

Cheshire West & Chester Council

Local Plan



Housing Land Monitor Report

2017 – 2018

Review

(November 2018)

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Cheshire West
and Chester

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1 Introduction

1.1 This document, read alongside the Housing Land Monitor 2017-2018 (HLM 2018), sets out the housing land supply in Cheshire West and Chester and the status of all extant planning permissions that result in the loss or gain of new dwellings. The report covers the period 1 April 2017 to 31 March 2018; a five year forecasting period up to 31 March 2023; and sets out the Council's five year housing land supply position as at 1 April 2018 in accordance with national planning policy.

1.2 The National Planning Policy Framework (NPPF) 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.

1.3 In July 2018 the Ministry of Housing, Communities and Local Government published a revised National Planning Policy Framework. On 13th September National Planning Policy Guidance on Local Plan, Housing needs assessments, and Housing and economic land availability assessment was subsequently updated. A key change in the Framework and the guidance is the definition of the term 'deliverable' with regards to housing land and a five year deliverable supply.

1.4 The HLM 2018 was prepared and published before the publication of the Framework 2018 and therefore did not have consideration for the revised definition of a 'deliverable' site. The Council has therefore undertaken a review of forecasting assessments in the HLM 2018 with specific focus on sites affected by the change to the definition, namely sites that have an outline planning permission; sites identified on a brownfield land register; sites allocated for housing; and sites without planning permission.

1.5 The remit of this report is to review and update where appropriate, the assessments of sites that are affected by the amendments to the definition of 'deliverable' as set out in Appendix 2 of the Framework 2018.

2 Policy context

National Planning Policy Framework

2.1 Annex 2 defines key words used in the NPPF 2018, including the term 'deliverable' in the context of housing delivery and supply.

Deliverable

To be considered deliverable, sites for housing 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. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. [Emphasis added]

Planning Practice Guidance

2.2 Paragraph 036 of the national planning guidance for housing and economic land availability assessments states the following:

What constitutes a 'deliverable site' in the context of housing policy?

Annex 2 of the National Planning Policy Framework defines a deliverable site in terms of an assessment of the timescale for delivery and the planning status of the site. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- any progress being made towards the submission of an application;
- any progress with site assessment work; and
- any relevant information about site viability, ownership constraints or infrastructure provision.

For example

- a statement of common ground between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates.
- a hybrid planning application for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.

Paragraph: 036 Reference ID: 3-036-20180913

3 Approach to reviewing the HLM 2018

3.1 This report reviews all sites in the HLM 2018 of ten or more dwellings that fall within one of the following categories:

- a site with outline planning permission
- a site identified in the development plan i.e. an allocated site
- a site without planning permission (including pending planning application)
- a site listed on the Council's brownfield register (Part 1 or Part 2)

3.2 Tables for the assessment of each category are set out in the following section, and include:

- Site reference (as listed in the HLM 2018 and the HELAA 2017)
- Address / location of the site
- Planning application reference(s)
- Residential capacity (net number of dwellings) of the application
- Review of delivery assessment of site including outcome of review
- Forecasts as set out in the HLM 2018
- Forecasts as a result of the reviewed assessment

3.3 The Council published a brownfield land register (Part One) in December 2017 and these sites are included in the process of housing land monitoring. A site that is identified on the Part One register, and that make a contribution towards the five year housing land supply has been subject to review with regards to the specific planning status of the individual site.

Approach to reviewing sites and forecasting

3.4 Each site in the monitor that is subject to a pending planning application, an approved outline planning permission, or has no planning application status has been considered with regards to the information set out in the table overleaf. Any site specific information has been taken in to account when reviewing the assessment of delivery and the forecasting.

3.5 Site and application monitoring that was carried out during the housing land monitor process in March/April 2018 was reviewed and again forms the basis for the forecasting included in this report. Site visit information and liaison with house builders, developers, land owners and planning

case officers informs the forecasts as set out in paragraphs 3.7 to 3.9 of the Housing Land Monitor Report 2017-2018.

3.6 The base date of the housing land supply position is 1 April 2018 and as such the requirement and total net completions both reflect this. Due to the base date of this report (20 November 2018) it is inevitable that the status of some, if not all of the sites that were at an outline or pending planning permission stage will have changed. This information has been recorded in the assessment tables below. However this information has not been used to positively revise forecasts, for example a site that had a pending planning application with no completions in the five year period which has subsequently been granted permission has not been adjusted to include completions in the five year supply. The information has been included where relevant to illustrate where the forecasting in the HLM 2018 was correct and justified.

Approach to assessments and forecasting

Permission / application	Assessment	Forecasting
Outline planning permission	Where applications have been granted to a developer or house builder and there are no known ownership or infrastructure constraints the completion of units within five years is considered achievable, revision to forecasting of units in years 1 to 5 is not required.	NO REVISIONS TO FORECASTS – completion of units within years 1 to 5 achievable
	For speculative permissions sites where a developer is not identified, and land sales are required pre commencement, forecasting is adjusted to commence in years 6-10.	FORECASTS REVISED – completion of units to commence in years 6 to 10
REM/Full application pending	Submission of a reserved matters or full application which will include site assessments and viability information as part of the application process, indicates progress is being made towards delivery of the site Completion of units within five years is considered achievable, revision to forecasting of units in years 1 to 5 is not required.	NO REVISIONS TO FORECASTS – completion of units within years 1 to 5 achievable
Discharge of conditions	Planning permissions where applications to discharge conditions have been submitted and/or approved indicates progress is being made towards the delivery of the site, and may also include site assessment work. Completion of units within five years is considered achievable, revision to forecasting of units in years 1 to 5 is not required.	NO REVISIONS TO FORECASTS – completion of units within years 1 to 5 achievable

Permission / application	Assessment	Forecasting
Resolution to approve subject to legal agreement	Outline applications (no developer/house builder) For speculative permissions sites where a developer is not identified, and land sales are required pre commencement, forecasting is adjusted to commence in years 6-10.	FORECASTS REVISED – completion of units to commence in years 6 to 10
	Outline applications (developer/house builder identified) Where applications is made by developer or house builder and there are no known ownership or infrastructure constraints the completion of units within five years is considered achievable (with consideration for any significant issues that may delay legal agreement being completed), revision to forecasting of units in years 1 to 5 is not required (unless issues identified).	REVISIONS TO FORECASTS BASED ON SITE SPECIFIC INFORMATION – completion of units within years 1 to 5 may be achievable
	REM/Full applications Where there are no known ownership or infrastructure constraints the completion of units within five years is considered achievable (with consideration for any significant issues that may delay legal agreement being completed), revision to forecasting of units in years 1 to 5 is not required (unless issues identified).	REVISIONS TO FORECASTS BASED ON SITE SPECIFIC INFORMATION – completion of units within years 1 to 5 may be achievable
Pending planning application	Full planning applications received from a developer or house builder where there are no known ownership or infrastructure constraints, and a case officer recommendation to approve, the completion of units within five years may be considered achievable based on site specific information and revisions to forecasting of units within in years 1 to 5 are not required.	REVISIONS TO FORECASTS BASED ON SITE SPECIFIC INFORMATION – completion of units within years 1 to 5 may be achievable
	For speculative full or outline planning applications, sites where a developer is not identified, and land sales are required pre commencement, forecasting is adjusted to commence in years 6-10 and beyond.	FORECASTS REVISED – completion of units to commence in years 6 to 10

4 Outcome of reviewing the HLM 2018

4.1 A site by site review of delivery and forecasting assessments for each site that has an outline, pending or no planning permission is set out in Appendix 1 to 3 of this report. The outcome of the review is summarised below.

Sites with outline planning permission

4.2 There are 68 sites in the HLM 2018 that benefit from an extant outline planning permission. These sites (inclusive of major and minor developments) have and a total net capacity of 2,676 dwellings and contributed 833 net dwellings (through 49 sites) to the deliverable housing supply set out in the HLM 2018.

4.3 20 sites are categorised as major development in line with the definition of major development set out at Appendix 2 of the Framework i.e. “*where 10 or more homes will be provided*”. Four of these sites also have reserved matters/full applications pending consideration. The review of each of these sites is set out in Appendix 1.

4.4 In summary, the forecasts for ten sites have been revised as a result of reviewing the delivery assessment which reduces the five year deliverable supply by 426 dwellings.

Sites allocated in the Local Plan (Part One) without planning permission

4.5 There is one Local Plan (Part One) strategic site in the HLM 2018 that does not have an extant planning permission. Land at Wrexham Road, Chester is allocated to deliver around 1,300 dwellings which will contribute towards the housing requirement for the Chester spatial area. This site was forecast to deliver 138 dwellings within the five year period 2018 to 2023 in the HLM 2018. The review of this site is set out in Appendix 2.

4.6 In summary, the forecasts as set out in the HLM 2018, and the delivery assessment have been reviewed and the latest assessment does not amend the forecasts.

Sites without planning permission

4.7 There are 295 sites recorded in the HLM 2018 that do not have an extant planning permission as at 1 April 2018. These sites are made up of

- 25 sites with applications pending decision;
- 3 sites with a resolution to approve an application subject to a legal agreement; and
- 267 with no current planning status.

4.8 The sites in the last category (with no current planning status) make no contribution towards the five year land supply in the HLM 2018 and therefore have not been assessed as part of this review. 60 of these sites are identified on the Council’s brownfield land register, and 19 sites are identified in made neighbourhood plans. It is acknowledged that new permissions may have been

granted on these sites since the base date of the HLM 2018, and this information will inform the annual review of housing supply and the annual housing monitor exercise in March 2019.

4.9 24 sites, categorised as major development in line with the definition of major development set out at Appendix 2 of the Framework i.e. “*where 10 or more homes will be provided*” are subject to a pending planning application for residential development. The review of each of these sites is set out in Appendix 3.

4.10 In summary, the forecasts for two sites have been revised as a result of reviewing the delivery assessment which reduces the five year deliverable supply by 50 dwellings.

Summary of HLM 2018 review

4.11 The table below sets out the outcome of the review of sites in the HLM 2018 with outline permission, pending planning applications, and sites with no planning status. It shows the supply from forecasts set out in the HLM 2018 and the amended forecasts made through this review process.

Table 4.1 Summary of review - revisions to five year forecasts

Application	HLM 2018 forecast	NPPF 2018 review forecast	Difference
Outline planning permission	720	294	- 426
Allocated (no permission)	138	138	0
Pending / no planning permission	272	222	- 50
Total in 5 year supply	1,130	654	- 476

4.12 The review of the HLM 2018 as described in section 3 of this report (Approach to reviewing the HLM 2018) results in a revision of the five year deliverable housing supply, reducing the net supply by 476 dwellings.

5 Five year housing land supply position

The five year housing land requirement 2018-2023

5.1 Taking into account a five per cent NPPF buffer and applying the residual approach (Liverpool method) to the Local Plan (Part One) requirement of 22,000 net dwellings (1,100 net dwellings per annum), the revised annual requirement is 963 dwellings and the five year housing land requirement for the period 2018 to 2023 is 4,814 net dwellings as illustrated in Table 6.2 of the HLM 2018.

Table 5.1 Five year housing requirement - residual/Liverpool method calculation 2018-2023

Housing Land Requirement at 1 April 2018		Net dwellings
Local Plan net housing requirement (2010-2030)	At least 22,00 dwellings	= 22,000 (1,100 per year)
Total net housing completions	2010 to 2018	= 10,992
Total net remaining housing requirement (2018-2030)	22,000 - 10,992	= 11,008
Number of years remaining in plan period	2018 - 2030	= 12 years
Revised annualised requirement	11,008 / 12 years	= 917 per year
Revised five year requirement	917 x 5	= 4,585
NPPF five per cent buffer	4,585/100*5	= 229
Revised total five year housing requirement (2018-2023)	4,585 + 229	= 4,814 (963 per year)

The five year deliverable housing land supply

5.2 Table 6.2 below sets out the supply of deliverable housing units categorised by planning permission/ application, and by the source of the site e.g land allocation or windfall site.

Table 5.2 Five year deliverable supply by source

Source of supply / Planning status	Local Plan / NP allocation	HELAA / BLR	Windfall (incl. garden land)	Total net supply	Five year deliverable supply (2018 - 2023)
Sites within the planning process (full, REM, PD)	2,055	4,172	1,403	7,630	6,213
Sites within the planning process (outline)	1,509	969	180	2,658	395
Sites within planning process (subject to legal agreement)	190	0	15	205	133
Sites without planning permission e.g. pre-app, pending decision	3,646	3,757	339	7,742	306

Source of supply / Planning status	Local Plan / NP allocation	HELAA / BLR	Windfall (incl. garden land)	Total net supply	Five year deliverable supply (2018 - 2023)
Small sites allowance (115 dw/pa – years 4 and 5 only)	n/a	n/a	n/a	1,035	230
5 year deliverable supply	2,159	3,394	1,488	230	
Total net deliverable supply 2018 to 2023					7,277

The five year housing land supply position

5.3 As at 1 April 2018, based on the review of the HLM 2018 as set out in this report, the five year deliverable housing land supply position for the period 2018 to 2023 is as follows:

Table 5.3 Five year land supply position (Nov 2018)

Net five year housing requirement (Table 6.2)	= 4,814 (963 per annum)
Net deliverable five year housing supply (Table 6.2)	= 7,277
Five year supply position (7,277 / 963)	= 7.56 years

Appendix One: Review of sites with outline planning permission

Table 1: Review of sites with outline planning permission

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPF 2018 review	Difference
BLA/0092	Land at Clifton Drive, Sealand Road, Chester	13/03615/OUT	142	<p>Outline planning permission (called in) granted 27 Feb 2018. Playing fields available for temporary community use prior to redevelopment up to submission of reserved matters.</p> <p><u>FORECAST REVISED</u> – units removed from five year supply</p> <p><i>Current position:</i> Informal pre-app discussions with Development Management for residential scheme (REM) in line with approved outline Application received to discharge condition 10 (archaeology: written scheme of investigation) BDW Trading LTD (operating as Barratt Homes)</p>	60	0	-60
CHC/0018c	Northgate Redevelopment, Northgate Street, Chester	16/02282/OUT	70	<p>Outline planning permission granted 21 Sept 2016 Council scheme led by Chester Growth Partnership. CPO inquiry completed January 2018</p> <p>Revisions to scheme being considered – exact capacity and delivery timeframe for residential elements of scheme unknown.</p> <p>Place North West (6 Oct 2017) Number of residential units in scheme proposed increase from 70 to 120</p> <p><u>NO CHANGE TO FORECAST</u> – no units forecast in years 1 to 5</p>	0	0	0
DOH/0016	Land at Decoy Farm, Lache Lane, Marston	15/01429/OUT	24	<p>Outline planning permission granted 1 April 2016. Developer/house builder: Country Barns & Homes Ltd</p> <p>Informal pre-application discussions in 2017</p> <p><u>FORECAST REVISED</u>– units removed from five year supply</p>	24	0	-24

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
EPT/0038c	Cromwell Road, Phase 3 (Former HH Robertson)	14/00041/OUT	102	Outline planning permission for a 3 phase development. Reserved matters approved for phases 1, 2 and 3. Phase 1 of development is complete and phase 2 is under construction by Countryside Properties. Developer/house builder: St Modwen Developments No additional information for phase 3. FORECAST REVISED – units removed from five year supply	60	0	-60
LEM/0001c	Ledsham Garden Village	13/04015/OUT	1254	Local Plan (Part One) strategic site allocation. Outline planning permission for entirety of strategic site. Developer/house builder: Redrow Homes NW Phases 1, 2, 3, 4 and 5 with full permission. Site delivery forecasts provided through planning appeal and from house builder. Further updates through the annual monitoring process and liaison with house builder (Group Development Manager of Redrow), and information provided as part of the Letwin Review (Sites in Ellesmere Port including Ledsham Road were visited by Sir Oliver Letwin during his review of housing delivery. Redrow Homes stated that the site could deliver between 140 – 150 homes per year. 2018 forecasts estimate delivery of up to 140 per annum across the phases at Ledsham - the development will have a number of outlets operating simultaneously. NO CHANGE TO FORECAST – units are deliverable within years 1 to 5	28	28	0

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
ROS/0027	Rossfield Park Development Phase 5 (Land at Rosbank Road)	10/00636/OUT	190	<p>Outline planning permission granted 31 March 2017. Case officer - confirmation of progress of sale of land (sites ROS/0027 and ROS/0029) by Peel Investments to developer due to complete Spring/Summer 2018. Developer/house builder(s): Mulberry Homes / Liverpool Mutual Homes</p> <p><u>FORECAST REVISED</u>– units removed from five year supply (please see ROS/0029 for revisions to whole site)</p> <p><i>Current position:</i> Purchase of land completed unconditionally May 2018 to Mulberry Homes and Liverpool Mutual Homes. REM intended to be submitted late 2018 for sites ROS/0027 and ROS/0029.</p>	96	0	-96

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
ROS/0029	Rosfield Road Phase 5b (Former ABB site)	17/02854/OUT	70	<p>Outline planning permission granted 29 March 2018</p> <p>Case officer - confirmation of progress of sale of land (sites ROS/0027 and ROS/0029) by Peel Investments to developer due to complete Spring/Summer 2018.</p> <p>Developer/house builder(s): Mulberry Homes / Liverpool Mutual Homes</p> <p>March 2018 site status - buildings have been demolished and site being cleared (Image A attached)</p> <p><u>NO CHANGE TO FORECAST</u> – units are deliverable within years 1 to 5 (please see ROS/0029 for revisions to whole site)</p> <p><i>Current position:</i> Purchase of land completed unconditionally May 2018 to Mulberry Homes and Liverpool Mutual Homes. REM intended to be submitted late 2018 for sites ROS/0027 and ROS/0029.</p>	70	70	0
FRO/0054	Mersey View Club, Frodsham	14/03835/OUT	12	<p>Outline planning permission granted on appeal 19 Nov 2015. Submission of reserved matters required by 19 Nov 2018.</p> <p><u>FORECAST REVISED</u>– units removed from five year supply</p> <p><i>Current position:</i> Reserved matters application and discharge of conditions 13 and 14 received 2 Oct 2018</p>	12	0	-12

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
HEL/0029	Mere's Edge (Phase 4), Chester Road, Helsby	14/04044/OUT 17/04915/106	120	Outline planning permission granted 3 Dec 2015. Variation of legal agreement to amend phasing condition approved 7 Feb 2018. CIL/S106 Officer comments: "The planning officer recommended that the legal agreement be varied to ensure the site was more financially viable for a potential house-builder. The varied agreement ensured that the sports facilities required were still provided in line with the original agreement; however, the Sports Hall will potentially be delivered in a later phase of the development. It is considered that this variation will encourage developers to come forward for the site in a more timely manner." FORECAST REVISED – units removed from five year supply	48	0	-48
MAL/0050	Land at Chester Road, Malpas	13/03826/OUT 17/04664/OUT pending	41	Outline planning permission granted 27 Aug 2016. Revised outline application received 30 Oct 2017 pending decision. FORECAST REVISED – units removed from five year supply	41	0	-41
MAR/0039	Land to rear of The Cedars, Chapel Lane, Wincham	14/04654/OUT	105	Local Plan strategic site/allocation Outline planning permission granted 24 Dec 2015. Scrapyard in use, and requires relocation Submission of reserved matters required by 24 Dec 2018 NO CHANGE TO FORECAST - No units included in years 1 to 5	0	0	0

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
WIR/0040	Land at Park Farm, Shurlach Road / Shipbrook Road, Rudheath, Northwich	15/01318/OUT 17/03727/REM pending	180	<p>Outline planning application granted permission on appeal. Reserved matters application received 25 Aug 2017 pending decision Developer/house builder: Barratt Homes Applications pending decision to discharge conditions 6-13, 15-19, 24, 27 and 28 Delivery of units forecast from year 2 <u>NO CHANGE TO FORECAST</u> – units are deliverable within years 1 to 5</p> <p><i>Current position:</i> Reserved matters approved 20 April 2018. 17/04508/DIS approved 11 July 2018 (including phasing plan) Street name and numbering details received</p>	132	132	0
DOH/0052	Lyndale Farm, Wrexham Road, Pulford	17/00049/OUT	24	<p>Outline planning application received 9 Jan 2017 and approved 24 Nov 2017. Discharge application (condition 8-construction management plan) received 8 Dec 2017 and approved Jan 2018 Developer/house builder: Pulford Developments Limited. <u>NO CHANGE TO FORECAST</u>- units are deliverable within years 1 to 5</p>	24	24	0

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
KIN/0011	Former Delamere Forest School	16/01605/OUT	16	<p>Outline planning application received 15 April 2016 and approved 9 Aug 2017</p> <p>Discharge application (condition 5) received 22 Sep 2017</p> <p>Discharge application (condition 22 to 24) received 13 Nov 2017</p> <p>Demolition application 17/03150/DEM received 18 July 2017. Decision issued 9 Aug 2017 (prior approval not required)</p> <p>Demolition February 2018 (Northwich Guardian 17 Feb 2018)</p> <p>(Image B attached)</p> <p>Developer/house builder: Crabtree Homes</p> <p><u>NO CHANGE TO FORECAST</u>- units are deliverable within years 1 to 5</p> <p><i>Current position:</i></p> <p>Condition 5 discharge approved 11 Sep 2018</p> <p>Reserved matters (on condition 3) application received 15 May 2018</p>	16	16	0
KIN/0018	Haulage Yard, High Street, Norley, Frodsham	15/01749/OUT	12	<p>Outline planning application received 29 April 2015 and approved 31 Aug 2017.</p> <p>Land owner seeking to sell site to developer.</p> <p>Delivery of units forecast from year 3.</p> <p><u>FORECAST REVISED</u> - units removed from five year supply</p>	12	0	-12

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
TAT/0026	Beeston Cattle Auction Site	13/04149/OUT 18/00637/REM (pending)	84	<p>Outline planning application received 23 Sep 2013 and approved 20 March 2015</p> <p>Reserved matters application received 16 Feb 2018</p> <p>Site owner anticipates sale of site in 2018</p> <p>Delivery of units forecast from year 3.</p> <p>No further information on sale of site / relocation of cattle auction</p> <p><u>FORECAST REVISED</u>- units removed from five year supply</p> <p><i>Current position:</i></p> <p>Reserved matters approved 27 Sep 2018</p>	63	0	-63
TAR/0042	Mulberry Place, Tarporley	13/02118/FUL	100	<p>Hybrid planning application (90 market dwellings in full - development completed. 10 affordable units in outline not implemented)</p> <p>It is noted that this permission has expired in accordance with reason 2 of the decision notice, therefore the site of the 10 remaining affordable units no longer benefits from a planning permission.</p> <p><u>PERMISSION EXPIRED</u></p> <p><u>FORECAST REVISED</u>- units removed from five year supply</p>	10	0	-10
WIW/0004	Securicor Ltd, Wharton Road, Winsford, CW7 3AP	15/05130/OUT	14	<p>Winsford Neighbourhood Plan housing allocation.</p> <p>Outline planning application received 21 Dec 2015 and approved 13 Sep 2016</p> <p>Previous permission unimplemented</p> <p>Vacant/derelict building</p> <p>Developer/house builder: DHL Corporate Real Estate</p> <p><u>NO CHANGE TO FORECAST</u>- No units forecast in years 1 to 5</p>	0	0	0

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
WIW/0030	S Cooper and Sons Ltd, Warehouse One, Nat Lane, Winsford, CW7 3BS	12/04804/OUT	161	<p>Winsford Neighbourhood Plan housing allocation. Outline planning application received 25 Oct 2012 and approved 2 Oct 2014 7 year permission granted (expiry 2 Oct 2021) <u>NO CHANGE TO FORECAST</u>- No units forecast in years 1 to 5</p> <p><i>Current position:</i> Application for new workshop building on part of site received 1 Oct 2018 pending decision</p>	0	0	0
WOV/0056	Land at Oakmere Road, Chester Road, opposite Marton View	15/04777/OUT	24	<p>Winsford Neighbourhood Plan housing allocation Outline planning application received 24 Nov 2015 and approved 30 Aug 2017 Developer/house builder: Redrow Homes NW Forecast delivery of units from year 4 <u>NO CHANGE TO FORECAST</u>-units are deliverable within years 1 to 5</p>	24	24	0
TOTAL					720	294	-426

Appendix Two: Review of allocated sites without planning permission

Table 2: Review of Local Plan (Part One) allocation(s) without planning permission

Site ref	Address	Application ref	Total net dw.	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
DOH/0017	Land at Wrexham Road	17/02453/OUT 17/05200/OUT 17/05201/OUT 17/05200/FUL	1400	<p>Local Plan (Part One) strategic site allocation.</p> <p>Development brief prepared for comprehensive development of whole site.</p> <p>Full and outline planning applications pending decision.</p> <p>Developer/house builder(s): Redrow Homes & Taylor Wimpey.</p> <p>Delivery phasing and forecasting received from the consortium through liaison during monitoring process based on August 2018 committee target date:</p> <p>“It is anticipated that c.100 units a year could be delivered, 50 from TW & 50 from RR, and using this anticipated completion rate, the site could be built out by 2032.”</p> <p>Full application pending decision 17/02444/FUL received 1 June 2017 - construction of ecological mitigation area for translocation of Great Crested Newts.</p> <p>Proposed forecasts cautiously applied and allow for longer lead-in / site preparation. Units start delivering from year 4.</p> <p><u>NO CHANGE TO FORECAST</u>-units are deliverable within years 1 to 5</p> <p><i>Current position:</i></p> <p>Committee target date for full application – 8 Jan 2019 and outline application – Feb 2019.</p> <p>Cautious forecast in HLM 2018 allows for longer lead-in time than therefore no amendment required</p>	138	138	0
TOTAL					138	138	0

Appendix Three: Review of sites without planning permission

Table 3: Review of sites without planning permission

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPF 2018 review	Difference
CHC/0005b	Partco Autoparts, Trafford Street, Chester	18/00486/FUL	35	<p>Full planning application received 8 Feb 2018 pending decision. Developer/house builder: Watkin Jones Buildings demolished and site being cleared Feb 2018. (Image C attached) Regeneration area identified in development brief. <u>NO CHANGE TO FORECAST</u>-units are deliverable within years 1 to 5</p> <p><i>Current position:</i> Full permission granted 17 Aug 2018 18/03835/DIS pending (received 2 Oct 2018)18/03835/DIS pending (received 2 Oct 2018) 18/04054/NMA pending (received 16 Oct 2018)</p>	35	35	0
NEW/0013	White Gables, Plas Newton Lane, Chester, CH2 1PR	17/04015/FUL	13	<p>Full planning application received 15 Sep 2017 pending decision Developer/house builder: Vivio Developments Ltd Officer recommendation to approve application. Consultation raised highways issues. <u>NO CHANGE TO FORECAST</u>- No units forecast in years 1 to 5.</p> <p><i>Current position:</i> Application refused by Planning Committee July 2018</p>	0	0	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
UPT/0005	Former Gamekeeper PH, Newhall Road, Upton, Chester	17/03315/FUL	12	Full planning application received 1 Aug 2017 pending decision Officer recommendation for approval subject to legal agreement. Developer/house builder: Dragon Eco Homes. Site is derelict and building is not in use Forecast delivery of units from year 3 <u>NO CHANGE TO FORECAST</u> -units are deliverable within years 1 to 5	12	12	0
EPT/0126	Grace Arms, Stanney Lane, Ellesmere Port, CH65 9AH	17/04425/FUL	42	Full planning application received 21 Oct 2017 pending decision Developer/house builder: Lane End Developments Public house in use. <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0
ROS/0002	Rossfield Park Development (2C, 3 and 4), Rossfield Road, Ellesmere Port	13/01365/EXT	233	Extension of time application pending decision <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0
STR/0006	Backford Cross #1, Land off Dunkirk Way, Backford	14/04968/OUT	132	Outline planning application received 24 Nov 2014 pending decision Developer/house builder: Redrow Homes NW Outstanding HSE issues to be resolved <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
STR/0007	Sycamore Park Garden Centre, Chester Road, Great Sutton, Ellesmere Port, CH66 2LX	17/04770/FUL	52	Brownfield Land Register site Full planning application received 6 November 2017 pending decision Developer/house builder: Lane End Developments Garden centre in use (Place North West (21 Nov 2017) - Garden centre due to close "in the coming months") <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0
MAL/0090b	Land opposite St Josephs College, Tilston Road, Malpas	17/04562/FUL	34	Full planning application received 23 Oct 2017 pending decision Greenfield countryside location <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5 <i>Current position:</i> Application refused 21 Sep 2018	0	0	0
HAG/0064	Hartford Manor	17/04930/FUL	57	Full planning application received 17 November pending decision. Officer recommendation for approval – to be presented to Planning committee on 8 May 2018 Forecast delivery of units from year 4 <u>NO CHANGE TO FORECAST</u> -units are deliverable within years 1 to 5 <i>Current position:</i> Application approved at planning committee subject to legal agreement. Decision issued 20 Aug 2018	42	42	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
MAR/0104	Black Greyhound Hotel, Hall Lane, Wincham, Northwich, CW9 6DG	17/03244/OUT	16	<p>Outline planning application received 26 July 2017 pending decision Developer/house builder: Countrywide Investments Vacant/redundant public house and hotel building 10 units forecast to deliver from year 4 FORECAST REVISED- units removed from five year supply</p> <p>Current position: Outline planning application granted permission. Decision issued 19 July 2018.</p>	10	0	-10
WEC/0012 b	Weaverham Bank Farm, High Street, Weaverham, Northwich, CW8 3HA	17/04170/FUL	11	<p>Full planning application received 27 Sep 2017 pending decision Barn conversion development on part of site under construction. NO CHANGE TO FORECAST- No units forecast in years 1 to 5</p>	0	0	0
WIC/0032	Land at Weaver Shipyard, Saxons Lane, Northwich	18/01170/OUT	72	<p>Outline planning application received 26 March 2018 pending decision NO CHANGE TO FORECAST- No units forecast in years 1 to 5</p>	0	0	0
WIC/0043	Land off Rosemary Drive, Winnington, Northwich	17/05054/FUL	89	<p>Full planning application received 27 Nov 2017 pending decision Developer/house builder: Barratt Homes NO CHANGE TO FORECAST- No units forecast in years 1 to 5</p> <p>Current position: Place North West (28 Aug 2018) proposals by housebuilder Barratt recommended for approval Application approved subject to legal agreement at Planning Committee 4 Sep 2018. Decision issued 19 Oct 2018</p>	0	0	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
WIC/0045	Yoxall Joinery, Winnington Avenue, Northwich, CW8 4EE	17/02087/OUT	33	Outline planning application received 9 May 2017 <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5 <i>Current position:</i> Application refused 25 May 2018	0	0	0
WIC/0050	Land at Winnington Business Park	17/01965/OUT	160	Local Plan (Part Two) proposed housing allocation Outline planning application received 28 April 2017 Developer/house builder: Pro Investments Resolution to approve subject to legal agreement at Planning Committee 6 March 2018. Demolition application 18/01099/DEM received 20 March 2018 Forecast delivery of units from year 3. <u>NO CHANGE TO FORECAST</u> - units are deliverable within years 1 to 5 <i>Current position:</i> Decision issued 20 July 2018 Demolition application 18/01099/DEM issued 12 April 2018 (prior approval not required) Outline application 18/03930/OUT received for remaining part of site on 10 Oct 2018	88	88	0
WIR/0034	Land at Hargreaves Road/Middlewich Road, Northwich	08-0021-OUM	177	Local Plan (Part Two) proposed housing allocation Outline application pending decision – viability of original scheme being reassessed <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
CHV/0126	Christleton Hall, Pepper Street, Christleton	17/04127/FUL	42	<p>Full planning application received 25 Sep 2017 pending decision</p> <p>Green Belt location - redevelopment of brownfield site</p> <p><u>NO CHANGE TO FORECAST</u>- No units forecast in years 1 to 5</p> <p><i>Current position:</i></p> <p>Application refused 16 April 2018</p> <p>Re-submission of application 17/04127/FUL received 1 Oct 2018</p>	0	0	0
MAR/0054a	Knutsford Road, Antrobus	17/01666/FUL	15	<p>Rural exception site.</p> <p>Full planning application received 10 April 2017</p> <p>Resolution to approve application subject to legal agreement at Planning Committee 6 Feb 2018</p> <p>Developer/house builder: Affordable Homes & Hearle Homes</p> <p><u>FORECAST REVISED</u> (Delivery of units adjusted to commence from year 2)- units are deliverable within years 1 to 5</p>	15	15	0
TAT/0089	Chester Road, Tattenhall	17/04645/OUT	30	<p>Local Plan (Part Two) proposed housing allocation</p> <p>Outline planning application received 27 Oct 2017.</p> <p>Case Officer- resolution to approve subject to legal agreement.</p> <p>Developer/house builder: Barratt Homes</p> <p>Forecast delivery of units from year 3</p> <p><u>NO CHANGE TO FORECAST</u>- units are deliverable within years 1 to 5</p> <p><i>Current position:</i></p> <p>Outline permission issued 29 Aug 2018</p> <p>Reserved matters application received 15 Oct 2018 from Barratt Homes awaiting decision</p>	30	30	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
WIW/0034	Reposessions UK Ltd, Wharton Road, Winsford, CW7 3BQ	11/00558/OUT expired 17/04449/OUT pending	150	Winsford Neighbourhood Plan housing allocation. Outline planning permission expires 24 Oct 2017. Application for renewal of outline permission received 16 Oct 2017 pending decision <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0
WIW/0061	North of Middlewich Road Winsford	17/03135/OUT	21	Winsford Neighbourhood Plan allocation Outline planning application received 18 July 2017 pending decision <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5	0	0	0
WOV/0084	Land at Sadler Road Former Winsford Clio Centre Winsford	17/04875/FUL	12	Winsford Neighbourhood Plan housing allocation. Full planning application received 14 Nov 2017 pending decision Previous permission unimplemented Social housing scheme proposed and Registered Provider identified (Nov 2017) Vacant/derelict building Developer/house builder: Ainsworth Projects <u>NO CHANGE TO FORECAST</u> - No units forecast in years 1 to 5 <i>Current position:</i> Planning application granted permission 26 Oct 2018	0	0	0

Site ref	Address	Application ref	Total net	Framework 2018 review	HLM 2018 forecast	NPPF 2018 review	Difference
WOV/0112	Grange Yard, Grange Lane, Winsford	17/00619/OUT	40	<p>Outline planning application received 14 Feb 2017</p> <p>Officer recommendation for approval – to be presented to Planning committee on 8 May 2018</p> <p>Developer/house builder: Over Estates (Winsford)</p> <p><u>FORECAST REVISED</u>- units removed from five year supply</p> <p><i>Current position:</i></p> <p>Resolution to grant planning permission subject to legal agreement approved at Planning Committee 8 May 2018</p>	40	0	-40
TOTAL					272	222	-50