery Close Chester Cheshire CH1 4AU	PDL	Windfall	11/01814/COU	2	1	1	1
Newton	NEW/0032/H	Chester	118 Liverpool Road, Upton, Chester CH2 1AX	PDL	Windfall	14/03695/FUL	1	2	-1	2
Parkgate	PAR/0002/H	Neston & Parkgate	Templadee, 47 Parkgate Road, Neston, CH64 6QE	PDL	SHLAA	12/03770/FUL	6	1	5	1
Parkgate	PAR/0016/H	Neston & Parkgate	Mostyn House School, The Parade, Parkgate, Neston, CH64 6SG	Mix	SHLAA	13/02293/FUL	88	1	87	1
Parkgate	PAR/0019/H	Neston & Parkgate	Hamilton House, The Parade, Parkgate, Neston, CH64 6SB	PDL	Windfall	13/02281/FUL	2	1	1	1

Demolitions and losses 2014 - 2015

Ward	Reference	Local Plan Area	ADDRESS	PDL / Greenfield	Source	APPLICATION NUMBER	GROSS DWELLINGS	LOSS / DEMOLITION	NET DWELLINGS	Annual loss / demolition
Parkgate	PAR/0023/H	Neston & Parkgate	4 Mostyn Square, Parkgate, Neston, CH64 6SL	PDL	Windfall	13/05266/COU	2	1	-1	1
Shakerley	SHA/0025/H	Rural	Land at Crowthorne, New Platt Lane, Goostrey, Holmes Chapel, Cheshire	Mix	Windfall	12/00813/FUL 12/04360/FUL	4	1	3	1
Shakerley	SHA/0050/H	Rural	15 Fryer Road, Lostock Gralam, Northwich	PDL	Windfall	14/01247/FUL	2	1	1	1
Shakerley	SHA/0053/H	Rural	Drakelow Gorse Farm, Yatehouse Lane, Byley, Northwich CW10 9NS	GF	Windfall	14/01017/FUL	6	1	5	1
Sutton	SUT/0011/H	Ellesmere Port	The Chase, Chase Drive, Great Sutton, Ellesmere Port, CH66 4UA	PDL	SHLAA	13/02390/OUT 14/02804/REM	9	1	8	1
Tarvin and Kelsall	TAK/0072H	Kelsall	West Acre, Quarry Lane, Kelsall. CW6 0NJ	PDL	Windfall	11/04343/OUT	4	1	3	1
Winnington and Castle	WIC/0068/H	Northwich	159 Witton Street, Northwich CW9 5EA	PDL	Windfall	14/01139/COU	0	1	-1	1
Witton and Rudheath	WIR/0028/H	Northwich	69 Middlewich Road, Northwich, CW9 7BP	PDL	Windfall	14/03288/FUL	6	1	5	1
Willaston and Thornton	WIT/0023/H	Rural	Crowthorns, School Lane, Childer Thornton, Ellesmere Port, CH66 5 PL	PDL	Windfall	13/00376/FUL	0	1	-1	1
										42

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إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

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

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

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

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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