

Cheshire West & Chester Council

# Local Plan



## Land Availability Assessment Stage One

2025 update



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Cheshire West  
and Chester



## Land Availability Assessment

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## 1 Disclaimer - Important please read

### 1 Disclaimer - Important please read

**1.1** In relation to the information contained within this report, and any other report relating to the findings of the Cheshire West and Chester Land Availability Assessment Stage One 2025 (LAA), the Council makes the following disclaimer without prejudice:

**1.2** It should not be assumed that the submission of a site was made by the current landowner as site suggestions can be made by any party. The inclusion of a site, building or area of land in the LAA does not imply that the Council will allocate the site(s) for development. Further assessment of sites will be undertaken, taking account of relevant plans/programmes, evidence base studies and technical reports, informed by outcomes of the Habitats Regulations Assessment and Sustainability Appraisal (incorporating the requirements of the Strategic Environmental Assessment) process.

**1.3** The identification of a site in the LAA does not imply that the Council would grant planning permission for development on this site. All planning applications for development will be assessed on their merits against the appropriate development plan and material planning considerations. The inclusion of a site for a specific use does not preclude it from being developed for a different use, subject to the relevant planning permission(s).

**1.4** The boundary attached to a site, building or area is based on the information available at the time of writing/provided during consultation. The LAA does not limit a change to any boundary for the purposes of a planning application, or when proposing land allocations through the plan making process.

**1.5** The exclusion of a site from the study (either because it was not identified or because it has been discounted in line with the methodology) does not preclude planning permission for development being approved.

**1.6** The site capacity identified reflects the number of dwellings/hectares/floorspace granted planning permission where applicable, or is an estimate based on the methodology set out in this document. The capacities are only estimates and do not preclude densities being increased or decreased on sites, subject to site specific considerations on a case-by-case basis

**1.7** The assessment of delivery timeframes; short (1 to 5 years), medium (6 to 10 years) or long term (11 years +), is based on the Council's assessment at the time of the study, and on information provided throughout the process of preparing the LAA. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than set out in the assessment.

**1.8** Each site assessment is based on information that was available/provided at the time of the study. There may be some omissions and/or factual inaccuracies which the Council does not take liability for, therefore users of the LAA will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey, and that planning applications will continue to be treated on their own merits. Likewise, some of the identified constraints may have been removed since the information was compiled.

**1.9** Issues may arise during a detailed planning application that could not/were not foreseen at the time of the assessment. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of submitting a planning application and not rely solely on the findings of the LAA.

## Disclaimer - Important please read 1

**1.10** The updated Stage One assessment has a base date of 1 April 2025, incorporating the 2024-2025 housing and employment monitoring data. The findings are a 'snap-shot' of information held at that time. Some of the information held on the LAA database will be subject to change, for example, planning permission may be granted or lapse after the base date of the assessment.

## 2 Introduction

### 2 Introduction

**2.1** A land availability assessment (LAA) is an evidence base document used to inform the preparation of Local Plans. Local Planning Authorities have a requirement under the [National Planning Policy Framework](#) (the NPPF) to demonstrate a sufficient supply of potential sites suitable for residential development, to meet local housing requirements. In addition the NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the most appropriate use. The new approach and timelines for plan making require early consideration of all sites. A joint approach to a land availability assessment ensures that all land is assessed together to provide a robust evidence base as part of the plan making process.

**2.2** This study replaces the Housing and Economic Land Availability Assessment 2017, and updates the Land Availability Assessment (Stage One) published in 2024. The report and assessments are part of a wider library of technical evidence that informs plan-making and planning policy in Cheshire West and Chester. The Stage Two report will identify which sites are the most suitable and achievable for a residential and/or employment use, identifying a broad range of sites to provide an audit of available land for both housing and economic development.

**2.3** The outputs of the study as a whole (Stage One and Stage Two) include:

- An assessment of sites for potential housing capacity <sup>(i)</sup> and employment use in line with national policy and guidance, and the methodology set out in this document
- An analysis of windfall housing delivery in the borough
- Identification of a potential housing and employment capacity within the study area
- Key implications of the assessment outcomes on plan-making and planning policy in the borough

### National Planning Policy

**2.4** The [National Planning Policy Framework \(NPPF\)](#) (NPPF) requires Local Planning authorities to "set out an overall strategy for the pattern, scale and design quality of places" and to make sufficient provision for "housing (including affordable housing), employment, retail, leisure and other commercial development". The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the most appropriate use. [Planning Practice Guidance](#) (PPG) recommends the preparation of joint land availability assessments, supported by practice guidance titled "[Housing and economic land availability assessment](#)" (July 2019). The methodology for carrying out this land availability assessment follows the key stages set out in PPG to provide a robust assessment of land availability, and refers to relevant Practice Guidance for other issues such as flood risk.

### Local Development Plan

#### Cheshire West and Chester Local Plan

**2.5** The Local Plan (Part One) Strategic Policies document was adopted by Cheshire West and Chester Council on 29 January 2015. The Local Plan (Part Two) Land Allocations and Detailed Policies was adopted by Cheshire West and Chester Council on 18 July 2019. The Local Plan (Part One) was reviewed in accordance with the revised National Planning Policy Framework (2019), Planning Policy

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i The LAA does not assess the mix and type of housing

## Introduction 2

Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, where it was concluded at that point in time, for the reasons set out in the Cabinet [report](#) and attached [appendices](#) that there was no immediate need to update the Plan either in part or as a whole.

**2.6** Following the Local Plan Conversation engagement and call-for-sites in 2021, the Cabinet agreed in April 2022 to commit to an update of the Local Plan (Part One) and to commence initial work including evidence gathering. It was further agreed that a report to agree the timetable and scope of the update through a revised Local Development Scheme (LDS) would be presented. The report to Cabinet, presented in January 2024, sets out changes to legislation, national policy and other matters that have resulted in a change in approach towards developing a new local plan for the borough.

**2.7** This LAA is a key evidence base document which forms part of the initial work for a new Local Plan. It identifies sites and broad locations as an audit of available land and is not constrained by the level of need for specific uses. Whilst the assessment will provide information on the potential range of sites available it does not assess the mix and type (for housing sites), and it is the role of a Local Plan to determine which of those sites are the most suitable allocations to take forward. The allocation of land for development is beyond the scope of this assessment.

## Minerals and waste

**2.8** The Local Plan (Part One) made provision for waste management facilities through the identification of safeguarded sites, and the identification of replacement Household Waste Recycling Centres (HWRC) in Chester, Frodsham and Tattenhall. The Local Plan (Part Two) also identified specific sites and preferred areas for the future extraction of aggregate sand and gravel to ensure an adequate and steady supply over the plan period. Due to the specific nature of minerals and waste sites the future potential for these uses will not be assessed through the LAA and will be subject to separate technical assessments.

## Local Plan evidence base

**2.9** A land availability assessment (LAA) is an important evidence base document to inform the preparation of a Local Plan. It identifies all sites and broad locations as an audit of available land and is not constrained by the level of need identified in a plan or strategy. It does not in itself determine whether a piece of land should be allocated for development, it is the role of the Local Plan to determine which of those sites are the most suitable allocations to take forward. However, a land availability assessment can inform the options to be examined through the Local Plan alongside the range of other evidence base studies being undertaken. Not all sites identified and considered in this assessment will be able to deliver new development because of issues such as policy constraints or viability. The role of the assessment is to inform the process of selecting sites to allocate for development through the Local Plan.

## Engagement and consultation

**2.10** This assessment has been prepared in consultation with a wide range of stakeholders that includes, but is not limited to, landowners, developers, land promoters, agents, businesses and business representatives, stakeholders and community groups. In addition to engagement with external bodies, the LAA has been prepared in consultation with other Council service areas who have provided input in relation to specific areas of expertise including heritage, natural environment and transport for example.

**2.11** As an evidence base document there is no formal requirement for consultation on a draft LAA, however it is important that the study provides a robust evidence base for guiding the Local Plan. A partnership approach, as adopted towards preparing previous housing and employment land studies

## 2 Introduction

site assessments, has been followed when preparing this study. The Housing and Economic Partnership Group (HEPG), established to assist the preparation of previous studies, utilises existing networks and groups of stakeholders, representing a cross-section of developers, agents, house-builders, businesses and landowners. A full list of the organisations and businesses is set out at Appendix A 'Housing and Economic Partnership Group'.

**2.12** The key stages of engagement for the preparation of the LAA are:

- Local Plan Conversation 2021 including call for sites exercise
- Review of HELAA 2017 methodology and engagement with the Housing and Economic Partnership Group (Add date)
- Stage One outcomes (initial assessments) - consultation on draft LAA Stage One methodology, Stage One outcomes and site assessments
- Call for sites (as part of the draft Stage One consultation)
- Stage Two outcomes (detailed assessments)

**2.13** For further information on the public engagement and consultation that has been carried out during the preparation of this document a LAA Consultation Statement has been prepared to accompany the final report.

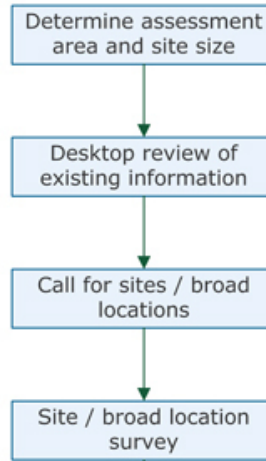


## Stage One: Methodology and survey 3

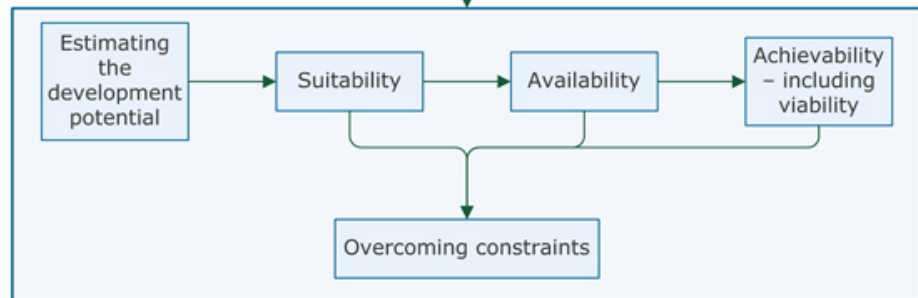
### 3 Stage One: Methodology and survey

Figure 3.1 Methodology Flow Chart (PPG, para 006)

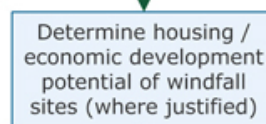
#### Stage 1- Site / broad location identification



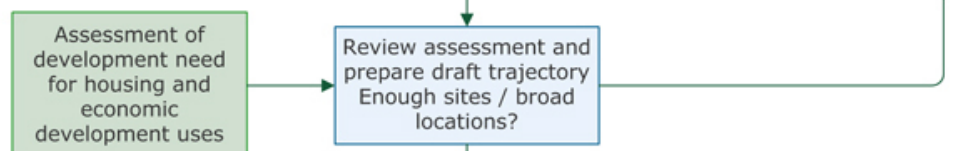
#### Stage 2 - Site / broad location assessment



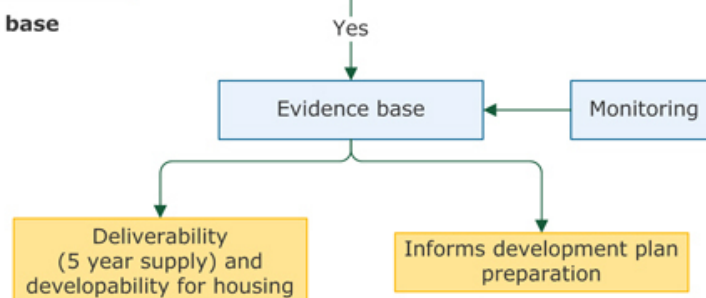
#### Stage 3 - Windfall assessment



#### Stage 4 - Assessment review



#### Stage 5 - Final evidence base



### 3 Stage One: Methodology and survey

**3.1** Planning Practice Guidance (PPG) for preparing a housing and economic land availability assessment (updated July 2019) sets out the suggested methodology for a robust assessment<sup>(ii)</sup>. It "indicates what inputs and processes can lead to a robust assessment of land availability" and states that "Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. Where they depart from the guidance, it will be important to explain the reasons for doing so when setting out the evidence base that informs the plan."

#### Stage 1A: Defining sources of land and sites

**3.2** In accordance with paragraph 011 of the [Housing and economic land availability assessment](#), the sources of information used to identify potential sites are set out below. A detailed table of the sources of sites, and available resources is set out in Appendix B 'Sources of sites'. The PPG sets out that the "Assessment needs to be thorough but proportionate, building where possible on existing information sources outlined within the guidance."<sup>(iii)</sup>

- **Planning permissions:** The Council's annual monitoring records all current planning permissions<sup>(iv)</sup> for housing and/or employment development, and sets out the status of each permission including:
  - Planning permission details (development description and approved capacity or number of new dwellings)
  - The status or progress of the development, including the number of dwellings/ site area or floorspace completed, under construction, and not started
  - The future supply and anticipated deliver of new dwellings/site area/floorspace over the plan period
- **Refused and withdrawn planning applications:** The Council's development management document management system provides reports to identify recent planning applications that have been refused or withdrawn.
- **Development Plan sites:** The Local Plan (Part One) and (Part Two), along with all made neighbourhood plans identify a range of land allocations and regeneration areas. All allocations with planning permissions are monitored and included in the 'extant planning permissions' category. Sites without planning permission at the base date of the LAA will be included in the Stage One assessment and where relevant the proposed use, capacity and developability will be reviewed as part of the Stage Two assessment.
- **Site submissions:** Site submissions allow people to suggest and identify land that could be suitable for development. The new approach and timeframe for preparing Local Plans requires early consideration of sites therefore sites should be considered through the LAA as part of the evidence base that will inform policy and land allocations. The Local Plan Conversation (2021) has identified additional sites for consideration in the LAA and these sites have been digitised and information on proposed uses recorded. Where duplicate sites have been submitted, existing information has been reviewed and updates made where relevant to ensure that site boundaries and attributes are

ii [Paragraph: 004 Reference ID: 3-004-20190722](#) (July 2019)

iii [Housing and economic land availability assessment - Paragraph: 004 Reference ID: 3-004-20190722](#)

iv Sites with planning permission include outline, full, reserved matters, permitted development, and lawful development.

## Stage One: Methodology and survey 3

up-to-date. It is important to note that site submissions do not have to be made by the landowner, or on behalf of the landowner.

- **Regeneration sites update:** A review and update of the Council's regeneration plans and strategies has been undertaken to identify any new sites or changes to existing regeneration sites. In addition, site specific proposals brought forward outside of current plans and strategies have been identified through engagement with the relevant Council departments.
- **Brownfield Land Register site submissions:** The Council's Brownfield Land Register lists previously developed land/sites that could, subject to policy appraisal, be capable of delivering new housing. The main source of sites on the register is extant planning permissions. The LAA Stage One has considered all sites on the register that do not benefit from an extant planning permission to avoid double counting. Sites submitted to the Council are considered for inclusion on the register subject to three basic conditions:
  - The site is previously developed land i.e. brownfield
  - The size of the site/area of land is above 0.25 hectares
  - The site is located within or adjacent to an identified settlement as determined by Local Plan (Part One) policies STRAT 3 to STRAT 8, and Local Plan (Part Two) policy R 1.
- **Vacant / underused employment land:** A review of existing employment areas, employment land and allocations to identify potential employment capacity on existing sites, and to identify any derelict or underutilised sites that could be considered for repurposing and redevelopment for alternative uses including housing.
- **Market assessment/research:** A review of land and buildings for sale and rent in each identified settlement, using online resources such as Right Move and Zoopla, and Council resources such as commercial marketed land and premises.
- **Desktop survey / Aerial maps and street view:** A manual survey of OS maps, aerial imagery and street view imagery to identify underutilised, vacant or derelict land that may be suitable for development. These sites were subject to the Stage 1D survey to establish which should be included in the Stage Two assessment.
- **Council and other publicly owned land:** A review of land and buildings in local authority ownership including for example farms and garage courts.
- **Windfall sites:** For housing, a review of historical completions on windfall sites to assess the contribution to past delivery. A review of the level of planning permissions granted on windfall sites was also undertaken to assess the potential supply from this source, and to identify any supply and delivery trends. Windfall sites could include the sub-division of existing dwellings / units, living over shops, empty offices and properties, and the conversion of offices through permitted development rights and prior approval applications.

### Stage 1B: The Study Area

**3.3** The borough of Cheshire West and Chester covers approximately 916 square kilometres and borders Wirral and Warrington to the north, Cheshire East to the east, Shropshire to the south, and North Wales to the west. It contains the city of Chester; main towns of Ellesmere Port, Northwich, and Winsford; market towns such as Neston and Frodsham; and an expanse of countryside with a diverse range of settlements in the rural area. The North Cheshire Green Belt runs across the north of the borough and covers 392 square kilometres (42 % of the borough).

## 3 Stage One: Methodology and survey

**3.4** This is a borough-wide study considering all types of land i.e. greenfield and previously developed land. For the purpose of this study, sites will be grouped based on the spatial areas as shown on the current adopted Local Plan policies map, and set out in the Local Plan (Part One) strategic policies STRAT 3 to STRAT 8.

**3.5** The spatial areas are:

- Main urban areas: Chester, Ellesmere Port, Northwich and Winsford
- Key service centres: Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston (including Parkgate), Tarporley, Tarvin, Tattenhall
- Local service centres: Antrobus\*, Ashton Hayes\*, Aldford, Childer Thornton\*, Christleton\*, Comberbach\*, Crowton\*, Delamere\*, Dodleston\*, Duddon, Eaton, Eccleston\*, Elton\*, Great Barrow\*, Great Budworth\*, Guilden Sutton\*, Higher Wincham, Kingsley\*, Little Budworth, Mickle Trafford\*, Moulton, No Mans Heath, Norley\*, Saughall\*, Tilston, Utkinton, Waverton\*, Willaston <sup>(v)</sup>
- Established employment areas: these are set out in the Employment Areas Survey 2025 report, and include both urban and rural employment areas
- Commercial sites in the Green Belt: Chester Zoo; Countess of Chester Health Park; Dale Barracks, Chester; Chester Business Park, Urenco, Capenhurst.
- Countryside: land beyond the settlement boundaries of the main urban areas, Key Service Centres, and Local Service Centres.
- Countryside adjacent to an identified settlement: located in (or intersects) a 100m buffer of the boundary.

### Stage 1C: Site criteria

**3.6** Paragraphs 009 to 015 of the [PPG](#) set out how the assessment area and site size can be determined. Paragraph 009 states, with regards to the size of sites considered in the assessment, that *"it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 sqm) of floorspace"*. Further, paragraph 014 of the guidance acknowledges that at Stage 1, *"the initial surveys need to be proportionate, with a more detailed assessment being made at stage 2"*. For the purpose of this study, the following thresholds have been applied:

**3.7** For residential development

- capacity of 5 or more dwellings; or
- a net site size of 0.2 hectares <sup>(vi)</sup>

**3.8** For employment development

- 0.25 hectares; or
- In town centres, 500 square metres of floorspace

v \* Local Service Centres located in the Green Belt. Local Service Centres are only relevant to housing sections of the LAA

vi Net site area is calculated using the assumptions set out in Table 3.1 'Residential uses - Estimating net developable area - percentage assumptions'

## Stage One: Methodology and survey 3

**3.9** To establish an initial development potential <sup>(vii)</sup> and whether a site meets one of the above capacity thresholds, the [Planning Practice Guidance](#), at paragraph 017 states "*The estimation of the development potential of each site should be guided by the existing or emerging plan policy including locally determined policies on density*" This will be dependant on the type of use being proposed;

- For potential housing uses, the housing density assumptions will be those set out in Table 3.2 'Residential uses - Density assumptions' below, and have been used to calculate the net developable area of a site. These assumptions were established in consultation with a Housing Partnership Group in 2011, and have been subject to consultation with the current Housing and Economic Partnership Group (2023). The capacity of a site proposed for residential development is estimated based on a developable area ratio, and a density that is determined by the location of the site. Developable area ranges from 90% for smaller sites, to 60% for larger strategic sites. <sup>(viii)</sup>Where additional site specific information has been provided, for example through a site submission, this will be used to inform the development potential of particular sites as part of the Stage Two assessment.
- For employment and other commercial uses, development potential will be estimated/guided by existing policies and floorspace densities for certain industry types in line with the HCA Employment Densities Guide, 3rd Edition (2015) or other sources of evidence, such as an Economic Needs Assessment. The capacity of a site proposed for employment use (office) is estimated based on the plot ratio guidelines set out in Table 3.3 'Employment density assumptions' below. The ratio is determined by the location of the site, and as shown in the table plot densities may be higher in town and city centres for office use. The Stage One outcomes for employment sites are shown as a gross estimate of floorspace/jobs potential. The Stage Two assessment of employment sites will include a more detailed review of the development potential.

Table 3.1 Residential uses - Estimating net developable area - percentage assumptions

Gross Site area (hectares)	Net developable area (% of gross site area)
< 1 ha	90%
1 - 4.9	80%
5 - 9.9	75%
10 - 14.9	70%
15 + ha	60%

vii Estimated developable area and housing/employment capacity

viii Example: a gross site area of 5 hectares would have a developable area of 3.75 hectares based on a developable area assumption of 75% for sites between 5 and 9.9 hectares.

### 3 Stage One: Methodology and survey

Table 3.2 Residential uses - Density assumptions

Location of site	Density (dwellings per hectare)
Urban area: Chester	35 - 100 35 to 45 dwellings per hectare in suburban and residential areas 50 to 60 dwellings per hectare in central residential locations Up to 100 dwellings per hectare in city centre locations and around infrastructure hubs
Urban area: Ellesmere Port, Northwich, Winsford	35 - 100 35 dwellings per hectare in suburban and residential areas 40 to 50 dwellings per hectare in central locations Up to 100 dwellings per hectare around infrastructure hubs
Key Service Centres: as set out in Local Plan (Part One) policy STRAT 8	35
Local Service Centres: as set out in Local Plan (Part Two) policy R1	30
Adjacent to identified settlement: within or intersects a 100m buffer of a settlement boundary	30
Countryside: beyond an identified settlement boundary	25

Table 3.3 Employment density assumptions

Local Plan (Part One) area	Plot ratio / density guidelines <sup>(ix)</sup>
Chester city centre offices	100%
Northwich town centre offices	70%
Ellesmere Port town centre offices	60%
Winsford town centre offices	60%
Frodsham office use	60%
Neston office use	60%
Offices outside of town centres and industrial/warehouse premises	35%

#### Stage 1D: Site Survey

**3.10** For each site that meets the above size / capacity criteria, a site survey is carried out to record additional site attributes, guided by paragraph 015 of the [PPG](#). Further information, suggested at paragraph 015 of the [PPG](#) will inform the Stage Two assessment and judgement on the availability and achievability of a site. The following information was recorded to inform the Stage One outcomes:

- Site size, boundaries and location (including co-ordinates);
- Planning permission status

ix i.e. This is the percentage of floorspace anticipated from the overall land area



## Stage One: Methodology and survey 3

- Current land use (including status of Green Belt, local green space, greenfield and previously developed land);
- Flood zones;
- European and nationally designated sites (SSSI / Ramsar. SPA, SAC);
- Irreplaceable habitats
- Ancient woodland, Registered Battlefields and Registered Parks & Gardens;
- Formal sports pitches and allotment gardens.

**3.11** A fact check of the site attribute information provided through site submissions is undertaken using GIS and Microsoft Office applications and specialist officer expertise from within the Council. The constraints analysis at this stage is factual and does not consider the likelihood of an effect arising from the proposed use type. Based on the site characteristics identified at this stage, an initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development is carried out. Once the survey has been completed, each site is assessed against the criteria set out in the table below to determine which sites will be subject to Stage Two of the LAA.

**3.12** When developing strategic policies the golden thread of plan making is the presumption in favour of sustainable development. Paragraph 11(b) of the [NPPF](#) states "*strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses*". Further, paragraph 11(b)(i) protects "*areas or assets of particular importance*", and 'NPPF Footnote 7' lists those assets that are to be protected.

### [NPPF](#) Footnote 7

The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

**3.13** In taking in to consideration the requirements of the NPPF the site assessments and subsequent outcomes of the LAA will accord with paragraph 11 and 'NPPF Footnote 7' of the [NPPF](#).

Table 3.4

Criteria	Assessment outcome
Size / capacity threshold	Housing: sites that are below 0.2 hectares in size, or have a capacity of less than 5 dwellings will be withdrawn at the end of Stage One. This information will be used to inform an assessment of the potential capacity from small windfall sites. Employment: sites that are below 0.25 hectares ( or 500 sqm in town centres) floorspace in size will be withdrawn at the end of Stage One.
Location	Sites will be identified by spatial area (as set out in the adopted Local Plan) in order to assess the geographical distribution of sites and potential capacity. Sites that fall within, or intersect a 100m buffer of an identified boundary (settlement or employment area) will be included in the rural spatial geography and also identified as a potential extension to the relevant settlement.

### 3 Stage One: Methodology and survey

Criteria	Assessment outcome
Planning status	Sites with extant housing or employment permission at 1st April 2025 are not included in the Stage One assessment as they already contribute towards existing housing/employment requirements. The supply from extant planning permissions is set out as part of the Stage One outcomes and included in the overall land supply trajectory at Stage Two of the LAA.
European and National designations	Sites that include a nationally important designation (SSSI, SPA, SAC or Ramsar) will be discounted as part of the Stage One assessment process in accordance with 'NPPF Footnote 7' of the NPPF.
Irreplaceable habitats	Sites that include an area (>10% of the gross site area) of irreplaceable habitat will be discounted as part of the Stage One assessment process in accordance with 'NPPF Footnote 7' of the NPPF. The NPPF Glossary includes: Ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh, lowland fen.
Green Belt	Sites that are located in the Green Belt (with the exception of major developed sites in the Green Belt as set out in the current Local Plan) will be assessed for their development potential as part of the Stage One capacity assessment, and will form a separate category of sites at the end of Stage One. In accordance with 'NPPF Footnote 7' of the NPPF land designated as Green Belt should be protected, therefore Green Belt sites will be withdrawn after Stage One and may be revisited as a result of the review stage of the LAA, or as part of the plan making process.
Local Green Space	Where local communities have designated protected local green space in a 'made' Neighbourhood Plan, development would only be allowed in very special circumstances. Sites that are designated in a made Neighbourhood Plan as protected local green space will be discounted as part of the Stage One assessment process in accordance with 'NPPF Footnote 7' of the NPPF. These sites may be revisited as a result of the review stage of the LAA, or as part of the plan making process.
Flood risk	Sites located in flood zone 2, 3A and/or 3B will be reviewed as part of the Stage One assessment process. The NPPF states that <i>"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk (whether existing or future)."</i> Annex 3 (Flood risk vulnerability classification) of the Planning Practice Guidance "Flood Risk and Coastal Change" identifies buildings used for dwelling houses, student halls of residence, and residential institutions such as residential care homes, as a 'more vulnerable' use. Paragraph 167 of the <a href="#">NPPF</a> states that <i>"All plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property."</i> Where up-to-date data is available, flood risk has been identified as part of the Stage One assessment of sites. A detailed Strategic Flood Risk Assessment will be required to inform any potential land allocations as part of the plan-making process. In line with the methodology set out in the Council's Strategic Flood Risk Assessment, a threshold of less than or equal to 10% of a site within flood zone 3 has been applied. Sites that contain more than 10% of the gross site area in Flood Zone 3 have been withdrawn at the end of the Stage One assessment process. These sites may be revisited as a result of reviewing the final outcomes of the LAA, or as part of the plan making process if the estimated capacity does not meet the housing / employment land requirements. Flood risk will be reviewed at Stage Two of the LAA.



## Stage One: Methodology and survey 3

Criteria	Assessment outcome
Designated heritage assets	<p>Sites that are located in Registered Parks and Gardens, or on land designated as a Registered Battlefield will be discounted as part of the Stage One assessment process in accordance with 'NPPF Footnote 7' and Paragraph 187 of the <a href="#">NPPF</a>. Annex 2 of the NPPF (Glossary) defines a designated heritage asset as <i>"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield, or Conservation Area designated under the relevant legislation."</i></p> <p>Details of relevant Scheduled Ancient Monuments, Listed Buildings, Conservation Areas and Primary Archaeological Character Zones will be considered in further detail as part of the Stage Two assessment.</p>
Locally important issues	<p>Formal sports and school fields are vital to the well-being and amenity of Cheshire West and Chester residents as well as helping to improve the borough's image. In addition, allotments are a protected land use and therefore they have not been considered suitable for development for the purpose of this assessment. Sites that include either formal sports pitches or allotments will be discounted (or the area affected by these uses will be removed from the developable area) as these sites are important to maintaining and enhancing the health and wellbeing of the borough's residents. These sites may be revisited as a result of the review stage of the assessment to consider whether sites continue to meet the needs of the local population or have the potential to be relocated and/or improved as part of a development proposal.</p>

## 4 Stage One: Outcomes

### 4 Stage One: Outcomes

#### Stage One - survey of sites

**4.1** The Stage 1B survey of land and sites identified a total of 1,892 sites based on the range of sources of information set out in Stage 1B of the land availability assessment methodology. Excluding sites with extant planning permission, there are 1,454 sites. Three sites identified cover an area outside of the local authority boundary and have therefore been discounted. A total of 1,452 sites form the basis of the Stage One assessment. Table 4.1 'Sites without planning permission identified by proposed development/use' below sets out the total number of sites by proposed use and land type.

**4.2** Sites with planning permission include those that are not started and under construction, and exclude pending applications, at 1 April 2025. The development capacity of sites with planning permission, towards land supply for housing and employment respectively, is set out in the housing and employment sections below. This set of sites have not been reassessed against the initial constraints criteria but may be revisited as part of the Stage One review process to identify potential planning permissions that may not be implemented. For information on planning permissions for housing or employment please see the Council's monitoring webpage and monitoring reports.

Table 4.1 Sites without planning permission identified by proposed development/use

Proposed use	Greenfield (no of sites)	Previously Developed (no of sites)	Mixed (GF and PDL) (no of sites)	Total no. of sites
Employment	55	184	12	251
Energy and Waste	13	10	1	24
Housing	533	303	90	926
Mixed-Use	65	46	12	123
of which Employment	54	38	76	99
of which include Housing	49	38	11	98
Minerals	10	1	1	12
Other uses (non residential / employment)	22	85	9	116
TOTAL	698	629	125	1,452

**4.3** Each of the sites identified in the table above has been surveyed and information collated as set out in Stage 1C and Stage 1D of the methodology. The data set was then divided into proposed uses. At Stage One of the assessment, for sites that have been suggested for mixed use development including both residential and employment uses, 50% of the site area is considered for housing potential, and 50% is considered for employment potential. Mixed-use sites are those that may include both residential and employment uses. Where a site has been identified for a mix of uses that do not include housing, or employment, this has been identified and the percentage split amended as appropriate. A more detailed assessment of all of the sites that meet the initial assessment criteria, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two. The following

## Stage One: Outcomes 4

sections of this report set out the survey and assessment results for sites proposed for housing development and sites proposed for employment development.

## Housing

### Planning permissions for housing

**4.4** The supply of housing land with planning permission at 1 April 2025 is set out in the Council's [Housing Land Monitor](#) Summary Report 2025. The table below sets out the capacity/supply from all extant planning permissions and includes sites that are both under construction and not started. For further information on the Council's housing land supply please refer to the Council's [Local Plan monitoring webpage](#). Sites identified in the development plan i.e. Local Plan and Neighbourhood Plan allocations, and strategic sites that have not secured planning permission have been included in the Stage One LAA site assessment alongside all other sites without planning permission and will be subject to a review of availability and achievability at Stage Two.

Table 4.2 Capacity of sites with planning permission for housing by source (1 April 2025)

Source	Capacity (net units)
Development Plan sites (allocations and regeneration sites)	3,358
Identified sites e.g. Brownfield Land Register	945
Windfall sites (including garden land)	821
Permitted Development OR Prior approval	37
<b>Total</b>	<b>5,161 units</b>

**4.5** The table above (Table 4.2 'Capacity of sites with planning permission for housing by source (1 April 2025)') sets out the number of self-contained dwellings units with planning permission. The table below (Table 4.3 'Capacity of sites with planning permission for housing by spatial area (1 April 2024)'), that shows the spatial distribution of residential units with planning permission, also includes information about planning permissions that will deliver communal living accommodation i.e. extra care homes and student halls of residence.

Table 4.3 Capacity of sites with planning permission for housing by spatial area (1 April 2024)

Settlement (spatial area)	Capacity - self-contained units	Capacity (bedspaces) communal accommodation <sup>(1)</sup>
Chester	1,441	109
Ellesmere Port	1,309	109
Northwich	855	12
Winsford	578	10
Rural (KSC) <sup>(2)</sup>	430	-
Rural (LSC) <sup>(3)</sup>	44	-
Countryside	504	70

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Settlement (spatial area)	Capacity - self-contained units	Capacity (bedspaces) communal accommodation <sup>(1)</sup>
<b>TOTAL</b>	<b>5,161 units</b>	<b>310 bedspaces</b>

1. Care homes, student halls of residence
2. Key Service Centre as identified in Local Plan (Part One) policy STRAT 8
3. Local Service Centre as identified in Local Plan (Part Two) policy R 1

### Stage One survey sites

**4.6** A total of 1,204 sites have been identified to assess for potential housing development, made up of 926 proposed residential sites and 98 mixed-use sites that could include an element of residential development.

**4.7** The first Stage One assessment is the size/capacity threshold. There are 200 sites that are below the housing threshold set for this assessment (five dwellings or 0.2 hectares). These sites will be withdrawn from the assessment, and will not be subject to Stage Two of the process. Sites below the threshold will form part of the assessment of small windfall sites carried out in Stage Two of the LAA.

Table 4.4 Stage 1C - Number of sites below housing capacity/size threshold

Proposed development use	Greenfield	Previously developed	Mix (GF / PDL)	Total no of sites
Housing	80	97	12	189
Mixed-use	2	9	-	11
<b>TOTAL</b>	<b>82</b>	<b>106</b>	<b>12</b>	<b>200</b>

**4.8** A total of 824 sites are above the site size/capacity threshold and have therefore been assessed against the criteria in Stage 1D, including Green Belt, Flood Zones and European and National environmental designations.

Table 4.5 Stage 1C - Number of sites above housing capacity/size threshold

Proposed development use	Greenfield	Previously developed	Mix (GF / PDL)	Total no of sites
Housing	453	206	78	737
Mixed-use	47	29	11	87
<b>TOTAL</b>	<b>500</b>	<b>235</b>	<b>89</b>	<b>824</b>

**4.9** The results of the Stage 1D survey for sites proposed for housing and mixed-use sites are set out in Table 4.6 'Stage 1D Housing and mixed-use sites: initial constraints assessment' below. Some sites may be impacted by more than one of the constraints and have been identified in all of the relevant categories. As set out in the methodology, sites affected by flood zones have been reviewed in the context of the Council's current Strategic Flood Risk Assessment (SFRA) and the recommendations contained in that report. Sites with an area greater than 10% of the gross site area in Flood Zone 3 have been withdrawn and will not be assessed in Stage Two of the LAA at the current time. Sites with an

## Stage One: Outcomes 4

area of 10% or less (of the gross site area) affected by Flood Zone 3 have not been withdrawn and will be assessed in Stage 2 (where no other constraints affect the outcome of Stage One).

Table 4.6 Stage 1D Housing and mixed-use sites: initial constraints assessment

Site attribute	Number of housing sites	Number of mixed-use sites	Total no of sites
European / National designations (Ramsar / SSSI / SPA / SAC) (>10% gross site area)	0	0	0
Flood Zone 3 (>10% gross site area)	30	9	39
Green Belt (>10% gross site area)	256	33	289
Irreplaceable Habitat (>10% gross site area)	2	0	2
Local Green Space (>10% gross site area)	7	0	7
Registered Battlefield / Registered Park & Garden	0	1	1

**4.10** A total of 322 sites considered for housing development, are constrained/impacted by one or more of the listed designations. Removing all of the sites that are affected by one or more of the above designations / attributes results in the following:

- 322 discounted sites based on the Stage 1D initial constraints
- 502 sites carried forward to be assessed further for housing development potential
  - 452 sites proposed for housing development
  - 50 sites proposed for mixed-use (including housing)

**4.11** A list of all of the sites that have been discounted as a result of the Stage 1D initial constraints criteria assessment, including the reason why a site has not met the criteria, is set out in the excel dataset that supplements this report. The site summary and assessment outcomes can also be viewed using the accompanying interactive map.

### Stage One capacity outcomes

**4.12** The potential development capacity of the 496 sites that met the Stage One assessment criteria is set out in the tables below. The estimated development potential, or housing capacity, is based on the assumptions set out at Stage 1B of the methodology, and provides an estimate or indication of the number of units that may be achievable on a site.

**4.13** The estimated capacity is based on the site area and the spatial location, and **does not consider site conditions, Local Plan policies and designations, that may have an impact on the actual capacity of a site.**

**4.14** Where a site has been suggested for a mixed use development i.e. multiple land uses, it has been included in the assessment of each of the uses proposed. As part of the Stage One assessment, to calculate an estimated capacity for a mixed use site, 50% of the site area has been considered for housing potential, and 50% considered for employment potential. A more detailed assessment of these mixed use sites, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two.

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Table 4.7 Stage 1D Housing and mixed-use sites: initial outcomes - sites above threshold with no initial constraints

	Housing sites		Mixed-use sites		Total	
	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)
Greenfield	242	19,528	22	2,087	264	21,616
Brownfield (PDL)	169	3,797	25	1,548	194	5,345
Mix (GF / PDL)	41	1,537	3	427	44	1,964
<b>TOTAL</b>	<b>452</b>	<b>24,862</b>	<b>50</b>	<b>4,062</b>	<b>502</b>	<b>28,924</b>

**4.15** The capacity has been categorised by spatial area (or settlement) and land type, in the table below (Table 4.8 'Stage One: Housing and mixed-use sites by spatial area and type - urban areas'), to illustrate the spatial distribution both by number of sites and the overall estimated potential number of units. The figures include sites proposed for housing and for mixed-use development.

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Table 4.8 Stage One: Housing and mixed-use sites by spatial area and type - urban areas

Identified settlement	Greenfield (no of sites)	Greenfield capacity(units)	PDL (no of sites)	PDL capacity (units)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) capacity (units)	Total no. of sites	Estimated net area (ha)	Total estimated capacity (units)
<b>Urban area</b>									
Chester	13	170	51	1,193	3	63	67	23.23	1,426
Ellesmere Port	9	566	40	991	2	124	51	37.33	1,681
Northwich	18	978	35	1,703	4	50	57	68.28	2,731
Winsford	16	2,081	24	531	5	110	45	68.04	2,722
<b>Urban area total</b>	<b>56</b>	<b>3,795</b>	<b>150</b>	<b>4,418</b>	<b>14</b>	<b>347</b>	<b>220</b>	<b>196.88</b>	<b>8,560</b>

Table 4.9 Stage One: Housing and mixed-use sites by spatial area and type - Key service centres

Identified settlement	Greenfield (no of sites)	Greenfield capacity(units)	PDL (no of sites)	PDL capacity (units)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) capacity (units)	Total no. of sites	Estimated net area (ha)	Total estimated capacity (units)
<b>Rural area - Key Service Centres</b>									
Cuddington & Sandiway	6	60	-	-	-	-	6	1.71	60
Farndon	1	8	-	-	1	8	2	0.44	16
Frodsham	3	44	4	34	-	-	7	2.22	78
Helsby	2	14	-	-	2	16	4	0.84	29
Kelsall	1	35	-	-	1	25	2	1.72	60
Malpas	2	31	-	-	1	31	3	1.76	62
Neston & Parkgate	4	58	5	38	2	19	11	3.32	116
Tarporley	2	14	1	10	-	-	3	0.69	24

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Identified settlement	Greenfield (no of sites)	Greenfield capacity(units)	PDL (no of sites)	PDL capacity (units)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) capacity (units)	Total no. of sites	Estimated net area (ha)	Total estimated capacity (units)
Tarvin	-	-	1	31	-	-	1	0.89	31
Tattenhall	1	9	1	5	-	-	2	0.4	14
KSC total	22	272	12	118	7	98	41	13.97	489

Table 4.10 Stage One: Housing and mixed-use sites by spatial area and type - Local service centres

	Greenfield (no of sites)	Greenfield capacity(units)	PDL (no of sites)	PDL capacity (units)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) capacity (units)	Total no. of sites	Estimated net area (ha)	Total estimated capacity (units)
<b>Rural area - Local Service Centres</b>									
Aldford	-	-	1	18	-	-	1	0.59	18
Duddon	2	36	--	--	-	-	2	1.19	36
Higher Wincham	-	-	1	5	-	-	1	0.17	5
Little Budworth	-	-	-	-	1	20	1	0.66	20
No Mans Heath	-	-	1	7	-	-	1	0.22	7
Utkinton	-	-	1	12	-	-	1	0.41	12
LSC total	2	36	4	42	1	20	7	3.25	97



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Table 4.11 Stage One - Summary of housing and mixed-use sites

	Greenfield (no of sites)	Greenfield capacity(units)	PDL (no of sites)	PDL capacity (units)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) capacity (units)	Total no. of sites	Estimated net area (ha)	Total estimated capacity (units)
Urban area total	56	3,795	150	4,418	14	347	220	196.88	8,560
Key Service Centre	22	272	12	118	7	98	41	13.97	489
Local Service Centre	2	36	4	42	1	20	7	3.25	97
Countryside	184	17,513	28	766	22	1,499	234	635.24	20,364
Borough Total	264	21,616	194	5,345	44	1,964	502	849.34	28,924

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Table 4.12 Stage One: Total estimated housing capacity by spatial area

Spatial area	Planning permissions (units)	Stage One estimated capacity (units)	Total estimated capacity (units)
<b>Urban area</b>			
Chester	1,441	1,426	2,867
Ellesmere Port	1,309	1,681	2,990
Northwich	855	2,731	3,586
Winsford	578	2,722	3,300
<i>Urban area sub-total</i>	<i>4,183</i>	<i>8,560</i>	<i>12,743 units</i>
<b>Rural area</b>			
Key Service Centres	430	489	919
Local Service Centres	44	97	141
Countryside	504	19,778	20,282
<i>Rural area sub-total</i>	<i>978</i>	<i>20,364</i>	<i>21,342 units</i>
<b>BOROUGH TOTAL</b>	<b>5,161 units</b>	<b>28,924 units</b>	<b>34,085 units</b>

**4.16** Stage One of this assessment has identified a total of 502 potential sites that could deliver in the region of 29,500 units, based on an initial assessment against key designations and constraints, and applying general (i.e. non site specific) area and density assumptions to estimate a capacity.

**4.17** These sites will form the basis of the Stage Two assessment of the LAA. This will include further assessment of a range of designations and constraints that will be used to assess the suitability, availability and achievability of development. Sites with planning permission are categorised as developable for the approved use at this stage, and a list of all planning permissions and their capacity is set out in the Council's annual [housing land monitoring dataset](#)

### Housing sites located in the rural area (adjacent to an identified settlement)

There are 234 sites in the rural spatial area, outside of identified settlements, of which, 159 sites (proposed for housing or mixed-use including housing development) are within, or intersect, a 100m buffer from the edge of an existing settlement boundary i.e. an urban area, Key Service Centre, or Local Service Centre. This does not include sites in the Green Belt, or sites adjacent to the neighbouring settlement of Middlewich (Cheshire East).

52 sites are adjacent to the main urban areas of Ellesmere Port, Northwich and Winsford. Chester is surrounded by Green Belt therefore no sites adjacent to the settlement are included at this stage. 107 sites are adjacent to Key and Local Service Centres.

**4.18** The sites adjacent to an identified settlement are a subset of the total estimated capacity in the countryside (spatial area) as set out in the tables above. Each site is currently located in the Rural spatial area but for the purpose of the table below, has been identified by the settlement that it is adjacent

## Stage One: Outcomes 4

to (or within 100m of). The tables below show the number of sites, site area, and potential estimated capacity, by the settlement that the site is located adjacent to.<sup>(x)</sup>

Table 4.13 Stage One: Housing and mixed-use sites adjacent to an urban area (100m buffer) excluding Green Belt

Identified settlement	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Urban area			
Ellesmere Port	2	1.21	42
Northwich	32	115.29	4,100
Winsford	18	133.19	4,690
<i>Urban area sub-total</i>	<i>52</i>	<i>249.68 ha</i>	<i>8,739 units</i>

Table 4.14 Stage One: Housing and mixed-use sites adjacent to a Key Service Centre (100m buffer) excluding Green Belt

	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Key Service Centre			
Cuddington and Sandiway	6	21.20	636
Farndon	5	18.53	556
Kelsall	8	22.70	681
Malpas	15	56.23	1,687
Tarporley	17	59.86	1,796
Tarvin	8	10.18	305
Tattenhall	13	26.22	787
<i>KSC sub- total</i>	<i>72</i>	<i>210.40 ha</i>	<i>6,312</i>

Table 4.15 Stage One: Housing and mixed-use sites adjacent to a Local Service Centre (100m buffer) excluding Green Belt

Identified settlement	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Local Service Centre			
Duddon	2	0.64	19
Eaton	4	1.38	41

x As set out in Stage 1B of the methodology – sites categorised as being adjacent to an identified settlement or rural employment area are located in a 100m buffer of the boundary as shown on the Local Plan policies map.

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Identified settlement	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Little Budworth	4	4.93	156
Moulton	4	17.56	475
No Mans Heath	14	21.39	679
Tilston	4	4.40	139
Utkinton	3	3.83	120
<i>LSC sub-total</i>	<b>35</b>	<b>54.13 ha</b>	<b>1,624</b>

Table 4.16 Stage One: Housing and mixed-use sites adjacent to an identified settlement (100m buffer) excluding Green Belt - Spatial area summary

Spatial area	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Urban area sub-total	52	249.68	8,739
KSC sub- total	72	210.40	6,312
LSC sub-total	35	54.13	1,624
<b>TOTAL</b>	<b>159</b>	<b>514.21 ha</b>	<b>16,675 units</b>

### Housing sites located in the Green Belt

**4.19** The Stage One site search identified 274 sites (for housing or mixed-use including housing development) located in the Green Belt that are above the site size/capacity threshold, and not subject to any other Stage One designations / constraints. The table below sets out the estimated capacity of the sites located in the Green Belt that are not subject to any of the other Stage One designations/constraints filters i.e. flood risk, irreplaceable habitats, European designations, and Registered Parks & Gardens and Battlefields. Sites have been categorised by spatial area. Where a site is located within, or intersect the 100m buffer of an existing settlement boundary, it has been counted within that spatial area i.e. a site adjacent to the boundary of an urban area such Ellesmere Port is counted in the Urban spatial area for the purposes of this table.

Table 4.17 Stage One: Housing and mixed-use sites in the Green Belt (within and adjacent to) Spatial area summary

Spatial area	Total no of sites	Estimated net area (ha)	Total estimated capacity (units)
Urban area sub-total	63	433.57	15,177
KSC sub- total	31	145.18	4,361
LSC sub-total	114	249.22	7,477
Countryside	66	161.79	4,045
<b>Borough total</b>	<b>274</b>	<b>989.75 ha</b>	<b>31,059 units</b>

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## Employment

### Planning permissions for employment development

**4.20** Sites that currently have planning permission for an employment use, to meet the employment requirement set in the adopted Cheshire West and Chester Local Plan, are not included within the initial shortlisted sites. Table 4.18 'Employment land supply with planning permission (1 April 2025)' summarises the contribution that planning permissions at 1st April 2025, make towards future employment land provision. Local Plan and Neighbourhood Plan allocations identified relate to the adopted development plan to 2030. These sites will be reassessed through the LAA, to inform the review of site allocations in the next Local Plan.

Table 4.18 Employment land supply with planning permission (1 April 2025)

Source	No of sites	Area (ha)	Estimated floorspace (sqm)
Local Plan allocations, without permission	25	95.52	n/a
Neighbourhood Plan allocations, without permission	11	21.32	n/a
Planning permissions (allocated and windfall)	42	81.75	168,085
<b>Total</b>	<b>78</b>	<b>198.59</b>	<b>168,085</b>

**4.21** Table 4.19 'Employment land supply - spatial distribution of extant planning permissions (1 April 2025)' shows the spatial distribution of these permissions across the borough. For further information on the Council's employment land supply please refer to the Council's Local Plan monitoring webpage [Monitoring reports \(cheshirewestandchester.gov.uk\)](https://cheshirewestandchester.gov.uk/monitoring-reports).

Table 4.19 Employment land supply - spatial distribution of extant planning permissions (1 April 2025)

Spatial area	No of sites	Area (ha)	Estimated floorspace (sqm)
Chester	3	0.62	2439
Ellesmere Port	7	48.67	100,132
Northwich	9	13.13	26,911
Winsford	5	3.99	1604
Rural	18	15.34	36,999
<b>Total</b>	<b>42</b>	<b>81.75</b>	<b>168,085</b>

### Site size threshold

**4.22** The site size threshold for employment development (0.25 hectares or 500 sqm in town centres) was established in Stage 1C of the methodology. Only sites above this threshold will be included within the assessment. After small sites have been discounted, there are **169** employment sites and **86** mixed use sites have the potential for employment uses. Therefore as a result of applying the size/capacity threshold there are **255 sites** to be assessed against the initial set of site designations and filters for employment development.

## 4 Stage One: Outcomes

### Stage One survey sites

**4.23** 169 sites have been identified for potential employment development, including 86 mixed use sites that include an element of employment land. In terms of land type, 97 sites are greenfield sites, 140 sites are previously developed land and 17 sites are a mix of both greenfield and previously developed land.

Table 4.20 Employment sites above the size threshold by land type

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 100%	No of sites	Site area (Ha) 100%
Greenfield	45	530.65	52	1507.65	97	2038.30
Brownfield (PDL)	114	367.30	27	115.55	140	482.85
Mix (FG / PDL)	10	55.40	7	390.32	17	445.72
<b>Total</b>	<b>169</b>	<b>953.35</b>	<b>86</b>	<b>2013.52</b>	<b>255</b>	<b>2966.87</b>

### Initial Filters

**4.24** As a result of applying the size/capacity threshold there are **255 sites** to be assessed against the initial set of site designations and filters. Sites have been assessed based on the following attributes:

- Located in the Green Belt
- Located in Local Green Space
- Located in flood zone 3a or 3b
- Located in irreplaceable habitat
- Located within SSSI, Ramsar or SAC
- Located on Registered Battlefield / Registered Park & Garden

**4.25** Sites affected by flood zones have been reviewed in the context of the Council's current Strategic Flood Risk Assessment (SFRA) and the recommendations in this report. Sites with an area greater than 10% of the gross site area in Flood Zone 3 have been withdrawn and will not be assessed in Stage One of the LAA at the current time. Sites with area of 10% or less (of the gross site area) affected by flood zone 3 have not been withdrawn and will be assessed in Stage 2 (where no other constraints affect the outcome of Stage 1). Sites in Flood zone 2 remain in the assessment, subject to recommendations in stage 2 of the LAA.

**4.26** For sites considered for employment development, Table 4.21 'Stage 1D Employment and mixed-use sites: initial constraints assessment' below sets out the number of sites and estimated capacity of sites by designation/attribute which will be filtered out from the next stage of assessment.

**4.27** A list of the sites discounted as a result of the Stage One survey, including the reason why a site has not met the assessment criteria, is set out in the excel dataset that supplements this report.

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Table 4.21 Stage 1D Employment and mixed-use sites: initial constraints assessment

Site attribute	Number of employment sites	Site Area (Ha)	Number of mixed-use sites	Site Area (Ha) - 100%	Total number of sites	Site Area (Ha) - 100%
Green Belt (>10% site area)	21	72.12	30	1530.49	51	1602.60
Local Green Space (>10% site area)	0	0	0	0	0	0
Flood Zone 3 (>10% site area)	39	221.44	22	1277.54	61	1498.98
Irreplaceable habitat (>10% site area)	0	0	0	0	0	0
SSSI / Ramsar / SPA / SAC	0	0	0	0	0	0
Registered Battlefield	0	0	0	0	0	0
Registered Park & Garden	0	0	1	124.16	1	124.16

**Stage One: Employment outcomes**

**4.28** The outcomes from this stage, after excluding sites affected by the initial constraints identified above, then the following sites can be carried forward for the Stage Two assessment:

- Employment use: 112 sites (669.71ha)
- Mixed use including employment: 41 sites (148.09ha with the 50% reduction set out in the methodology)
- Total 152 sites remaining to be assessed at Stage Two (approximately 817.72ha total for employment sites and 50% mixed use sites).

**4.29** The breakdown of the **152 remaining sites** by land type (greenfield / previously developed land / both) is provided in Table 4.22 'Stage One: Employment and mixed-use site outcomes after Stage 1D initial criteria assessment applied' below. Where a site has been suggested for mixed use development i.e. include multiple land uses. it will be included in the figures for each of the uses proposed. As part of the Stage One assessment, to calculate an estimated capacity for a mixed use site, 50% of the site area has been considered for housing potential, and 50% considered for employment potential. A more detailed assessment of these mixed use sites, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two.

Table 4.22 Stage One: Employment and mixed-use site outcomes after Stage 1D initial criteria assessment applied

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	32	427.75	19	87.79	51	515.54
Brownfield (PDL)	72	188.16	21	45.09	93	233.25

## 4 Stage One: Outcomes

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Mix (GF / PDL)	7	53.72	1	15.22	8	68.94
<b>Total</b>	<b>112</b>	<b>669.71</b>	<b>41</b>	<b>148.09</b>	<b>152</b>	<b>817.72</b>

### Green Belt

**4.30** Green Belt designation has been assessed in the initial constraints. Where there is more than 10% of a site located in the green belt, then these have been withdrawn from further assessment in Stage One of the LAA in line with the methodology and initial filters. Of the 255 employment and mixed sites assessed for employment use;

- 53 sites were in green belt
- 51 sites (1602.60ha) where more than 10% was green belt: 21 sites (72.12ha) employment and 30 sites (1530.49ha) mixed. Applying the 50% adjustment for mixed use sites equates to an area of 837.36ha.

**4.31** Within the borough, there are some major commercial sites located in the Green Belt. This includes Chester Business Park and Capenhurst Technology Park / Urenco. The initial filters applied on Green Belt would therefore exclude land in these locations from later stages of the land availability assessment. Table 4.33 'Stage One Site analysis by established employment area' provides analysis of Stage One outcomes by established employment areas.

### Stage One: Employment outcomes by location

The land availability has been reviewed by spatial area (or settlement) and land type in Table 4.23 'Potential employment land by location - summary' below. This shows the spatial distribution of the remaining 152 sites and potential area (ha) for employment use. On mixed use sites the overall site area has been adjusted by 50% in line with the methodology.

Table 4.23 Potential employment land by location - summary

	Employment sites	Area (Ha)	Mixed Use (inc Emp)	Area (50%) (Ha)	Total Sites	Total Area
Urban (Chester, Ellesmere Port, Northwich, Winsford)	73	191.96	20	44.28	93	236.25
Key Service Centre	4	2.36	4	2.37	8	4.73
Rural (outside settlement boundaries)	34	475.31	17	101.44	51	576.74
<b>Total</b>	<b>111</b>	<b>669.63</b>	<b>41</b>	<b>148.09</b>	<b>152</b>	<b>817.72</b>

**4.32** The land availability has been reviewed by spatial area (or settlement) and land type (i.e. greenfield or previously developed land) in Table 4.24 'Stage One: Employment and mixed-use sites by urban area and land type', Table 4.25 'Stage One: Employment and mixed-use sites by key service centre and land type' and Table 4.26 'Stage One: Employment and mixed-use sites by countryside and land



## Stage One: Outcomes 4

type'below. These show the spatial distribution by the number of sites and potential area (ha) for employment use. On mixed use sites the overall site area has been adjusted by 50% in line with the methodology.

### Table 4.24 Stage One: Employment and mixed-use sites by urban area and land type

Settlement	Greenfield (no of sites)	Greenfield (Area Ha)	PDL (no of sites)	PDL (Area Ha)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (Area Ha)	Total no. of sites	Area (ha) *includes 50% on mixed use sites	Estimated floorspace (sqm) *after applying the relevant plot ratios
Chester	1	0.97	15	7.94	0	0	16	8.91	51,877
Ellesmere Port	1	0.46	37	121.82	2	5.47	40	127.76	513,612
Northwich	5	7.24	7	50.2	1	0.61	13	58.05	236,465
Winsford	9	19.19	15	22.33	0	0	24	41.52	166,079
<b>Urban Total</b>	<b>16</b>	<b>27.86</b>	<b>74</b>	<b>202.3</b>	<b>3</b>	<b>6.08</b>	<b>93</b>	<b>236.25</b>	<b>968,033</b>

Table 4.25 Stage One: Employment and mixed-use sites by key service centre and land type

[illegible]

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Settlement	Greenfield (no of sites)	Greenfield (Area Ha)	PDL (no of sites)	PDL (Area Ha)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (Area Ha)	Total no. of sites	Area (ha) *includes 50% on mixed use sites	Estimated floorspace (sqm) *after applying the relevant plot ratios
<b>KSC Total</b>	<b>2</b>	<b>1.23</b>	<b>6</b>	<b>3.5</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>4.73</b>	<b>19,662</b>

Table 4.26 Stage One: Employment and mixed-use sites by countryside and land type

Settlement	Greenfield (no of sites)	Greenfield (Area Ha)	PDL (no of sites)	PDL (Area Ha)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (Area Ha)	Total no. of sites	Area (ha) *includes 50% on mixed use sites	Estimated floorspace (sqm) *after applying the relevant plot ratios
Countryside	33	486.45	13	27.44	5	62.85	51	576.74	2,349,594
<b>Rural area sub-total (KSC and countryside)</b>	<b>35</b>	<b>487.68</b>	<b>19</b>	<b>30.94</b>	<b>5</b>	<b>62.85</b>	<b>59</b>	<b>581.48</b>	<b>2,369,256</b>
<b>BOROUGH TOTAL</b>	<b>51</b>	<b>515.54</b>	<b>93</b>	<b>233.25</b>	<b>8</b>	<b>68.94</b>	<b>152</b>	<b>817.72</b>	<b>3,337,289</b>

## 4 Stage One: Outcomes

### Estimated employment capacity from all sources

**4.33** Table Table 4.27 'Stage One: Total estimated employment capacity by spatial area' sets out the outcomes from the Stage One assessment of the LAA. It shows the capacity of sites with extant planning permission at 1 April 2025; and the total estimated development potential of the sites that meet the Stage One criteria i.e. are above the size/capacity threshold and not impacted by any of the initial constraints.

Table 4.27 Stage One: Total estimated employment capacity by spatial area

Spatial area	Planning permissions (Area Ha), 1st April 2025	Stage One LAA (Area Ha) (with 50% adjustment mixed sites)	Total estimated capacity (Area Ha)
Chester	0.62	8.91	9.53
Ellesmere Port	48.67	127.76	176.43
Northwich	13.13	58.44	71.57
Winsford	3.99	41.52	45.51
Rural	15.34	581.09	596.43
<b>Total</b>	<b>81.75</b>	<b>817.72</b>	<b>899.47</b>

**4.34** The Stage One capacity included undeveloped adopted development plan allocations without planning permission. This includes **36** employment land allocations (approx. **161ha** of land) from the Local Plan and made Neighbourhood Plans. Therefore, the additional Stage One capacity excluding employment land allocations would be **738ha**.

**4.35** There were **8** additional development plan allocations (**42.44ha**) discounted in line with the Stage One methodology; 3 sites (34.17ha) due to flood risk, and 3 sites (4.14ha) due to the green belt location, and 2 sites (4.13ha) assessed for an alternative use. As these are within the adopted Local Plan, they form part of the current employment land supply. There are therefore **27** undeveloped employment land allocations in the adopted Local Plan and/or made Neighbourhood plans (**118.68ha**) remaining in the Stage One assessment.

### The rural area (adjacent to an identified settlement)

**4.36** There are **20 sites (471.09ha)** proposed for employment or mixed use including employment development that are in (or intersect) a 100m buffer from the edge of existing settlement boundaries that are not Green Belt.

**4.37** Tables Table 4.28 'Stage One: Employment and mixed-use sites adjacent to urban areas (100m buffer) in the countryside (outside green belt)' and Table 4.29 'Stage One: Employment and mixed-use sites adjacent to a key service centre (100m buffer) in the countryside (outside green belt)' below shows the number of sites and site area, by settlement that are located adjacent to a settlement boundary<sup>(xi)</sup> The tables include the estimated site area / floorspace of these sites by settlement. Sites that are within or intersect a 100m buffer of an identified settlement are categorised by the named settlement, and those

xi As set out in Stage 1B of the methodology – sites categorised as being adjacent to an identified settlement or rural employment area are located in a 100m buffer of the boundary as shown on the Local Plan policies map.

## Stage One: Outcomes 4

that do not lie within or intersect and settlement buffer are included in the rural area (or countryside) spatial area. The potential capacity is estimated based on the assumed plot densities and applied assumptions used for all sites in Stage One.

Table 4.28 Stage One: Employment and mixed-use sites adjacent to urban areas (100m buffer) in the countryside (outside green belt)

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)	Estimated floorspace (sqm)
Chester	0	0	0
Ellesmere Port	2	6.17	24,861
Northwich	9	182.54	733,280
Winsford	6	274.46	1,097,875
<b>Urban area sub-total</b>	<b>17</b>	<b>463.18</b>	<b>1,855,617</b>

Table 4.29 Stage One: Employment and mixed-use sites adjacent to a key service centre (100m buffer) in the countryside (outside green belt)

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)	Estimated floorspace (sqm)
Cuddington and Sandiway	1	5.2	26,000
Farndon	1	1.71	6825
Frodsham	0	0	0
Helsby	0	0	0
Kelsall	0	0	0
Malpas	0	0	0
Tarporley	1	1.01	4034
Tarvin	0	0	0
Tattenhall	0	0	0
<b>KSC sub-total</b>	<b>3</b>	<b>7.91</b>	<b>38,859</b>
<b>Total (adjacent urban and KSC)</b>	<b>20</b>	<b>471.09</b>	<b>1,892,677</b>

Table 4.30 Remaining rural capacity (readjusted to exclude sites within 100m of an identified settlement)

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)	Estimated floorspace (sqm)
Middlewich	0	0	0
<b>Rural remaining</b>	<b>30</b>	<b>105.27</b>	<b>45,537</b>

**4.38** The Local Service Centre designation is most relevant to housing development, therefore has not been included within the land availability totals for employment uses.

## 4 Stage One: Outcomes

**4.39** The Council's adopted policies allow for employment development in the rural area to enable the small scale expansion of existing employment sites, alongside sites within or on the edge of key service centres. Table 4.33 'Stage One Site analysis by established employment area' therefore provides analysis of the Stage One outcomes by established employment area, as some of these employment areas would fall outside the 100m buffer around settlements.

**4.40** Table 4.31 'Stage One: Employment - estimated capacity of Stage One outcomes redistributed (applying 100m buffer)' shows the results of applying a 100m buffer around identified settlements, and the impact on the estimated development potential by spatial area. The total potential capacity remains the same (as set out in Table 4.27 'Stage One: Total estimated employment capacity by spatial area' above), but the distribution of capacity has changed.

Table 4.31 Stage One: Employment - estimated capacity of Stage One outcomes redistributed (applying 100m buffer)

Spatial area	Planning permissions (Area Ha)	Stage One LAA (Area Ha)	Total estimated capacity (Area Ha)	Adjacent 100m of a settlement	Total estimated capacity (adjacent 100m)
Chester	0.62	8.91	9.53	0	9.53
Ellesmere Port	48.67	127.76	176.43	6.17	182.6
Northwich	13.13	58.44	71.57	182.54	254.11
Winsford	3.99	41.52	45.51	274.46	319.97
Rural area	15.34	581.09	596.43	-463.17	133.26
<b>Total</b>	<b>81.75</b>	<b>817.72</b>	<b>899.47</b>	<b>471.09</b>	<b>899.47</b>

### The rural area (adjacent settlement employment sites located in the Green Belt)

**4.41** The site search identified 51 sites (around 837ha) located in the Green Belt, where >10% of the site was located in the green belt. There were 42 sites (282.18ha) (which were unaffected by other additional constraints), of which 25 sites are in the countryside (not within or intersecting the prescribed 100m buffer around identified urban or key service centre settlements) in the green belt. Table 4.32 'Estimated potential employment capacity of sites in Green Belt' below sets out the estimated capacity of sites located in the North Cheshire Green Belt

Table 4.32 Estimated potential employment capacity of sites in Green Belt

Spatial area	Total no of sites	Site area (ha)	Estimated floorspace (sqm)
Urban area	14	165.90	738,941
Key service centre	3	46.17	184,661
Countryside	25	70.12	286,472
<b>Total</b>	<b>42</b>	<b>282.18</b>	<b>121,074</b>

## Stage One: Outcomes 4

**Stage One analysis of sites by established employment area**

**4.42** The outcomes from Stage One of the LAA have been analysed by whether they fall within an established employment location, as set out in Table 4.33 'Stage One Site analysis by established employment area' below. There are 66 sites, proposed for employment or mixed use, located within an established employment area (approx. 152.52ha land) that are not affected by any of the other identified initial constraints. This includes the 50% adjustment on mixed use sites as set out in the methodology for stage one.

**4.43** Within the urban areas of Chester, Ellesmere Port, Northwich and Winsford, based on adopted settlement boundaries, there are 50 sites (approx. 135.35ha land) in established employment areas. It should be noted that some large business parks are located outside the settlement boundaries for these urban areas therefore fall within the rural employment area totals (for example, Gadbrook Park, Northwich. Chester Business Park is a major developed site in the green belt and excluded from these totals following the initial filters).

**4.44** Neston and Tarvin have designated employment areas (Clayhill Industrial Estate, Pool Bank Business Park) located within their settlement boundary for the key service centre (identified in Table 4.32 'Estimated potential employment capacity of sites in Green Belt' above). There are employment areas that serve other Key Service Centres in the rural area, however these tend to be on the outskirts of settlements (and beyond the 100m buffer) in purpose built employment areas (examples include Monument Place Farndon, Chowley Oak and Canalside Tattenhall).

Table 4.33 Stage One Site analysis by established employment area

Established employment areas	No. of sites	Site area (ha) (with 50% on mixed sites)	Estimated Floorspace (sqm)
Chester	3	2.05	10,234
Ellesmere Port	35	117.84	473,487
Northwich	0	0	0
Winsford	12	15.46	61,852
<b>Total in urban employment areas</b>	<b>50</b>	<b>135.35</b>	<b>545,572</b>
Within key service centre	5	3.47	13,879
Gadbrook Park Northwich	8	10.17	45,770
Established rural employment area	3	3.53	16,744
<b>Total rural employment areas</b>	<b>16</b>	<b>17.16</b>	<b>76,393</b>
<b>Total</b>	<b>66</b>	<b>152.52</b>	<b>621,966</b>

**Land adjacent to established employment areas**

**4.45** There are **37 sites (553.79Ha)** proposed for employment or mixed use including employment development that are in (or intersect) a 100m buffer from the edge of an established employment area, after initial constraints have been discounted. The majority of land is adjacent to established employment areas in Winsford (which includes some employment land allocations in the Winsford Neighbourhood Plan, which form part of the employment land supply 2024).

## 4 Stage One: Outcomes

Table 4.34 Employment - potential employment and mixed use sites (50%) in the located adjacent to an established employment area

Established employment areas	No. of sites	Site area (ha) (with 50% on mixed sites)	Estimated Floorspace (sqm)
Chester	1	0.30	1517
Ellesmere Port	4	14.40	57,613
Northwich	9	188.94	755,766
Winsford	15	279.06	1,116,230
<b>Total land adjacent employment areas, within urban areas</b>	<b>29</b>	<b>482.7</b>	<b>1,931,126</b>
Beachdean manufacturing	1	5.02	20,071
Chowley Oak	1	3.18	12,712
Gadbrook Park, Northwich	2	30.14	147,530
New Rusia Hall Gatesheath	1	1.39	6959
Town House Farm, Clotton	1	0.59	2376
Crows Nest / Canalside, Tattenhall	1	15.22	60,873
Hampton Heath Industrial Estate	1	0.4	2008
<b>Total adjacent rural employment areas</b>	<b>8</b>	<b>71.09</b>	<b>313,113</b>
<b>Total</b>	<b>37</b>	<b>553.79</b>	<b>2,244,239</b>

### Green Belt sites adjacent to established employment areas

**4.46** There are 13 sites (169.55ha) proposed for employment or mixed use (with the 50% ratio applied), within the Green Belt adjacent to established employment areas after the initial constraints filters have been applied. These are adjacent Chester Gates, Clayhill Industrial Estate, Urenco, Waverton Business Park, Hooton Park, Wincham Industrial Estate and Denton Drive Industrial Estate Northwich. These are not affected by any of the other identified initial constraints.

### Established employment areas in the Green Belt

**4.47** There are 8 sites for employment or mixed use (total area 15.85 ha) identified in employment areas in the green belt; 4 sites at Chester Business Park (10.58Ha), and 2 sites (2.01ha) at Urenco/Capenhurst Technology Park, 1 site at Hooton Logistics Park (2.10ha), 1 site at Oaklands Office Park (1.17ha). Both Chester Business Park and Urenco / Capenhurst Technology Park are identified as key commercial sites in the Green Belt in the Local Plan.

### Stage One analysis of sites by employment type

**4.48** The sites/outcomes from Stage One can also be analysed by employment type. At this stage the majority of sites within the assessment are broadly identified for a range of employment uses; office, industry, warehousing/distribution (falling within use classes e.g. B2 and B8). Further analysis of



## Stage One: Outcomes 4

employment type and suitability may be necessary at later stages of the assessment. All the estimated floorspace numbers are unconstrained and are likely to reduce following later stages of LAA assessment.

Table 4.35 Stage One outcomes by type of employment

Employment type	No. of sites	Site area (ha) (with 50% on mixed sites)	Estimated Floorspace (sqm)
Office use class E(g)	15	12.74	62,851
Flexible across a range of uses E(g), B2, B8	51	139.78	559,115
<b>Total</b>	<b>66</b>	<b>152.52</b>	<b>621,966</b>

Table 4.36 Stage One outcomes by type and location – offices class E(g)

Spatial areas	No. of sites	Site area (ha) (with 50% on mixed sites)	Estimated Floorspace (sqm)
Chester	3	2.05	10,234
Ellesmere Port	3	2.57	12,395
Northwich	3	3.49	17,040
Winsford	0	0	0
Rural	6	4.64	23,182
<b>Total</b>	<b>15</b>	<b>12.74</b>	<b>62,851</b>

Table 4.37 Stage One outcomes by type and location – Mixed E(g), B2 and/or B8 use classes

Spatial areas	No. of sites	Site area (ha) (with 50% on mixed sites)	Estimated Floorspace (sqm)
Chester	0	0	0
Ellesmere Port	32	115.27	461,092
Northwich	1	4.69	18,743
Winsford	12	15.46	61,852
Rural	6	4.36	17,428
<b>Total</b>	<b>51</b>	<b>139.78</b>	<b>559,115</b>

## A Housing and Economic Partnership Group

### A Housing and Economic Partnership Group

The table below lists the Housing and Economic Partnership Group membership. The organisations are based on the original Housing Partnership group that was established for the Council's previous SHLAA, economic development representatives identified in Economic Needs Assessments, and commercial representatives relevant to retail/town centre development in the borough. The Partnership is a sample cross-section of external developers, agents, landowners, house-builders, housing associations or major employers in the borough, who can provide commercial expertise on the Study where relevant. The Partnership Group provides advice and guidance at key stages of the assessment, alongside internal expertise from officers within the Council.

Company name	Type of organisation
Adams Planning + Development Ltd	Planning consultancy
Ainscough Strategic Land	Land promoter
Anwyl Construction	House builder
Archway Homes	House builder
Asteer Planning	Planning consultancy
AvisonYoung	Planning consultancy
B8 Real Estate	Land promoter
Bank of America	Business
Barnston Estate	Landowner
Barratt David Wilson Homes	House builder
Bellway Homes	House builder
Bloor Homes North West	House builder
Bolesworth Estate Company Ltd	Landowner
Bower Mattin	Planning consultancy
Castle Green Homes	House builder
Chester Zoo	Business
Church Commissioners	Landowner
Commercial Development Projects	Developer
Consortium of House Builders	Representative body
Countryside Partnerships	House builder
David Wilson Homes	House builder
Dickman Associates	Planning consultancy
EA Technologies Ltd	Business

## Housing and Economic Partnership Group A

Company name	Type of organisation
Emerson Group	Planning consultancy
Emery Planning Partnership	Planning consultancy
Encirc Ltd	Business
Entec	Planning consultancy
Enterprise Cheshire and Warrington	Business
EET Fuels / Essar	Business
F Roberts Bakery	Business
Fifield Glyn	Agent
Fisher German	Agent
Gladman	Agent
Goodwin Planning Services Ltd	Planning consultancy
Grosvenor Eaton Estate	Landowner
Hallam Land	Land promoter
Harrow Estates	Land promoter, Development company
Home Builders Federation	Representative body
Inovyn	Business
J10 Planning	Planning consultancy
McDyre & Co.	Planning consultancy
Morris Homes	House builder
Muir Group Housing	Registered Provider
Muse (Morgan Sindall Group)	Construction and regeneration
NHS Property Services	Health and infrastructure provider
Northern Housing Consortium Ltd	Representative body (consortium of registered providers)
NPL Group	Developer
Peel Group	Business / Landowner / Developer
Persimmon Homes	House builder
Plus Dane Housing	Registered provider
Redrow Homes North West	House builder
Rula Developments	Developer
Russell Homes	House builder

## A Housing and Economic Partnership Group

Company name	Type of organisation
Savills	Agent
Seddon Homes	House builder
Stantec	Engineering, architecture and environmental consultancy
Taylor Wimpey	House builder
The Land, Planning and Development Federation	Representative body
Turley	Planning consultancy
United Utilities	Business / Infrastructure provider
University of Chester	Education / Landowner
University of Liverpool (Leahurst)	Education / Business
Urenco	Business
Vauxhall / Stellantis	Business
Wain Homes (Developments) Ltd	House builder
Watkin Jones Homes	House builder
Weaver Vale Housing Trust	Registered Provider
West Cheshire and North Wales Chamber of Commerce	Business
WSP	Property consultancy
Your Housing	Registered Provider

## Sources of sites B

**B Sources of sites**

Type of site	Potential data source (PPG para 012)	Cheshire West and Chester Data Source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and Neighbourhood plans Planning application records Development Briefs	CWaC Housing Land Monitor CWaC Employment monitor CWaC Annual Monitoring Reports CWaC Local Plan (Part One) and (Part Two)
Planning permissions for housing and economic development that are unimplemented or under construction	Planning applications records Development starts and completion records	CWaC Housing land monitor CWaC employment monitor CWaC Annual Monitoring Reports
Planning applications that have been refused or withdrawn	Planning application records	CWaC development management DMS
Land in local authority's ownership	Local authority records	Local Authority records Regeneration strategies
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers	Data from the National Register of Public Sector Land (insert link)
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2) National Land Use Database Valuation Office database Active engagement with sector	CWaC Brownfield land register VOA data (insert link) Local Plan Conversation site submissions
Vacant and derelict land and buildings including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases e.g. estate agents and property agents Valuation Office database Active engagement with sector	English Housing Survey (insert link) NLUD - withdrawn (no longer used) VOA (insert link) Local Plan Conversation site submissions
Additional opportunities for unestablished uses e.g. making productive use of under-utilised facilities such as garage blocks	Ordnance Survey maps Aerial photography Planning applications Site surveys	Settlement desktop survey
Business requirements and aspirations	Enquiries received by Local Planning Authority Active Engagement with Sector	Local Authority records (business enquiries) Local Plan Conversation site submissions
Sites in rural locations	Local and neighbourhood plans Planning applications	'Made' Neighbourhood Plans (insert link) Local Plan Conversation site submission

B Sources of sites

Type of site	Potential data source (PPG para 012)	Cheshire West and Chester Data Source
Large scale redevelopment and redesign of existing residential or economic areas Sites in and adjoining villages or rural settlements and rural exception sites Potential urban extensions and new free standing settlements	Ordnance Survey maps Aerial photography Site surveys Rural employment areas	Local Authority records CWAC Regeneration Strategies Local Plan Conversation site submissions

## C Glossary

Term	Explanation
achievable	A site is considered achievable for development where there is a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site. Also see paragraph 020 Reference ID:3-0020-20190722, Housing and economic land availability assessment planning guidance.
affordable housing	Housing accessible to people whose incomes are insufficient to enable them to afford adequate housing locally or on the open market. It includes rented or shared ownership housing provided by housing associations or local authorities and local cost housing for sale at discount
allocation	Land which is defined in the Local Plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose. The development of such sites will be dependant on planning permission being obtained.
Annual Monitoring Report (AMR)	This report will assess whether policies and related targets or milestones have been or are being met, or if not, the reasons why, what impact the policies are having on local targets, and whether policies need adjusting or replacing.
available (a site)	A site is considered available, when on the best information available, there is confidence there are no legal or ownership problems such as unresolved multiple ownerships, ransom strip tenancies or operational requirements of landowners. Also see paragraph 019 Reference ID:3-0019-20190722, Housing and economic land availability assessment planning guidance.
broad location	Areas where housing (or employment) development is considered feasible and will be encouraged, but where specific sites cannot yet be identified.
brownfield land	A site which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself ( e.g. A house and garden). The definition excludes land and buildings used for agricultural purposes, forest and woodland and urban open space, such as parks, allotments and recreation grounds. Also referred to as previously developed land (PDL)
capacity	The potential level of housing that could be provided on a site.
commercial uses	The Use Classes Order 1987 (as amended) Class E relates to Commercial, Business and Service use, which includes retail, food and drink, financial and professional services, indoor sport and recreation, medical and health and offices, research and development and light industry.
deliverable	Sites that are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within 5 years and in particular that the development of the site is viable. Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented in 5 years. Also see NPPF Annex 2.



## C Glossary

Term	Explanation
density	The amount of development (housing / buildings) on a specified unit or area of land e.g. the number of housing units per hectare
developable	Sites in a suitable for housing, with a reasonable prospect that the site is available and could be viably developed at a point envisaged. (Also see NPPF Annex 2)
dwelling	A self-contained unit of accommodation used by one or more households as a home, such as a house, apartment, mobile home, houseboat or other 'substantial' structure.
economic development	Development, including those within the B use classes, public and community uses and main town centre uses (but excluding housing development)
employment land	Development falling within use classes E(g), B2, B8 or applicable sui generis uses of the Use Classes Order 1987 as amended.
financial viability	An objective financial viability test of the ability of a development project to meet its costs, whilst ensuring an appropriate site value to the land owner and a market risk adjustment return to the developer in delivering the project.
green belt	Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by restrictions on building.
greenfield land (GF)	Land on which no development has previously taken place. See also "brownfield land"
Local Plan	A development plan setting the statutory planning framework for the area.
National Planning Policy Framework (NPPF)	The Government's planning policies for England and how they are to be applied. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. <a href="https://www.gov.uk/publishing/service/gov.uk/national-planning-policy-framework">National Planning Policy Framework (publishing.service.gov.uk)</a>
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Planning Practice Guidance (PPG)	Web based resource published by the Department for Communities and Local Government (DCLG) to provide guidance on the National Planning Policy Framework (NPPF). The guidance is intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but the guidance is an indication of the Secretary of State's views. <a href="https://www.gov.uk/publishing/service/gov.uk/planning-practice-guidance">Planning practice guidance - GOV.UK (www.gov.uk)</a>
plot ratio	A ratio representing the density of building (e.g. For employment uses) in a specified area of land. The higher the plot ratio, the more floorspace can be accommodated on the site.
potential housing site	This can include land or buildings (for demolition or conversion), including buildings that are still in use.
previously developed land (PDL)	Please see definition of brownfield land

## Glossary C

Term	Explanation
ransom strip	A small strip of land (it may be no more than 150mm wide, sufficient only to be able to show up on a plan) that is retained by a previous owner of the land or by the previous owner of adjoining land. In many cases the strip of land will be situated between the main body of the land and the Highway or access. In other cases it will simply lie between one parcel of land and another.
sector	Broad classification for business activities. When based on production there are three broad sectors; primary, secondary and tertiary. It may also be either industrial or service sectors.
Strategic Flood Risk Assessment (SFRA)	A Study to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
Strategic Housing Land Availability Assessment (SHLAA)	An assessment of the housing land supply and potential within a local authority area, with the intention of demonstrating that a sufficient housing supply exists/likely to exist over different time periods. National guidance states that this requirement is incorporated within the Housing and Economic Land Availability Assessment.
Strategic Housing Market Assessment (SHMA)	An assessment of housing need and demand which informs the local development documents
suitable	A site is considered suitable if it is available for development now and would contribute towards the creation of sustainable, mixed communities. A range of factors will affect a site's suitability including but not limited to; physical limitations, potential effects on natural or historic features, appropriateness of development, market attractiveness, contribution towards regeneration priorities and environmental/amenity impacts. Also see paragraph 017 Reference ID:3-0017-20190722, Housing and economic land availability assessment planning guidance.
sustainability appraisal	An appraisal of the social, environmental and economic effects of plans. Includes the requirements of the Strategic Environmental Assessment.
use class	Defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) which puts uses of land and buildings into various categories known as 'Use Classes'. The use classes referred to for employment use include; B2 General industrial, B8 Storage or distribution, E(g) offices, research and development and industrial processes which can be carried out in a residential area.
windfall	Sites that come forward for development which have not been specifically identified as available through the development plan process. They comprise previously developed sites (and in some cases greenfield land) that have unexpectedly come available.
yield	The potential number of dwellings / units that can be accommodated on a specific site

## Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at **[equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)**

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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