Cheshire West & Chester Council

# Local Plan

(Part One) Strategic Policies



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## 1 Cheshire West and Chester Local Plan

The Cheshire West and Chester Local Plan was adopted on the 29<sup>th</sup> January 2015 and forms part of the statutory development plan for the borough. The Local Plan will be developed in two parts, Part One Strategic Policies and Part Two Land Allocations and Detailed Policies.

# Local Plan (Part One) Strategic Policies

The Cheshire West and Chester Local Plan (Part One) Strategic Policies is the first local development document to be produced by Cheshire West and Chester Council. The purpose of this Plan is to provide the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. The Local Plan (Part One) will be the starting point when considering planning applications and will be supported by the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies Plan in due course.

The Local Plan (Part One) includes policies that have been informed by a suite of evidence base documents prepared to support the Plan to ensure that the policies reflect locally determined priorities for new homes, jobs, the environment and infrastructure development.

The Local Plan (Part One) includes:

- Overall vision for the borough
- Strategic objectives for new development in the borough
- Spatial strategy for the location of new development including the identification of key sites
- Strategic economic, social and environmental policies to support the spatial strategy
- Schedule of proposed retained policies from the currently adopted Local Plans

The Local Plan (Part One) is supported by a wide range of background documents including:

- Sustainability Appraisal
- Habitats Regulations Assessment Screening Report
- Monitoring, Implementation and Viability
- Key Sites Background Paper
- Strategic Housing Land Availability Assessment 2013
- Employment Land Study Update (2013)
- Strategic Housing Market Assessment (SHMA)
- Strategic Housing Market Assessment Viability Study
- Cheshire West and Chester Retail Study Update (Interim) 2013
- Stage Two of the Chester Green Belt Study: Technical Site Assessment
- Strategy and Housing Background Paper
- Key Service Centre Background Paper
- Infrastructure Delivery Plan

Cheshire West and Chester Local Plan

# Local Plan (Part Two) Land Allocations and Detailed Policies

The Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies local development document will provide further detailed policies which will support the strategic objectives and policies set out in the Local Plan (Part One), including a review of a number of allocations in the currently adopted Local Plans.

#### Other documents

#### **Adopted policies**

Whilst the policies within the Local Plan (Part One) will replace some of those contained in the currently adopted development plan for the borough, some extant policies will be retained until such time as they are replaced by policies within the Local Plan (Part Two). A schedule of policies which the Council proposes to retain is included in Appendix A 'Retained policies'. Changes to the adopted policies maps are set out in Appendix B 'Changes to Policies Map', which includes new allocations.

The adopted development plan policies for the borough are set out in the following documents:

Ellesmere Port and Neston Borough Local Plan was adopted in 2002 and the policies contained within this document (with the exception of Policy H8) were saved in 2007.

Chester District Local Plan was adopted in 2006 and the policies contained within this document (with the exception of policy HO1) were saved in May 2009.

Vale Royal Borough Local Plan was adopted in 2006. The policies within this document (with the exception of policy GS1 and H1) were saved in 2009.

Cheshire Replacement Minerals Local Plan was adopted in 1999. The policies contained within this document were saved in 2007.

Cheshire Replacement Waste local Plan was adopted in July 2007. The Policies contained within this document were saved in 2010.

## **Supporting documents**

The Local Plan is accompanied by:

 Local Development Scheme (LDS) - which sets out the programme for the preparation of the Local Plan documents and Supplementary Planning Documents, including the Local Plan (Part Two) Land Allocations and Detailed Policies Plan

- Statement of Community Involvement (SCI) this sets out how the Council will involve the community and stakeholders in the preparation and review of the Local Plan, Supplementary Planning Documents and development management decisions
- Annual Monitoring Report this will assess the progress of the delivery of the Local Plan and its supporting documents and review policy effectiveness

The Local Plan is also supported by a set of evidence base documents which provide a comprehensive and robust set of background information. This has been used to inform the preparation of the policies in the Local Plan. A list of all evidence base documents is provided in Appendix E 'Evidence base'.

#### **Relationship to Neighbourhood Plans**

Neighbourhood plans are community-led frameworks for guiding how future development will take place in an area. Neighbourhood plans must be in general conformity with the strategic policies in the Local Plan. There are currently in the order of 20 communities within the borough that are preparing neighbourhood plans and another ten communities considering preparing a neighbourhood plan. Once the process of preparing a neighbourhood plan is successfully completed for a community, the policies within it will form part of the development plan for that area.

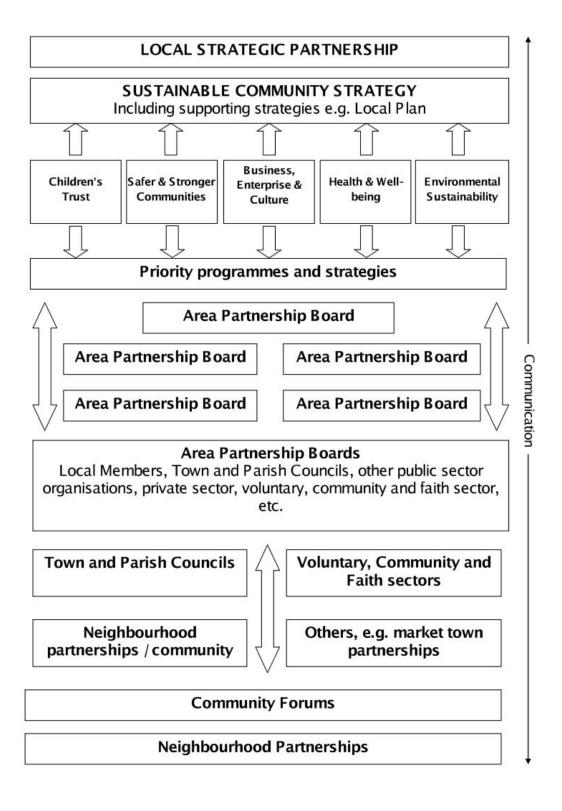
#### Relationship to other Council plans and strategies

The Local Plan is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council's Corporate Plan (Altogether Better, the Council Plan 2011 - 2015), the Sustainable Community Strategy and other Council strategies covering regeneration, housing, climate change, environment and waste.

The first Sustainable Community Strategy (SCS) for Cheshire West and Chester was prepared in 2010 (Together we can aim high, Sustainable Community Strategy 2010-2026) and was refreshed in July 2012 (Altogether Better: An interim partnership plan, July 2012). The Interim Partnership Plan was prepared jointly by the Local Strategic Partnership (West Cheshire Together) and the Health and Wellbeing Board for Cheshire West and Chester. The document builds upon the first SCS and sets out how to make a real difference to the well-being of our communities over the period to 2017.

The Council and its partners are also working as one of the Government's pilot areas to deliver a whole place community budget, Altogether Better West Cheshire. The vision is to deliver the highest quality of life in the UK to West Cheshire residents, creating more outcome focused services for our customers and delivering the right services, in the right place at the right time.

#### Cheshire West and Chester partnerships framework



#### **Duty to Co-operate**

Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by s110 of the Localism Act 2011, has introduced a duty to co-operate in relation to the planning of sustainable development. This came into effect in November 2011.

This requires the Council to co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of The Town and Country Planning (Local Planning) (England) Regulations 2012 to maximise the effectiveness of the preparation of the Core Strategy and supporting activities so far as it relates to a strategic matter.

The Council and others are required to engage constructively, actively and on an ongoing basis. Regard must also be had, under section 33A(9) and regulation 4(2), to the activities of the Local Enterprise Partnership as they relate to the Local Plan and supporting activities.

The Council has carried out continuous engagement with other local planning authorities and bodies throughout the preparation of the Local Plan.

# Appraisals and assessments

The Local Plan (Part One) Strategic Policies has been subject to assessment under the EU Habitats Directives and a Sustainability Appraisal, which has incorporated the requirements of the EU Strategic Environmental Assessment Directive, rural proofing, health impact assessment and equality analysis.

This has been an iterative process and the assessments have been carried out alongside the preparation of the Local Plan (Part One) and the findings of the assessments fed directly into the development of the policies.

The findings of the Sustainability Appraisal are set out in the Sustainability Appraisal report accompanying the Local Plan (Part One). This sets out the likely significant environmental, social and economic effects of the proposed policies in the Plan and how these can be mitigated and controlled.

The Habitats Regulation Screening Report sets out the findings of the Habitats Regulation Assessment of the Local Plan (Part One) policies. This concluded that the Local Plan (Part One) can be screened out as not leading to a likely significant effect on European sites and comprises a sufficient policy framework to enable the subsequent delivery of necessary measures to avoid or mitigate adverse effects on the integrity of European sites.

# 1 Cheshire West and Chester profile

- **1.1** Cheshire West and Chester is a highly desirable place to live, work and visit and is one of the most affluent areas in the North West.
- **1.2** The borough was formed in 2009 with the creation of a new unitary authority through the amalgamation of Chester City, Ellesmere Port and Neston and Vale Royal Councils with the western part of Cheshire County Council. Cheshire West and Chester covers a large geographic and demographically diverse area and is the fourth largest authority in the North West. The north western part of the borough has particularly strong links with north east Wales and Merseyside which is reflected in levels of cross-commuting. To the east the borough borders Cheshire East and has particularly strong links with the town of Middlewich that is surrounded on three sides by Cheshire West and Chester. There are also links to Warrington, Greater Manchester and Shropshire.
- **1.3** Over 329,000 people live in Cheshire West with over 160,000 people working in the borough. The area is characterised by attractive countryside, varied landscapes and diverse settlements ranging from the historic city of Chester to small rural hamlets. Chester, Ellesmere Port and Northwich dominate the northern part of the borough and sit within or adjoining the North Cheshire Green Belt which covers 42 percent of the borough's land area. Three of the larger rural settlements, Neston, Frodsham and Helsby, are also located in the Green Belt in the more urbanised north of the borough.
- 1.4 The borough benefits from a high quality natural environment with a number of internationally and nationally important sites for wildlife, including the Dee and Mersey estuaries, as well as having a rich architectural heritage with a high number of conservation areas, listed buildings and scheduled monuments. Ease of access to the countryside provides a significant recreational resource as does the access to the borough's waterways and leisure facilities. A key priority is to deliver development to meet future housing and employment needs whilst protecting the quality of the natural environment that gives Cheshire West and Chester its special and valued character.
- 1.5 Cheshire West and Chester is part of the Cheshire and Warrington Local Enterprise Partnership and the Mersey Dee Alliance, but the borough does not cover a single economic geography. In economic and geographic terms, the borough lies between the urban centres of Manchester and Liverpool and the boundary of the spheres of influence of these economic centres runs through the area. The view that Cheshire West and Chester is not at the centre of its own economic geography is supported by the fact that residents can, on average, earn more by out-commuting than working within the borough.
- **1.6** The key long term economic issue for Cheshire West and Chester is an ageing population and a decline in the working age population. As increasing numbers of residents reach retirement age there will be implications for total disposable income, retail and service sector vitality and future labour supply which may deter future investment.
- **1.7** The population has high levels of economic activity, strong skills and is likely to be employed in managerial and professional employment although there are some areas of deprivation in the borough. There are pockets of deprivation concentrated in Ellesmere Port, Chester, Winsford and Northwich.

Where there is unemployment, the age profile of those affected, the duration of unemployment and the level of vacancy rates compare favourably to national averages.

- **1.8** In comparison to the wider North West area, Cheshire West and Chester is an area where house prices are high and when considered alongside income levels are relatively unaffordable. Given that workplace earnings are not particularly high compared to neighbouring authorities, it is likely that average house prices are being maintained by those who value the living environment and education opportunities offered within the area but who out-commute for employment.
- **1.9** The distribution of employment opportunities across Cheshire West and Chester leads to a high proportion of car use for commuter journeys across the area. There is a low level of public transport use in some communities and there is a strong correlation between public transport use and those areas where deprivation is highest. Partly influenced by the use of private cars, and perhaps influenced by the scale of the economy and concentration of industry in Ellesmere Port, the area has a poor record in CO<sub>2</sub> emissions with an Air Quality Management Area in place at A5032 Whitby Road/Station Road area.
- **1.10** Cheshire West and Chester has considerable minerals resources and a significant salt mining history. The area's mineral resources are supplied to both the local and wider national markets. In particular salt extraction is essential for both the local and national economies and forms the basis for a substantial part of the borough's chemical industry. Sand extraction is also very important to the construction industry supplying sand for concrete, mortar and as general fill material.
- **1.11** Whilst recycling levels for household waste have increased dramatically, a large proportion of Cheshire West and Chester's waste continues to be landfilled. With only one landfill site operating and legislative and fiscal charges requiring the diversion of waste away from landfill, new types of waste management facilities will be required. Hazardous waste facilities already operating in the borough serve a national market area.

#### Chester

- 1.12 The city of Chester is the borough's largest settlement with over 81,000 residents and is a key centre for employment, retail, education and tourism as well as being a main transport interchange and gateway, with direct routes to London, Manchester, Merseyside and North Wales. The city is internationally renowned as a historic city with unique heritage assets particularly Roman remains, the City Walls and medieval Rows. The role of the city as a destination for shoppers has weakened due to increased competition not only from larger centres such as Liverpool but at a local level from the significant expansion and changing retail offer from out of centre retail parks and out of town shopping centres, in particular Cheshire Oaks.
- 1.13 Chester is the only part of the borough with a significant level of in-commuting which reflects the job opportunities available in the city particularly at the successful Chester Business Park. There is a strong financial service sector in the city as well as a high level of service sector jobs linked to leisure and tourism. However, many of the higher earning Chester residents in higher managerial and professional occupations commute to jobs outside Cheshire West and Chester.

Cheshire West and Chester profile

**1.14** The city has a successful university and Further Education establishment at the University of Chester and West Cheshire College. Both establishments provide both learning and employment opportunities, although accommodating and integrating student accommodation in the city has presented challenges.

#### **Ellesmere Port**

- **1.15** Ellesmere Port is the second largest settlement with over 60,000 residents and the most industrialised part of the borough and was a major centre for manufacturing. The town has suffered a sharp decline in employment and there has been a 50 percent reduction in manufacturing employment leaving a legacy of derelict brownfield sites and some contamination issues. The industrial legacy and the presence of the M53 motorway cutting through the town has led to image and perception problems.
- 1.16 However, the area provides a major employment land resource for the borough and has become increasingly successful in attracting new employment opportunities. Wages are higher than in the rest of the borough, albeit workers rather than residents are the beneficiaries reflecting the presence of high value manufacturing in automotives and chemicals. There are pockets of high deprivation particularly in northern parts of the town. The presence of the Manchester Ship Canal, ease of access to the national motorway network and availability of land provides considerable opportunities for improving the economy of the town and the borough as a whole.
- **1.17** Ellesmere Port town centre serves as a local shopping centre and provides access to wider facilities and services.

#### **Northwich**

- **1.18** The town of Northwich and adjoining settlements of Anderton, Barnton, Davenham, Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Rudheath and Weaverham combine to form the third biggest urban area in Cheshire West and Chester. The area has benefited from the stabilisation of former salt mines that had prevented large areas of the town coming forward for redevelopment. In particular, land stabilisation has enabled proposals to come forward that will significantly improve the town centre of Northwich and help enhance the town's role as a major retail and leisure destination.
- **1.19** Northwich has good links to the wider countryside and significant heritage assets, including the distinctive black and white buildings of the town centre. The waterways of Northwich are a particular asset although parts of the town have flooding issues. The presence of chemical industries in the town has reduced, leaving a significant brownfield land resource. There are however, a high proportion of service sector jobs. Northwich has net out-commuting which reflects its central location to other urban areas and access to the mid-Cheshire railway line that serves Greater Manchester and Chester.

#### Winsford

**1.20** The smallest of the four key urban areas with a population of 30,000, Winsford is nationally renowned for the mining of rock salt. Winsford was expanded as an 'overspill' town in the 1960s, with new residents arriving from Manchester and Liverpool. More recently, Winsford and the surrounding

area has seen new housing development and dedicated employment sites being created in the town, including Winsford Industrial Estate and Woodford Park, which have attracted new industry and business to the area. Whilst the town has a good supply of industrial and distribution land, there is no established office market, reducing the range of employment opportunities available.

**1.21** The town faces challenges associated with a declining town centre and poor transport links between employment and residential areas as well as between the railway station and the rest of the town. There are pockets of deprivation in the town where average household incomes are amongst the lowest in the borough. There are relatively high unemployment rates which has led to the town having a poorer perception than other areas. House prices are generally more affordable for first time buyers and the town has the potential to improve on access and links to the River Weaver, the Flashes and surrounding countryside.

#### Rural area

- **1.22** A third of the borough's residents live in the rural area that runs from Neston in the north, which borders Wirral, to the boundary with Shropshire in the south. The rural area in the south is more sparsely populated and many of the settlements, especially in the north, are effectively dormitory settlements that are dependent on larger towns for employment opportunities. Car use is generally very high and isolation and access to services is an issue for some rural residents. The rural area is generally affluent with higher than average household incomes and higher levels of academic qualifications.
- **1.23** Although agriculture employs few people, it makes a very significant contribution to the character of the borough, habitats and the environment. The character of the rural area is also defined by the network of settlements that provide rural residents with services and facilities. The population in the rural area is generally older than other parts of Cheshire West and house prices are higher.

# 2 Vision

- **2.1** By 2030 Cheshire West and Chester will be a desirable and attractive place to live, work, learn and visit with vibrant towns and rural villages, reflecting the vision of the Sustainable Community Strategy. Development will reflect the character of local areas, conserving, managing and enhancing the valuable natural and historical environments, resources and assets.
- 2.2 New housing and employment opportunities in sustainable and accessible locations will have enabled the borough to attract inward investment and business growth and enabled skills and jobs to be retained locally.
- **2.3** Residents will have access to a range of high quality market and affordable homes and the needs of all our communities, in particular those of an ageing population, will be provided for. Opportunities for healthier lifestyles will be delivered through the provision of sport, recreation and social facilities.
- **2.4** Positive adaptation to climate change will continue to be promoted and communities will be supported in taking positive action towards sustainable living. Sustainable use of resources and improved energy efficiency will achieve a reduction in greenhouse gases and our carbon footprint. Waste will be managed in the most sustainable way and will be utilised as a valuable resource.
- 2.5 Chester will continue its development as a prosperous sub-regional employment location, shopping and international tourist destination. The city will be a key asset to the borough with a thriving business, retail and tourism economy and as a centre for learning. The setting and special character of Chester will be maintained.
- **2.6** Ellesmere Port will be a confident industrial area, a hub for high quality industries and technologies including the green energy and waste sector, attracting inward investment. Perceptions of the town will be enhanced as a result of improvements to the image of the town as a prosperous area.
- **2.7** Northwich will have a vibrant town centre based around the regeneration and development of new retail, leisure and housing development opportunities. The waterways and surrounding countryside will provide an important resource for the recreational needs of local residents and visitors.
- 2.8 Winsford will be integral to the improved prosperity of the borough particularly through development to meet the needs of local communities, whilst protecting the character of the Cheshire countryside and individual identity of rural settlements. The market towns and villages identified as key service centres will remain viable settlements and will fulfil their role and function in providing access to services and facilities for their local and surrounding communities.

# 3 Strategic objectives

#### **Economic**

SO1	Develop the role of Chester as a sub-regional city, promote regeneration and development in the towns of Ellesmere Port, Northwich and Winsford and enable appropriate levels of development in the key service centres to support sustainable rural communities.
SO2	Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to support sustainable communities.
SO3	In rural areas, support farming, agriculture and diversification of the rural economy whilst ensuring development is of an appropriate scale and character.
SO4	Provide and develop reliable, efficient transport networks that support sustainable growth and improve accessibility to jobs and services.
SO5	Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities.

#### Social

SO6	Promote mixed and balanced communities through the provision of a range of housing to meet market, affordable and specialist housing needs.
S07	Support education and skills and ensure that deprived communities have access to services and employment.
SO8	Create stronger, safer and healthier communities by enabling access to leisure, recreational and community facilities and promoting walking and cycling.

#### **Environmental**

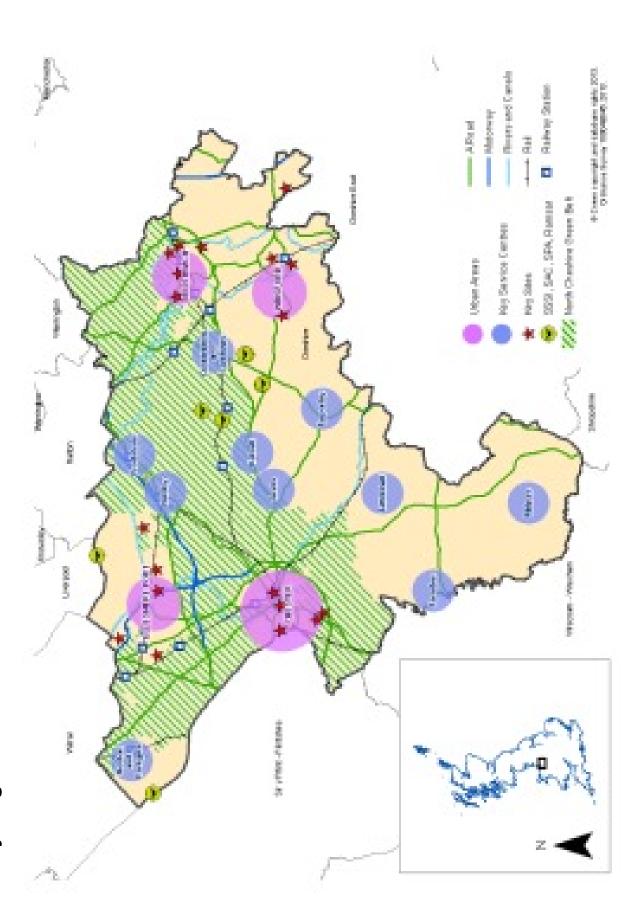
SO9	support sustainable development and urban regeneration by supporting the use of suitably located previously developed land and buildings and by locating the majority of development within and on the edge of the main urban areas and key service centres.
SO10	Protect the environmental quality and character of Cheshire West and Chester through maintaining the general extent and character of the North Cheshire Green Belt and Cheshire countryside.
SO11	Ensure new development does not create an unacceptable impact, either individually or cumulatively, on the amenity and health of residents.

reserves.

SO16

SO12	Ensure new development is of sustainable and high quality design that respects heritage assets, local distinctiveness and the character and appearance of the landscape and townscape.
SO13	Manage, expand and improve green infrastructure and waterways networks, recognising their importance in delivering local environmental, social, economic and health benefits.
SO14	Mitigate and adapt to the effects of climate change by addressing flood risk and water management and support the development of new buildings and infrastructure that are resilient, resistant and adapted to the effects of climate change.
SO15	Take action on climate change by promoting energy efficiency and energy generation from low carbon and renewable resources.

Achieve sustainable waste management, using sustainable modes of transport and travel and the prudent use of our natural resources including water and mineral



# 5 Spatial strategy

**5.1** The vision and strategic objectives of the Local Plan have been translated into the following spatial strategy that aims to ensure the sustainable development of the borough to 2030. The Local Plan sets out the Council's ambitions for growth and development and how this will be distributed across the borough. The key components of the strategy are meeting future housing needs and supporting economic growth and the Plan seeks to support a level of growth that is higher than that required to meet local needs. The key elements of the Council's strategy are the delivery of in the region of 22,000 new homes and to support an additional 14,000 people in employment.

#### Levels of new development

- **5.2** The Preferred Policy Directions (PPD) outlined the Council's preferred option for growth which would deliver 1,050 new homes per annum (21,000 over the Plan period). This figure would be a mid-range figure between 2008 based household projections and the housing requirement set out in the revoked Regional Spatial Strategy. The figure also equated to past completions between 1996 and 2011, although this in itself was not intended as the basis for objectively assessed need. Since preparation of the PPD the Council has updated its evidence base to take account of Census information and revised Government household projections and has prepared a new Strategic Housing Market Assessment based on an updated household survey.
- 5.3 The Government's 2011 based interim household projections that run to 2021 identify that the number of additional households forming in Cheshire West would be around 500 per annum. Whilst these figures represent a baseline for meeting objectively assessed housing need, they should be seen as a starting point and will not necessarily address the issues facing the borough. Meeting around 10,000 new dwellings over the Plan period will potentially hamper future economic growth through restricting labour supply and would not meet the need for affordable housing. As demonstrated through the Strategic Housing Market Assessment (SHMA) there is a need for 714 affordable houses per annum.
- 5.4 There are a number of economic strategies that the borough has prepared itself or with partners that express a variety of ambitious targets for economic growth and housing delivery. The Cheshire and Warrington Local Economic Partnership produced 'Unleashing the Potential of Cheshire and Warrington' (draft July 2011). The document outlined the sub-region should aim to increase the population by 100,000 people, provide 22,000 new jobs and 71,000 new dwellings by 2030. In 2013 the Council published the 'Altogether Better for Business: An economic growth strategy for West Cheshire' that aspires to facilitate an additional 5,000 new jobs, 7,300 homes and £500m worth of private sector investment by 2018. These economic strategies have been considered through the preparation of the Local Plan (Part One) and where appropriate their aspirations reflected through the Plan's policies.
- **5.5** The National Planning Policy Framework (NPPF) states that plans should be aspirational but realistic and it is recognised that in recent years housing completions have been at a very low level due to the wider economic climate. The Plan has tried to address this problem through significantly boosting the supply of land for new housing and supporting a mix of housing land (greenfield and brownfield) in a variety of locations.

5.6 The housing requirement and land for business development is slightly higher than that set out in the PPD but will meet the Council's economic growth aspirations and help address affordable housing needs.

#### Spatial Areas and approach to accommodating growth

- **5.7** The borough has been split into five areas (Chester, Ellesmere Port, Northwich, Winsford and rural area) which broadly reflect how regeneration is delivered in the borough. Key teams and projects supporting regeneration in the borough include Chester Renaissance, Weaver Valley Partnership, Ellesmere Port Development Board and Rural Regeneration Board.
- **5.8** The Chester Renaissance programme focuses on the area in and around the wider city centre. The 'Chester One City Plan' is a 15 year strategy to guide economic regeneration in the city.
- **5.9** The Ellesmere Port Development Board, supported by the Council, has prepared a regeneration framework to support investment and regeneration in the town over the next 10 to 15 years.
- **5.10** The rural and market towns are supported by a Rural Regeneration Board which in 2011 produced a 'Rural Regeneration and Rural Housing Strategy'.
- **5.11** Whilst regeneration strategies and projects have been considered through the Local Plan (Part One) it is important to note that none of the regeneration strategies constitute plans or programmes that have been assessed through the Strategic Environmental Assessment (SEA) process.
- 5.12 The city of Chester and towns of Ellesmere Port, Northwich and Winsford will be the main focus for development. This will enable the best use of previously developed land and allow the integration of homes, jobs, services and facilities in the most accessible locations. Policies have been set in the rural area to enable a significant number of new homes and support economic development and rural businesses. The approach taken to the rural area is to locate development in the most sustainable settlements whilst enabling communities to bring forward additional development through neighbourhood plans. The Council has strongly supported local communities bringing forward neighbourhood plans and enabling local communities to shape their own future. The countryside of West Cheshire is recognised as a key feature of the borough in terms of making it an attractive place to live, work and visit and the Plan seeks to protect this asset.

#### Approach to Green Belt release and Chester

**5.13** Since its designation, the North Cheshire Green Belt has played an important role in protecting the character of the north of the borough where development pressures are the greatest. At both a regional and local scale the designation has assisted urban regeneration, checked urban sprawl, protected the identity of settlements and safeguarded the countryside. In relation to Chester and its surrounding network of villages the Green Belt has assisted in preserving the setting and special character of Chester. Given the importance of Green Belt, the Plan seeks to maintain the general extent of the North Cheshire Green Belt as the development identified can be met without Green Belt release, except that for Chester.

- **5.14** Chester is the borough's largest settlement, a focus for economic development and acts as a sub-regional centre for shopping, leisure and tourism. Chester is the only part of the borough with significant levels of in-commuting with an excess of 16,000 jobs over economically active residents. It is accepted that Chester has good public transport links and its proximity to Wales will invariably mean a high level of cross border commuting. However, as outlined in the SHMA there is a high affordable housing and family housing need in the city and the SHLAA has identified a declining supply of brownfield sites. The changing student accommodation offer in the city has also reduced the supply of sites available for general housing although it is accepted student accommodation does contribute to meeting wider housing needs. Whilst future housing development could be accommodated in other parts of the borough it is considered that exceptional circumstances exist for targeted Green Belt release exists around the city, taking account of the need to promote sustainable patterns of development. Additional detail and justification for the approach of Green Belt release is set out in the 'Strategy and Housing Background Paper'.
- 5.15 Key factors in the approach to the location of development was to maintain the strategic gap between Chester and Ellesmere Port, maintain the separation and distinct character between Chester and the surrounding villages and ensure that Green Belt boundary change respects the need to safeguard the setting and special character of the city. Given that housing and employment needs for the borough as a whole were not dependent on Green Belt release it was possible to take a cautious approach that should the release of Green Belt harm the setting and character of Chester then development could be accommodated elsewhere in the borough, albeit less sustainably. Work to review Green Belt in the vicinity of Chester paid high regard to preserving the special setting and historic character of the city. The Stage Two of the Chester Green Belt Study (2013), building on previous work, identified that for the most part the city's periphery were considered unsuitable for Green Belt release due to potential harm to the purposes of Green Belt.
- **5.16** The following policies identify levels and locations for development as well as growth in the five spatial areas.

# **STRAT 1 Sustainable development**

# **Policy STRAT 1**

#### Sustainable development

The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:

- Mitigate and adapt to the effects of climate change, ensuring development makes the best use
  of opportunities for renewable energy use and generation.
- Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.
- Locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport
- Protect, enhance and improve the natural and historic environment whilst enhancing and restoring degraded and despoiled land, seeking opportunities for habitat creation.
- Encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value.
- Minimise the loss of greenfield land and high grade agricultural land.
- Support regeneration in the most deprived areas of the borough and ensure those reliant on non-car modes of transport can access jobs and services.
- Ensure the prudent use of our natural finite resources whilst promoting the re-use, recovery and recycling of materials.

The Council will always work proactively with applicants where proposals are not in accordance with the Plan to find solutions which mean that proposals can be made sustainable and approved wherever possible. However, proposals that fundamentally conflict with the above principles or policies within the Local Plan will be refused.

Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or specific policies in the Framework indicate that development should be refused.

# **Explanation**

- **5.17** The sustainable development principles reflect the Council's shared sustainability objectives and priorities set out within the Council's Sustainable Communities Strategy as updated by 'Altogether Better: An interim partnership plan, July 2012' and Council Plan 'Altogether better, the Council Plan 2011-15'.
- **5.18** Policy STRAT 1 reflects the presumption in favour of sustainable development which is seen as a golden thread running through both plan making and decision taking, as set out in the National Planning Policy Framework (NPPF). Sustainable development is at the heart of the Local Plan (Part One). The Council must ensure that development, regeneration and growth in the borough is sustainable.
- 5.19 The policy provides a framework of locally specific sustainability principles which provide the basis upon which other policies within this Plan and the Local Plan (Part Two) Land Allocations and Detailed Policies Plan will shape development in the borough over the plan period. The policy seeks to facilitate and encourage opportunities to meet the economic, social and environmental needs of the borough without undue delay in the planning process. The Local Plan for Cheshire West and Chester is the principal planning policy document for the borough and as such follows the approach set out in the NPPF which ensures development which is sustainable is approved without delay. The Council will support applications which meet the relevant sustainability principles outlined above alongside the policies within the Local Plan and work with applicants to find solutions where an application is not in accordance with the above policy or other policies within the Local Plan.

# **STRAT 2 Strategic development**

# **Policy STRAT 2**

#### Strategic development

The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work.

Over the period of 2010 to 2030 the Plan will deliver at least:

- 22,000 new dwellings
- 365 hectares of land for employment development to meet a range of types and sizes of site

Development will be brought forward in line with the following settlement hierarchy:

- 1. The majority of new development will be located within or on the edge of the city of Chester and towns of Ellesmere Port, Northwich and Winsford to maximise the use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other and accessible by public transport.
- 2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. Development will be focused in the key service centres of Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin, which represent the most sustainable rural locations.
- An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

To deliver the levels of development outlined a number of key sites have been identified and further sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan and/or neighbourhood plans.

#### **Explanation**

**5.20** A key purpose of the Local Plan is to set out the levels and location of new development to meet future needs as well as essential infrastructure to support this growth and create sustainable communities. The Plan aims to balance housing and jobs and to ensure that a range of deliverable employment land

is available both for indigenous firms and inward investment. With the revocation of the Regional Spatial Strategy it is for the Local Plan to identify levels of growth to meet objectively assessed needs. The starting point for assessing need has been the production of up to date demographic forecasts that looked at a series of scenarios to assess future housing need up to 2030. It is not the intention of the policy to limit higher levels of development where sites come forward on sustainably located previously developed land and where no infrastructure issues would arise.

- As set out previously the level of new housing is higher than that proposed at the Preferred Policy Directions stage. It is recognised that 22,000 new dwellings to 2030 is an ambitious figure given continued economic uncertainty and that average completions of 1,100 per annum have not been achieved in the recent past. The Local Plan has been prepared positively and this level of growth will enable a significant boost in housing supply in line with the National Planning Policy Framework. From 2010 the economic uncertainty and issues surrounding mortgage and development finance have subdued the housing market. Although the Council has granted a significant number of housing permissions and taken a pro-active stance regards delivery of sites, the Plan relies on house builders to build out sites. The Cheshire, Halton and Warrington Economic Model (CHWEM) forecasts an improving economy as the plan period progresses, therefore it is considered any backlog during more difficult times should be made up over the lifetime of the Plan. The housing requirement of at least 22,000 new dwellings (1,100 dwellings per annum) is a net figure. If recent trends continue it could be anticipated that up to approximately 50 dwellings per year may be lost to other uses or demolished. On this basis the number of housing completions that would be needed to meet the net requirement of 1,100 dwellings per annum would equate to a gross average of 1,150 dwellings per annum and the overall supply of housing land will need to reflect this.
- 5.22 Locating most new development within and on the edge of the borough's main urban areas and rural key service centres will enable the maximum use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other. This has the potential to enable people not to be reliant on travel by car and can support existing public transport modes. Whilst the Plan aims to maximise the use of brownfield land with over 60 percent of new housing anticipated to be delivered on previously developed land, the release of greenfield sites will be required especially within the rural area.
- **5.23** The Local Economic Assessment identifies that there is not a single economic geography for the borough. The economic mix is extremely diverse and as such there is a need to plan for a range of different sizes and types of employment sites. The Local Plan policy aims to provide employment land of various scales and types across the borough alongside new housing development, enabling people to work close to where they live, ensuring this is attractive to indigenous and inward investors.
- 5.24 The 'Employment Land Study Update' (2013) has been produced to assess the supply and demand for employment land and premises in the borough (falling within the B use classes). The policy takes account of the recommendations from the study and has been informed by the National Planning Policy Framework, a review of sub-regional and local economic growth and regeneration strategies, primary research with businesses and property market stakeholders and recent property market trends. It considers the likely demand for future employment land based on a review of the borough's

undeveloped employment land supply, the historic development of employment land and population and economic forecasting. The policy aims to respond positively to wider opportunities for growth.

#### **STRAT 3 Chester**

# **Policy STRAT 3**

#### Chester

Chester is the key economic driver for the borough and will deliver at least 5,200 new dwellings of which in the region of 1,300 dwellings will be provided through Green Belt release.

Development will enhance the city's role as a sub-regional shopping and leisure destination and support its role as an international tourism destination. Key retail and leisure proposals are:

- the comprehensively planned development of the Northgate area for major leisure and retail uses.
- a new theatre in the city centre to sustainably enhance the city's cultural offer.

Land at Wrexham Road is identified on the Policy Map to be removed from the Green Belt to facilitate the provision of around 1,300 new homes providing for a range and mix of housing types including affordable housing in line with Policy 'SOC 1 Delivering affordable housing', together with essential community infrastructure including the provision of a new primary school. Development should be brought forward in line with an agreed development brief for the site to ensure the delivery of a high quality urban extension and neighbourhood to Chester.

The Chester Business Quarter is identified as a broad location for mixed use, employment led regeneration to the east of the city centre. This will include in the region of 44,000 m<sup>2</sup> of high quality office floorspace adjacent to Chester Railway Station.

To meet a range of sizes and types of business needs, employment land and premises will be protected from alternative forms of development within the following areas:

- Chester Business Park: land at Chester Business Park is protected for high quality office development (B1 use class) in a parkland setting.
- Chester West Employment Park and Sealand Industrial Estate: existing employment land and premises are retained and protected for employment use. Qualitative improvements within these areas will be supported.

In recognition of the national and international importance of Chester as a historic walled city, any development within or on the periphery of the city centre or within or on the edge of the urban area should be compatible with the conservation or enhancement of the city centre and the character and setting of the city.

#### **Explanation**

- **5.25** Chester has the largest population in the borough with over 81,000 people (25 percent of the population of the borough) and acts as a sub-regional centre for employment, shopping, leisure, culture, tourism and other facilities. Chester is the only part of the borough that has significant in-commuting with a large imbalance between number of jobs and residents. Given the potential of Chester to drive economic growth and the need to meet the city's housing requirements it is considered 5,200 dwellings should be accommodated during the Plan period.
- **5.26** As set out in further detail in Policy 'ECON 2 Town centres', a major retail and leisure scheme is to be brought forward through the Northgate city centre redevelopment as identified on the Policy Map. The Council is committed to bringing forward a new theatre complex within the city Centre to improve the cultural and leisure offer of the city as supported through the 'Chester One City Plan'.
- **5.27** The level of development proposed for Chester will require Green Belt release. The Council has taken account of the 'ARUP Green Belt Study (2013)' in identifying the most suitable land for Green Belt release. The study has looked at the purposes of Green Belt around the city especially relating to impact on the setting and special character of the city.
- **5.28** The land removed from the Green Belt at Wrexham Road to the south of Chester would represent a logical extension to Chester with good access to public transport and major employment areas and will meet the need for both market and affordable housing, especially larger family homes. The release of Green Belt land will be taken forward in a planned way to ensure the urban extension at Wrexham Road delivers the appropriate mix of development, including community facilities, to deliver a high quality and sustainable development.
- 5.29 The 'Employment Land Study Update' (2013) identifies that there is limited land available within Chester for future employment development. Chester Business Park is identified as a flagship location for new offices, although this is now substantially developed it remains a key location for existing business and office space. The study also identifies a lack of space for large, modern office premises above 1,000m² floorspace. As a successor to the Business Park, the 'Chester One City Plan' identifies the potential of the Chester Business Quarter to deliver a mixed use scheme that will bring future employment activity through small, medium and large enterprises. Within this area, Chester Central Business District is a major regeneration initiative in the north east of the city, adjacent to the railway station. There is the potential to deliver high quality new office space, approximately 44,000m², to drive Chester's commercial offer and future economic growth. Chester West Industrial Estate, including areas of Sealand Road Industrial Estate, are identified as being important to meet local needs for industrial premises to the west of the city. The Plan recognises the need to protect employment land and premises in this location and encourage qualitative improvements.
- **5.30** There is one Air Quality Management Area in Boughton, therefore the policy takes account of the need to mitigate any adverse impacts on air quality arising from development proposals in line with policies 'STRAT 1 Sustainable development' and 'SOC 5 Health and well-being'.

# **STRAT 4 Ellesmere Port**

# **Policy STRAT 4**

#### **Ellesmere Port**

Development in Ellesmere Port has the potential to deliver substantial economic growth through the availability of significant sites for industrial, manufacturing and distribution purposes. Further housing is planned to complement the town's role as a key employment location.

The Local Plan makes provision for at least 4,800 new dwellings in Ellesmere Port. To meet this requirement the following land is identified:

Ledsham Road is identified on the Policies Map for up to 2,000 dwellings providing for a range
and mix of housing types, including affordable housing in line with Policy 'SOC 1 Delivering
affordable housing', together with essential community infrastructure including the provision of
a new primary school. Development should be brought forward in line with an agreed
development brief for the site to ensure the delivery of a high quality urban extension to
Ellesmere Port.

The Council will maintain a portfolio of employment land and premises available within Ellesmere Port and the surrounding area, to meet a range of sizes and types of business needs to 2030 and contribute to the overall employment land requirement.

Key sites with considerable potential to achieve future economic growth are identified as follows:

- A. New Bridge Road: land to the east of the Shropshire Union Canal and west of New Bridge Road is a regeneration priority area and has the potential for industrial and business development.
- B. Stanlow: this area remains important for the petrochemical and related industries. Further assessment of the availability and suitability of employment land for future development in this location will be undertaken through the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- C. Ince Park: The land is safeguarded as a multi-modal resource recovery park and energy from waste facility for use in connection with the recycling, recovery and reprocessing of waste materials in line with Policy 'ENV 8 Managing waste'.

The detailed nature and extent of employment land allocations will be reviewed through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

The Council will look to facilitate the development of land for employment uses in this area, and will make provision for transport and other infrastructure improvements required to unlock the development potential of some sites.

Land at Hooton Park is identified as an important sub-regional employment location and is safeguarded for continued office, industrial and warehousing use. Any opportunities for new employment development in connection with the automotive or related industries will be supported.

Opportunities for freight transport on the rail network or via the Manchester Ship Canal should be maximised. New links to these networks will be encouraged where appropriate.

Proposals to enhance the historic canal port as a major tourism facility will be supported, providing the development complements existing uses on site and the adjoining Conservation Area.

#### **Explanation**

- **5.31** Ellesmere Port has the potential to deliver a significant amount of economic growth during the Plan period. This policy is intended to guide the level and location of new development in Ellesmere Port to 2030, primarily in relation to new housing and employment development. A high level of new housing has been planned for the town to tie in with the potential to deliver employment opportunities, particularly in the advanced manufacturing, environmental technologies and distribution sectors. The focus will be on delivering new quality homes to enhance the range and choice of properties available in the town, including family homes and homes for older people, to meet the needs of the existing community and attract new residents to Ellesmere Port. Although Ellesmere Port does have a large supply of brownfield sites, it is considered that greenfield land should also be released to provide for a range of housing sites to ensure both market and affordable housing is delivered. The policy supports the ambitions of the 'Ellesmere Port Vision and Strategic Regeneration Framework (SRF)'.
- 5.32 Ledsham Road is a large greenfield site located on the western edge of Ellesmere Port and is identified primarily for residential development. There is the potential to provide for a medium density development of up to 2,000 homes including the conversion and reuse of the existing farm house and barn, local shop, a new primary school, a community building, a linear park, playing fields and other public open space and allotments. The area is predominantly in agricultural use (grade 3a agricultural land quality) but was safeguarded to meet potential future development needs as identified through a new Local Plan. Although brownfield sites have the potential to meet a significant amount of the housing requirement for Ellesmere Port there is uncertainty about how quickly they will come forward. The Ledsham Road site would deliver lower density development than that on land within the town and have the potential to attract new residents to the area. A comprehensively planned approach will be required for the development of the site in line with an agreed development brief.

- **5.33** There is the opportunity to support the tourist offer with links to the Waterways Museum, as well as the general offer for tourists visiting Ellesmere Port. The National Waterways Museum is located in the Ellesmere Port Docks Conservation Area.
- 5.34 The Local Economic Assessment identifies that wage levels in Ellesmere Port are high compared to the regional average. It identifies that the area retains strengths in manufacturing even though half of the workforce has been lost over the last decade. The policy supports ongoing employment growth in Ellesmere Port. In line with the SRF, the policy identifies the potential for continued investment by existing businesses and new developments in specific growth sectors of the economy, in particular environmental technology and energy generation, specialist chemicals, automotive, retail, tourism and leisure, ports and logistics and education. Proposals for new employment development should optimise the use of ports and waterways, whilst at the same time protecting their integrity for biodiversity.
- **5.35** The SRF identifies key development opportunities in the Eastern Employment Zone, comprising the three key areas of New Bridge Road, Stanlow and Ince Park.
- 5.36 The New Bridge Road area represents a significant opportunity for new employment development, given there are a number of cleared sites ready for redevelopment. An Area Development Framework has been prepared to encourage future investment to the area. It proposes a 'buffer zone' of high quality employment development between the M53 to the west and the area of Stanlow to the east which is more industrial in nature. Improvements to the highway network with a new link road to the A5117 set out in Policy 'STRAT 10 Transport and accessibility' will assist the development of this area and potentially unlock further development opportunities.
- **5.37** Within Stanlow, the Essar group have recently acquired land and propose to invest in the region of £300 million. The 'Employment Land Study Update' (2013) identified the need for a clearer understanding of what land is available to accommodate new development. This will be taken forward through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- 5.38 Ince Park is an extant planning commitment at Ince Marshes to the east of Ellesmere Port. The site has a consent for a 95MW energy from waste facility together with the development of a multi-modal resource recovery park, comprising an integrated waste management facility and environmental technologies complex. It is a regionally significant proposal for the development of the UK's largest multi-modal Resource Recovery Park and Energy from Waste facility. The site has the potential to create over 1,000 jobs and will deliver £500 million of investment in the North West of England. It will also produce more than 110MW or renewable and low carbon heat and electricity. In relation to Ince Park this policy should be read alongside policies 'ECON 1 Economic growth, employment and enterprise' and 'ENV 8 Managing waste'.
- **5.39** Land at Hooton Park is a strategic employment site located between the M53 motorway and the Manchester Ship Canal. It is the location of the GM Vauxhall Motor works. As such, the policy supports the continued prosperity and competitiveness of the motor plant. It recognises the economic growth potential of the area in connection with advanced manufacturing and the automotive industry. The policy allows for individual development plots within this area to be developed for employment uses, which would lead to the creation of new jobs and economic benefits for the borough and wider sub-region.

- **5.40** Due to the proximity of Cheshire Oaks the town centre fulfils a local shopping function primarily based on food shopping but has a range of other town centre uses. The 'Cheshire Retail Study' has identified a limited need for additional food retailing that should be directed to the town centre in line with policy 'ECON 2 Town centres' and schemes should assist the regeneration of the town centre.
- **5.41** Development proposals in Ellesmere Port should include measures to address any environmental issues raised by development adjacent to the Mersey Estuary SPA/Ramsar site and on nationally and internationally important sites. Proposals should not have any unacceptable impact on the area's national and internationally designated sites, environmentally sensitive areas. This includes safeguarding of supporting habitat for the bird species protected by international designations.
- **5.42** Further modelling of the Ellesmere Port wastewater treatment facility will be required to assess the impact of future development. Appropriate infrastructure improvements should be provided where necessary to avoid any adverse impacts on water quality.
- 5.43 Development in Ellesmere Port is not likely to be significantly affected by flood risk. However, any development alongside the Manchester Ship Canal could be at risk if the structure were to fail. There are also localised areas of flood risk around Stanlow and Ince. In line with the recommendations from the Strategic Flood Risk Assessment (SFRA), additional flood risk assessments may be required for development proposals coming forward in this area. The impact of drainage from new development on water quality should be carefully considered as proposals are brought forward. The Ellesmere Port waste water treatment facility has capacity until 2015. Further assessment and modelling will be required to assess the impact of new development proposed to avoid any adverse impact on water quality.
- **5.44** There is an existing Air Quality Management Area on the A5032 Whitby Road/Station Road in Ellesmere Port. Increased transportation as a result of new development could exacerbate vehicular emissions in this area. New development should consider air quality and further industrial development which will be subject to strict controls to ensure that air quality is not a danger to public health under other legislation.
- **5.45** The Council will support the identification of more locally specific policies and proposals through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

#### **STRAT 5 Northwich**

# **Policy STRAT 5**

#### **Northwich**

Northwich will provide a key focus for development in the east of the borough.

Provision will be made for at least 4,300 new dwellings and 30ha of additional land for business and industrial development. The Green Belt around Northwich will be maintained and the character and individuality of the settlements that form the wider built up area of Northwich safeguarded.

Key proposals that provide significant potential for the regeneration and reuse of previously developed land are:

- major housing led mixed-use development schemes at Winnington and Wincham Urban Villages.
- the retail led regeneration of Northwich town centre and riverside through the delivery of Northwich Riverside projects, including most importantly the redevelopment of Barons Quay;

Key sites for business and industrial developments are:

- Gadbrook Park will be retained and protected for continued employment purposes. Any
  expansion of the employment park will be assessed through the Local Plan (Part Two) Land
  Allocations and Detailed Policies Plan
- A site will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies
  Plan to meet the need for logistics/warehousing and distribution.

Development within areas identified at risk of flooding in Northwich will be required to provide flood mitigation measures to manage the flood risk associated with or caused by the development and to ensure the development will be safe without increasing flood risk elsewhere.

# **Explanation**

- **5.46** Northwich is defined as the town of Northwich and adjacent settlements of Anderton, Barnton, Davenham, Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Rudheath and Weaverham.
- **5.47** The level of development proposed reflects the potential of previously developed land to meet future housing requirements and the transformational proposals for Northwich town centre bringing about a step change improvement to the shopping and leisure offer. Development requirements can be accommodated within the Northwich area without the need to release Green Belt.

- **5.48** 'Northwich Riverside' has been developed by Cheshire West and Chester Council and the Weaver Valley Partnership to support the range of projects currently underway to regenerate the town (formerly known as Northwich Vision). It encompasses all Council and Weaver Valley schemes such as the Winnington and Wincham Urban Villages, Barons Quay redevelopment, the Memorial Court entertainment and leisure venue and the Lion Salt Works restoration. The Riverside project also includes public realm and highway improvements.
- **5.49** The Barons Quay development site represents a significant opportunity for the regeneration of Northwich Town Centre, public realm and environmental improvements and an improved and expanded retail offer within the town. Planning permission has been secured for Barons Quay which includes the construction of a comprehensive leisure and retail-led mixed-use development totalling up to 40,000m² with associated highways and public realm improvements.
- **5.50** The Winnington Urban Village site is predominantly vacant, previously developed land which lies to the west of Northwich Town Centre. The site consists of a number of parcels of land most of which are vacant sites within a former industrial complex.
- **5.51** The site has planning approval for 1,200 dwellings, commercial (B1, B2 and B8 uses) retail, leisure and community facilities, primary school, open space, landscaping and associated infrastructure. The Urban Village development offers a significant opportunity for the regeneration and urban renaissance of Northwich to complement the objectives of the Northwich Riverside project as well as remediation of a derelict and redundant site.
- 5.52 The Wincham Urban Village site offers an opportunity to contribute significantly to the regeneration of Northwich through the provision of a mixed land use scheme including up to 950 dwellings with sustainability benefits such as reduced reliance on the car through the formation of pedestrian and cycle links from the 'village centre', creation of pedestrian, cycle and bus links to the existing schools and employment areas and to nearby retail centres and the removal of existing undesirable land uses and remediation of contaminated land.
- **5.53** The 'Employment Land Study Update' (2013) identifies that Northwich has a good balance of employment sites and land suitable for a range of sectors. Gadbrook Business Park is an established employment area providing facilities for a diverse range of business users. It is designated as a Business Improvement District and various initiatives aim to enhance the quality and trading environment of the site. Local Plan policy therefore protects the site for continued employment use.
- 5.54 Northwich benefits from excellent transport links and proximity to the M6 and national motorway network. Proximity to Manchester and Liverpool John Lennon Airports also provide further economic opportunities. The 'Employment Land Study Update' indicates that whilst the borough has a good range of employment sites across most market segments, there are some sectors (e.g. warehousing and distribution) where sites are more limited. It suggests within the Northwich area, there is a need for 30ha of employment land allocations to 2030 to support economic growth in the medium to long term for a range of office, industrial and warehousing/distribution uses. Sites for new employment development will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan or neighbourhood plan.

**5.55** Northwich has been identified specifically through the outcomes of the West Cheshire Strategic Flood Risk Assessment (SFRA) as an area that is both at risk of flooding and part of a large scale regeneration programme. An Area Flood Risk Assessment (AFRA) for Northwich Town Centre was finalised in February 2009. In addition to guidance provided within national policy and the West Cheshire SFRA, the AFRA should be used to provide a strategic and holistic approach to managing the flood risk in Northwich town centre.

#### **STRAT 6 Winsford**

## **Policy STRAT 6**

#### Winsford

Winsford will provide a key focus for development in the east of the borough and development proposals will help to support the continued regeneration in the town.

Provision will be made for at least 3,500 new dwellings and 35ha of additional land for business and industrial development.

## Key proposals are:

- The Station Quarter Urban Extension as identified on the Policies Map to include mixed-use development of in the region of 1000 new dwellings (775 in the plan period), new open space linked to the Flashes, a local neighbourhood centre, primary school, leisure, social and community facilities. This should be achieved through a comprehensively planned approach in line with an agreed development brief.
- Re-modelling of the town centre to provide enhanced local shopping and leisure facilities to meet identified future needs, including the provision of a new foodstore.
- Safeguard Winsford Industrial Estate and Woodford Park to provide business and industrial development to support local employment opportunities.
- Significant improvements to playing pitches, green space and leisure facilities with enhanced access to the Flashes and River Weaver.

The potential for expansion of Winsford Industrial Estate and Woodford Park Industrial Estate will be considered and assessed through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan or neighbourhood plan.

- **5.56** The level of new housing in Winsford will help to support regeneration, especially of the town centre that has been in decline. The Winsford Neighbourhood Plan is at an advanced stage of preparation and the local community have highlighted that the key issue is the creation of a strong and vibrant town centre.
- 5.57 Winsford town centre is under-performing and has an increasing number of vacant retail units which threaten to further reduce the performance and attractiveness of the town centre. In order to reverse the decline, improvements to the town centre are needed to ensure it offers retailers a modern environment in which to operate and visitors an attractive environment in which to shop. The Cheshire Retail Study Update identified an immediate need for a new supermarket in the town and there is the opportunity for this to act as a catalyst for town centre improvements. It is vital that this investment in

further convenience floorspace takes place within the town centre to support its regeneration and future vitality and viability.

- 5.58 The Station Quarter Urban Extension offers the opportunity to deliver 1000 high quality new homes in a sustainable location within walking distance of the town centre and key services and facilities. Development of the site can also facilitate improvements to the railway station and potentially increase public access between the station and the town centre by public transport, cycle and walking. In Winsford, the regeneration of the waterfront, making better use of the Flashes as a recreational resource and addressing the decline of the town centre continue to be priorities which have been incorporated within the policies of the draft Winsford Neighbourhood Plan. Public access to the Flashes in the form of new open space, leisure routes for pedestrians and cyclists and play facilities will be significantly increased. Delivery of the site also offers the potential for a new local centre and integration with existing communities by providing physical linkages and shared facilities. The site is also identified as a potential housing allocation in the emerging Winsford Neighbourhood Development Plan.
- 5.59 Winsford Industrial Estate employs approximately 3,000 people in over 120 businesses operating in a range of sectors including logistics and warehousing, automotive, pharmaceuticals, chemicals, energy, environmental technology and professional services. The industrial estate is designated a Business Improvement District. The 'Employment Land Study' identifies that there is a good balance of land/sites in Winsford to meet office and industrial needs. It suggests that to meet employment needs during the Plan period, there is a need for an additional 35ha of employment land allocations. The policy recognises the need to protect these successful sites, and allows for further expansion to meet the additional employment land need. The expansion of Woodford Park Industrial Estate will be assessed through the Neighbourhood Plan or the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- **5.60** Winsford has been identified specifically through the outcomes of the 'West Cheshire Strategic Flood Risk Assessment' (SFRA) as an area that is both at risk of flooding and part of a waterfront regeneration programme. An Area Flood Risk Assessment (AFRA) for the Waterfront has been prepared. In addition to guidance provided within national policy and the West Cheshire SFRA, the AFRA should be used to provide a strategic and holistic approach to managing the flood risk on sites along the Flashes, River Weaver and Weaver Navigation.

### STRAT 7 Middlewich

## **Policy STRAT 7**

#### Middlewich

Cheshire West and Chester Council will continue to work closely and effectively with Cheshire East Council to plan for sustainable development in and around the town of Middlewich. This will include, if justified, allocating land in Cheshire West on the edge of the town through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

The councils will also investigate the longer term potential for further sustainable growth in the mid-Cheshire towns of Northwich, Winsford and Middlewich coupled with journey time improvements along the A54 between Junction 18 of the M6 and Winsford, particularly around Middlewich.

- **5.61** Middlewich falls within Cheshire East but its built up area is tightly enclosed to the east, west and north by the borough boundary with Cheshire West and Chester. Land which lies within Cheshire West and Chester adjoining the built up extent of Middlewich could accommodate development consistent with the town's sustainable development.
- 5.62 Cheshire East Council's Draft Local Plan (December 2012) identified Middlewich as a key service centre. Some future development may be justified on land within Cheshire West and Chester. The policy therefore provides a reciprocal policy in Cheshire West and Chester's Local Plan. It builds upon ongoing close and effective cross-boundary working between the two councils, including through the Weaver Valley Regeneration Board, established to drive forward the regeneration and sustainable growth of the mid-Cheshire towns of Northwich, Winsford and Middlewich.
- **5.63** The development envisaged could include both housing and employment-related uses.
- 5.64 The A54 between M6 Junction 18 and Winsford suffers from peak-time congestion and therefore, in exploring opportunities for longer-term sustainable growth within and around the mid-Cheshire towns, improvements to this route will need to be investigated. Any longer-term development opportunities would be considered and tested through the next full iteration of the Council's Local Plan. This policy provides a clear commitment to ongoing positive co-operation between the two councils in planning for this area.

### STRAT 8 Rural area

## **Policy STRAT 8**

### **Rural Area**

Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.

Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development.

Development should be appropriate in scale and design to conserve each settlement's character and setting.

The settlements listed below are identified as key service centres for surrounding areas which provide a good range of facilities and services and will be the focus for new development in the rural area. The key service centres will accommodate at least the amount of residential development set out below.

Cuddington and Sandiway	200 dwellings
Farndon	200 dwellings
Frodsham	250 dwellings
Helsby	300 dwellings
Kelsall	200 dwellings
Malpas	200 dwellings
Neston (including Parkgate)	200 dwellings
Tarvin	200 dwellings
Tattenhall	250 dwellings
Tarporley	300 dwellings

New development will also be accommodated at local service centres. These local service centres will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The amount of development in each local service centre will reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport.

At least 10ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites, and new sites within or on the edge of key service centres outside of Green Belt locations.

The retention of rural shops and community facilities, and the provision of new facilities at an appropriate scale to the settlement, will be supported.

Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.

- **5.65** The borough has an extensive rural area with numerous settlements ranging from market towns to small hamlets. The network of distinct rural settlements and the countryside in between contributes heavily to the attractiveness of the borough as a whole. Many rural residents find employment in towns and cities both within Cheshire West and beyond. Issues identified by the Council include the rural population ageing faster than in the urban areas and rural housing being relatively unaffordable.
- 5.66 The Plan aims to support thriving rural communities whilst protecting the intrinsic character and beauty of the countryside. Delivery of new development in particular housing, will be directed to the most sustainable locations in the rural area identified as key service centres. The level of housing development in a key service centre reflects the range of services, facilities, constraints and opportunities for further development of the settlement (see 'Key Service Centres Background Paper'). Where a key service centre is constrained by Green Belt the level of development reflects the ability of the settlement to accommodate new development without Green Belt release. The housing targets and policies for key and local service centres are not intended to constrain any infill (the filling of a small gap, up to two dwellings, in an otherwise built up frontage in a recognised settlement) or redevelopment opportunities. The approach of the Plan to development in the rural area aims to strike a balance between allowing for the managed growth of rural towns and key settlements whilst taking account of the overall Plan strategy to concentrate most new development in the borough's four urban areas.
- 5.67 Beyond the key service centres in the remainder of the rural area there are many smaller settlements, many of them washed over by Green Belt, which have a lower level of services and access to public transport but could acceptably accommodate some small-scale development. These settlements act as local service centres and will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The Plan does not intend to impose levels of development on these local service centres as it is considered that the local community is best placed to understand the needs of its communities in terms of supporting local services or meeting a specific housing need through

neighbourhood plans and other mechanism including Community Right to Build Orders and rural exception housing. It is not the intention of the policy to allow development in unsustainable locations therefore for a settlement to be identified as a local service centre there will need to be an adequate level of existing services and some access to public transport.

**5.68** The Policy makes provision for at least 4,200 dwellings in the rural area, of which 2,300 will be in the key service centres. Housing completions and commitments as at 1 April 2014 are as follows:

Table 5.1

	Completions 2010 – 2014	Commitments (1 April 2014)	Total
Key service centres	431	2,224	2,655
Rest of the rural area	444	1,076	1,520
Rural total	875	3,300	4,175

- **5.69** Completions and commitments for the whole of the rural area amount to 4,175 dwellings, therefore there is only a very limited amount of additional housing to be provided. The Council anticipates a housing capacity of 682 dwellings from small sites and a further potential capacity identified through the SHLAA of 404 dwellings which will mean there will be little if any need for additional allocations to be made in the rural area.
- **5.70** Development in rural settlements, particularly extensions to the built form of a settlement, should be of a scale and design that respects the character and rural setting of a settlement. Communities, through neighbourhood plans and Village Design Statements, will be encouraged to identify those features that contribute to character.
- **5.71** To help support the rural economy and sustainable communities the retention and development of local services and community facilities, such as village halls and public houses will be supported.
- 5.72 The 'Rural Workspace Study' (BE Group 2009) identified a lack of available industrial units across the rural area and small scale workshops. The 'Employment Land Study Update' identifies a limited amount of land remaining for employment development in the rural area for local office/industrial use, primarily at Chowley Oak, Tattenhall and Hampton Heath, Malpas. It proposes there is a need for an additional 10ha of employment land to 2030. The policy therefore allows for the small scale expansion of existing employment sites within or on the edge of key service centres that is of a complimentary scale and type consistent with the character of the rural location. These sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan or through neighbourhood plans.

## STRAT 9 Green Belt and countryside

## **Policy STRAT 9**

### Green Belt and countryside

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted;

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Development must be of an appropriate scale and design to not harm the character of the countryside.

The general extent of the North Cheshire Green Belt will be maintained. Policy 'STRAT 3 Chester' sets out the proposed release of Green Belt to meet the development needs of Chester. In settlements and areas of the countryside that are within the Green Belt, additional restrictions will apply to development in line with the National Planning Policy Framework.

### **Explanation**

5.73 The rural area of Cheshire West and Chester and the high quality of its landscape and environment is recognised as a key asset and is highly valued by the borough's residents The quality of the environment enables Cheshire West and Chester to attract a highly skilled workforce, businesses and visitors. The policy restricts new development to that which requires a rural location. The Council will identify settlement boundaries for the four urban areas, key service centres and local service centres through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. Where there is a need to accommodate development on the edge of a settlement then the boundary will be drawn to reflect this. Land beyond these settlement boundaries will be classed as countryside and subject to the requirements of Policy STRAT 9. Until the Local Plan (Part Two) Land Allocations and Detailed Policies Plan has been adopted the retained policies in the Chester District Local Plan, Ellesmere Port and

Neston Local Plan and Vale Royal Local Plan relating to settlement boundaries and development beyond the existing built form of settlements will continue to operate.

- **5.74** The policy seeks to support farming and forestry operations as well as rural diversification that is sensitive to its rural location. The Council will encourage the re-use of rural buildings particularly for economic purposes such as rural offices or tourism accommodation. There are many existing rural businesses who may seek to expand their premises and sensitive expansion schemes will be supported. Additional guidance on the types of development permitted in the countryside will be provided in of the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- 5.75 Forty-two percent of the borough is classified as Green Belt with Chester, Ellesmere Port and Northwich either encompassed or adjoining the Green Belt. The key service centres of Cuddington and Sandiway, Frodsham, Helsby and Neston and Parkgate are inset within the Green Belt although there are a large number of the smaller rural settlements that are washed over by Green Belt. There are a number of smaller settlements and employment sites that are currently inset in the Green Belt and this position will be reassessed in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The extent of Green Belt in Cheshire West and Chester is shown on the Key Diagram and any changes have been identified through changes to the Policies Map in Appendix B 'Changes to Policies Map'.
- **5.76** National planning policy allows for amendments to Green Belt boundaries through Local Plans in exceptional circumstances. A key focus of the Plan's strategy is to channel the majority of new development towards the main urban areas. In order to meet future development needs to 2030 and to promote sustainable patterns of development, it has been identified that only in the case of Chester are there exceptional circumstances to amend the Green Belt boundary.
- **5.77** In line with national planning policy, inappropriate development is by definition, harmful to the Green Belt and should not be allowed except in very special circumstances. The construction of new buildings within the Green Belt is considered inappropriate, however exceptions to this are identified in the National Planning Policy Framework. Exceptions allow for the following development, providing they preserve the openness of land and purposes of including it within the Green Belt;
- Buildings for agriculture/forestry
- Outdoor sport and recreation
- Replacement buildings
- Limited infilling in villages
- Limited affordable housing for local community needs
- Limited infilling or partial redevelopment of previously developed land
- Mineral development
- Engineering operations
- Local transport infrastructure
- Re-use of buildings that are of a permanent and substantial construction
- Development brought forward under a Community Right to Build Order.

5.78 Across the borough there are a number of large operations that are identified as Major Developed Sites in the Green Belt including the Countess of Chester Health Park, Urenco Capenhurst, Marley Tile Works, Delamere and Chester Zoo. The NPPF no longer uses this term but sets out that limited infilling or the partial or complete redevelopment of all brownfield land (excluding temporary buildings) can be considered appropriate where there is no greater impact on the openness. Policies relating to Major Developed Sites will be reviewed through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

# STRAT 10 Transport and accessibility

## **Policy STRAT 10**

## Transport and Accessibility

In accordance with the key priorities for transport set out in the Local Transport Plan, development and associated transport infrastructure should:

- Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area
- Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change
- Contribute to safer and secure transport and promote forms of transport that are beneficial to health
- Improve accessibility to jobs and key services which help support greater equality of opportunity
- Ensure that transport helps improve quality of life and enhances the local environment

In order to minimise the need for travel, proposals for new development should be located so as they are accessible to local services and facilities by a range of transport modes.

New development will be required to demonstrate that:

- Additional traffic can be accommodated safely and satisfactorily within the existing, or proposed, highway network
- Satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use
- Appropriate provision is made for access to public transport and other alternative means of transport to the car
- Measures have been incorporated to improve physical accessibility and remove barriers to
  mobility, especially for disabled and older people. The safety of all road users should be taken
  into account in the design and layout of new developments.

Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations.

Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan, in accordance with Council guidance.

New developments will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards, taking account of:

- The accessibility of the development
- The type, mix and use of the development
- The availability of, and opportunities for, public transport
- Local car ownership levels

Parking provision should support the viability of town centres whilst minimising traffic congestion.

Proposals should seek to maximise use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for pedestrians, cyclists and public transport and where appropriate charging points for electric vehicles.

Opportunities will be sought to extend and improve access to local footpath and cycle networks, including greenways, canal towpaths and the Public Rights of Way networks.

Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport. Sites alongside the Manchester Ship Canal, Weaver Navigation and rail network may be particularly suitable for freight use and these opportunities should be integrated into development proposals where feasible. Existing or potential freight movement opportunities will be safeguarded from development which could preclude continued or future freight use.

Current and disused transport corridors and infrastructure, including roads, railway lines, sidings and stations, will be safeguarded from development which would preclude their future transport use.

#### **Improvements to the Transport Network**

Improvements to the transport network will be supported through schemes and strategies including the following:

- Chester Transport Strategy (Phase 1)
- Chester Bus Interchange as shown on the Policies Map
- New Bridge Road / A5117 link, Ellesmere Port as shown on the Policies Map

- **5.79** The Cheshire West and Chester Local Transport Plan sets out the integrated transport strategy for the borough. It includes the Council's objectives, policies and priorities for transport, and the Local Plan is a key tool in helping to achieve these. The Local Transport Plan identifies a number of priority goals and objectives for transport, many of which form key objectives for the Local Plan.
- **5.80** The Local Plan will play an important role in delivering and promoting sustainable travel choices and encouraging journeys to be made in more sustainable ways wherever possible, recognising that transport choices will vary between our rural and urban areas. The policies in the Plan directs development to accessible places that can benefit from existing transport networks, services and facilities, helping to reduce the need for travel. Reducing travel distances and encouraging walking and cycling will also promote healthy communities and help to reduce transport congestion and emissions.
- **5.81** The Council has guidance on thresholds for travel plans, transport assessments and transport statements. Transport assessments will be required in all developments that generate significant amounts of movement. In the case of smaller scale developments for which a transport assessment is not required, it may be necessary to produce a transport statement alongside a planning application. Information on when assessments will be required and what they should contain can be found in the Department for Transport document 'Guidance on Transport Assessment' (2007).
- **5.82** Where new development generates the need for enhancements to the local transport network, planning obligations will be sought to fund the necessary works. Larger scale infrastructure which is identified as being required through the Council's Infrastructure Delivery Plan may be funded through the Community Infrastructure Levy (CIL).
- **5.83** Developments should ensure that footpaths and cycle ways are included as an integral part of the design. Safe and convenient routes should be provided which link between main buildings and the surrounding local area and facilities. Measures to ensure safety of pedestrians include crossings, lighting and good overlooking of footways.
- **5.84** Requirements for parking in relation to new development are set out in the Council's parking standards. These standards are currently applied across the whole of the borough, with the exception of the urban area of Chester, where the Supplementary Planning Guidance document 'Parking Provision within Developments in Chester' is applied. The Council will prepare a single supplementary planning document for the borough which brings together the requirements for different areas, in due course.
- **5.85** The Cycling Strategy sets out the Council's plans and proposals to make cycling easier, cheaper, safer, attractive and more convenient over the next 15 years. It sets out standards for cycle parking in new developments. An aim of the strategy is to ensure that all new development and housing that is built close to our existing cycle networks is linked to the network, and that new buildings have suitable cycle facilities. In line with actions set out in the Council's Cycling Strategy, planning obligations and conditions will be used to extend and improve access to local cycle and pedestrian networks and to make sure that new developments possess a high standard of facilities for cyclists.

- **5.86** Disused transport corridors will be safeguarded for future transport use, including rail and other guided public transport, busway, cycleway, footway or an all-purpose road. In the interim, recreational and other uses may be allowed provided they do not preclude eventual re-use for transport purposes. This policy applies to sites of former railway stations, sidings etc, as well as to the alignment of the line. Such areas can provide essential space for interchanges, car parking, or other facilities associated with the new transport route. To cope with the anticipated growth in rail freight, former railway land alongside operational rail lines may be needed to accommodate new sidings and transshipment facilities.
- **5.87** As part of the background work on the Local Plan, transport modelling and assessments have been undertaken to help predict the potential impact of proposed development on the transport network. This work will help to identify where additional infrastructure will be required, and is feeding into broader transport studies, such as Chester Transport Strategy. The Infrastructure Delivery Plan will include a list of required transport interventions which will be subject to periodic review.
- 5.88 The policy identifies a number of transport schemes that will be brought forward by the Council. The Chester Transport Strategy will include a multi-modal and integrated package of schemes to improve accessibility to the city centre. A new bus interchange at Gorse Stacks is identified on the Policies Map. The Transport Strategy will support improvements to park and ride facilities around the city. A longer term project is the Chester Western Relief Road, the route of which is safeguarded. Discussions are ongoing with bodies in North East Wales as to how this scheme could fit into wider proposals to improve access around Broughton in Flintshire through a Hawarden Airport Eastern Link Road.
- **5.89** The New Bridge Road / A5117 link road, as shown on the Policies Map, will significantly improve access and enable employment to come forward for development. This will help to deliver the aspirations set out in Policy 'STRAT 4 Ellesmere Port' in terms of delivering substantial economic growth in the Ellesmere Port area.
- **5.90** Funding for major transport schemes will come from a variety of sources including developer contributions/CIL and, for major schemes, the Cheshire and Warrington Local Enterprise Partnership (LEP). A Cheshire and Warrington Local Transport Body (LTB) has been established to assess and prioritise major schemes for the sub region, to provide a basis for prioritising and allocating devolved Department for Transport major transport scheme funding.
- **5.91** Improving connectivity between West Cheshire and surrounding areas is a goal of the LTP. Cheshire West and Chester has strong links with neighbouring areas, in particular Liverpool, Wirral, Manchester, North East Wales and Cheshire East. Links to Manchester and Liverpool Airports, Port of Liverpool and major rail gateways such as Crewe and Chester stations are very important to the borough. There are a number of planned or proposed schemes to improve transport linkages in the wider area that are either out of the borough or beyond the control of the Council that have the potential to directly benefit people who live, work, and visit the borough, and as such will be supported:
- M53 motorway and M56 improvements
- A54 M6 corridor
- A55 / A483 improvements

- North East Wales Area Based Transport Strategy and A55 / A494 corridor improvements
- Improved rail access to Manchester Airport
- Reinstatement of the Halton Curve for passenger services
- Northern Hub rail improvements
- Crewe Holyhead Electrification
- Electrification of Chester Warrington/Manchester railway line
- Electrification of Wrexham Bidston railway line
- Re-doubling of the Wrexham Chester railway line
- Re-opening of Sandbach to Northwich line to passenger traffic including re-opening Middlewich Station.
- **5.92** As currently proposed, the line of High Speed 2 (HS2) passes through the borough. HS2 could have significant benefits for the sub region in terms of improved linkages to London and beyond, both directly and through freeing up capacity on the West Coast Main Line. Potential benefits for the borough could include the opportunity to create better rail links to Manchester airport.
- **5.93** More locally, funding has been secured through the Government's Local Sustainable Transport Fund for the 'Connect to Jobs' scheme. This is a package of measures aimed at improving access to key travel to work corridors where there are both existing and future job opportunities. By making best use of existing rail, bus and cycle networks and improving access to these through a package of interventions, the aim is to encourage a reduction in car dependency and a more sustainable approach to journeys to work and training opportunities. This will have the added advantage of benefiting our visitor economy.
- **5.94** The key travel to work corridors covered by the scheme are:
- the Chester Ellesmere Port Wirral Merseyside corridor (to include the Wirral Merseyrail line).
- links between Chester and Ellesmere Port and the Deeside Enterprise Zone in Flintshire.

#### STRAT 11 Infrastructure

## **Policy STRAT 11**

#### Infrastructure

To ensure the delivery of infrastructure improvements, to secure the future of sustainable communities throughout Cheshire West and Chester, and meet the wider sustainability objectives of the borough, the Council will:

- support the provision of appropriate new infrastructure, including schemes intended to mitigate and adapt to climate change and any cross boundary schemes necessary to deliver the priorities of the Local Plan where this will have no significant adverse impact upon recognised environmental assets.
- support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors, including access to information and communication technologies (ICT).
- facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible.

To facilitate the delivery of the above, new development will, where appropriate, be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance.

Other planning obligations will be directly related to the nature and potential impact of a development taking into account material considerations including viability of a development.

The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.

### **Explanation**

**5.95** Cheshire West and Chester Council supports investment in new infrastructure, be that at a strategic level which serves the whole of the borough and beyond or at a local level serving our communities. It adopts a positive approach towards the provision of new infrastructure facilities and services which may be required to deal with planned future growth as well as the development of alternative delivery methods, changing expectations and technologies; and recognises that in some instances this will require collaborative cross boundary working to deliver improvements.

- **5.96** The protection and enhancement of existing facilities also has an important role to play particularly in rural areas where the loss of, its post offices, schools, pubs, village shops etc or failure to invest in improved facilities and new technologies such as high speed broadband can have a direct impact upon the quality of life of residents.
- **5.97** To assist with the delivery of infrastructure improvements the Council aims to ensure that new development provides for the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve it, and to mitigate any direct loss or impact to the local area which may result from the development.
- **5.98** Such contributions will be secured through a variety of means, including by planning conditions and section 106 legal agreements, in particular those requiring local mitigation based on a direct impact. Such provision will normally be expected to be provided by the developer through on-site works or the design of the development, but on occasion it may be necessary for developers to contribute to off-site works either directly or in the form of a financial contribution. Appropriate planning conditions may be used to secure the delivery of any infrastructure requirements in a timely manner.
- **5.99** Contributions may also be secured by means of a Community Infrastructure Levy (CIL) which the Council is proposing to introduce, where contributions from a number of developments may be pooled to address a cumulative impact. Whilst it is intended that the cost and burden of new infrastructure in the borough will be shared by all new developments in proportion to their scale, CIL will be set at a level which recognises the difference in economic viability of different types of development and in different locations to avoid prejudicing future development across the borough.
- **5.100** A list of infrastructure projects will be identified in the Council's Infrastructure Delivery Plan and projects prioritised to ensure the delivery of critical infrastructure in the first instance ie that which would be required by regulation without which development would not be possible, usually to ensure adequate provision of essential utilities, facilities, water management and safe access for the development. The Infrastructure Delivery Plan will be updated on a regular basis and provide the mechanism by which infrastructure requirements and their relative priority are identified by Cheshire West and Chester Council in association with local communities and delivery partners.

**5.101** The definition of infrastructure, facilities and services is wide ranging and listed below is an indication of the type of uses covered. This list is not intended to be exhaustive, and will not all be delivered through CIL:

- affordable housing
- climate change mitigation / adaptation
- community facilities including pubs, village shops, post offices, village halls, community centres, cultural and youth facilities
- cultural and other heritage assets including public art
- health and wellbeing facilities
- high speed broadband and other telecommunication improvements
- highway improvements

- inland waterway network
- natural environment assets including green infrastructure and open space
- parking facilities
- pedestrian and cycling facilities
- police and emergency services
- protection or enhancement of environmental value
- public transport
- public realm improvements

- renewable energy sources including decentralised renewable or low carbon energy installations, combined heat and power and district heating schemes etc
- safety and security improvements
- sport and recreational provision
- training and employment initiatives: traffic management, sustainable transport and disabled people's access
- utilities, surface water drainage and flood alleviation
- waste management

# **6 Economic**

- **6.1** The National Planning Policy Framework requires the planning system to perform an economic role 'contributing to building a strong, responsive and competitive economy'. A key ambition of the Council's Sustainable Community Strategy is for our workforce to have relevant skills for our future economy. The Local Plan must seek to deliver the education and job opportunities needed to achieve this ambition.
- **6.2** The policies in the Local Plan have been developed during a period of economic uncertainty and therefore must be flexible and resilient to deliver the economic development required in a recovering economic climate. The policies are based on the understanding of the borough's key economic strengths and seek to positively and proactively deliver the sustainable economic growth over the Plan period through Policies 'ECON 1 Economic growth, employment and enterprise', 'ECON 2 Town centres', and 'ECON 3 Visitor economy'.

## ECON 1 Economic growth, employment and enterprise

## **Policy ECON 1**

## Economic growth, employment and enterprise

The Council will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported.

The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, retail, leisure, culture and office uses.

A flexible supply of land for industrial and business use (falling within use classes B1, B2 and B8) will be provided to meet a range of types and sizes of site in locations across the borough. This supply will be met through existing planning commitments and new sites allocated for employment use.

In reviewing the continued suitability of existing employment allocations and in releasing new sites to meet future economic development needs, the following will be considered:

- Proposals having the potential to support the growth and expansion of key business sectors as identified in sub-regional and local economic growth strategies.
- Proposals supporting the delivery of major regeneration programmes in Cheshire West and Chester.
- Proposals should be in accessible locations by a range of transport modes and compatible with neighbouring land uses.
- Where sustainable and viable town centre sites for new office uses are not available, suitable
  edge of centre sites will be brought forward that are well connected to town centres and by
  public transport.
- There should be a reasonable prospect of the site being developed for employment (B1, B2 and B8 use) within the Plan period.

Key employment locations are identified and safeguarded as essential to meeting the future economic growth in the area:

- Chester Business Quarter
- Chester Business Park
- Hooton Park
- Ince Park
- New Bridge Road
- Stanlow

The refurbishment and enhancement of existing sites and premises for continued employment use will be supported. Redevelopment to non-employment uses will be permitted where the proposed use is compatible with existing retained employment uses in the locality and where:

- the proposal would not limit the range, choice and quality of employment sites available to meet future employment needs; or
- it can be demonstrated that the continued use of the premises for employment use is no longer commercially viable or environmentally acceptable.

The Council will support initiatives and accessibility to further/higher education facilities in the borough including the University of Chester, West Cheshire College and Mid-Cheshire College, improving skills and links to main employers.

The Council will support the delivery of high speed broadband infrastructure across the borough, particularly in the rural area, and the provision of adequate telecommunications.

# **Explanation**

6.3 Cheshire West and Chester, and the UK economy as a whole, are facing the significant challenges of recovering from the current recession and working towards sustainable economic growth in the longer term. The Council aims to respond positively to these challenges through the growth of new business opportunities and the creation of a thriving and varied economy. To achieve this there is a need to encourage more business start up activity whilst at the same time supporting existing businesses to survive and grow to reach their full potential. Small to medium enterprises make up 99 percent of the economy and are key to future job creation. In addition, large scale inward investment projects will have a significant impact on private sector jobs and economic output. West Cheshire has historically benefited from successful investment from major employers such as General Motors, Bank of America, Essar and Quinn Glass. The borough has particular strengths in advanced manufacturing, automotive, aerospace (given the proximity to Deeside), environmental technologies, oil and chemicals and financial and professional services. Some sectors such as ICT, software and creative industries are under-represented in the borough and could offer opportunities for future growth and development.

- 6.4 For West Cheshire to remain competitive and to be a location of choice for inward investors, the Council needs to create the right conditions to encourage growth. Supportive and flexible planning policies can drive sustainable economic growth by identifying sites for new business and industrial development in the borough. The approach within the Local Plan is to provide a range of sizes and types of site borough wide, to meet anticipated economic needs to 2030. Existing undeveloped employment land allocations will be reviewed to ensure they remain fit for purpose, are capable of meeting the borough's economic growth aspirations and can be developed within the Plan period. It is essential that there is a sufficient quantity of sites to meet future employment needs. The quality of employment land and sites; their sustainability, accessibility to major transport networks, infrastructure provision and the environmental setting, will be key factors in attracting new investment in the future.
- 6.5 There are some key employment locations within the borough that have the potential to generate growth that would benefit the wider sub-region. The borough is located between the major urban conurbations of Liverpool and Manchester and on the border with North East Wales. The policy aims to complement existing economic growth strategies for the area including those of the Cheshire and Warrington Local Enterprise Partnership and the Mersey Dee Alliance. Major sites critical to meeting these sub-regional ambitions are identified. It also aims to support the local economic objectives identified in the borough's regeneration programmes.
- **6.6** The borough already has existing business parks and industrial estates which will remain important in maintaining the mix and level of provision of sites and premises in the future. The Council will therefore resist any proposals that would harmfully impact on the quantity, range and choice of employment land and premises available in the area.

### **ECON 2 Town centres**

## **Policy ECON 2**

Town Centres - Retail, leisure and other town centre uses

## Centre hierarchy

To ensure the long-term vitality and viability of the borough's town centres, the Council will apply a town centre first approach to proposals for retail, leisure and other main town centre uses. Development should be of an appropriate scale that reflects the size and role of each centre and should not have an unacceptable impact on centres in the catchment area of the proposal.

The town centre hierarchy and key proposals for the borough's town centres is as follows:

#### Sub-regional centre:

#### Chester

Retail development must be focused in the city centre to support its sub-regional role as a shopping, leisure and international tourism destination. A comprehensive, retail-led, mixed-use scheme will be supported on land between Hunter Street and Princess Street (known as Northgate) as shown on the Policies Map. It will include a substantial element of new comparison retail floorspace. Leisure, residential and office uses will also be permitted within the site, complimentary to its primary retail offer.

To facilitate the Northgate scheme the following should be provided for where they are required for redevelopment:

- The retention or replacement of the city's market and central library
- New bus interchange facilities in the city centre

The Northgate scheme should provide for high quality public realm and integration with the rest of the city centre.

Within the Northgate area as identified on the Policies Map proposals, either individually or cumulatively, that are likely to prejudice the delivery of a comprehensively planned Northgate scheme or proposals that would compose piecemeal development and threaten the ability to deliver a comprehensive scheme will not be supported.

## Strategic centre:

#### **Northwich**

The first priority for retail and leisure investment is the Barons Quay scheme. Within the Barons Quay area as identified on the Policies Map proposals for retail and leisure development that would jeopardise the comprehensive delivery of this critical scheme, necessary to secure the long-term vitality and viability of the town centre, will not be allowed. Mixed-use development, including residential uses that support the overall vision and health of the town centre will be supported.

#### Town centres:

#### Ellesmere Port

To improve its retail and leisure offer and attractiveness, retail development will continue to be focused in Ellesmere Port town centre along with other main town centre uses, particularly new leisure and cultural development.

#### Winsford

A comprehensive approach towards the regeneration of the town centre will be supported, enabled by investment in a new food store. The food store should be located within the town centre to optimise footfall through it and the town centre as a whole.

New cultural and leisure development should be located within the town centre and on suitable sites that enhance the waterfront. Residential development in the town should support and enhance links with the town centre.

#### Frodsham

To ensure that Frodsham maintains its important role as a retail and service centre for the local population including its strong independent retail sector, proposals should retain and enhance the existing range of shopping uses, including independent shops, whilst promoting choice and competition.

#### **Neston**

Proposals should support Neston in meeting local shopping and service needs, enabling it to remain a healthy, competitive centre.

#### Local centres:

Shops and other community facilities within smaller district and local centres should be retained where they remain viable and new uses allowed where they are important in meeting the day-to-day needs of the local community.

#### **Development outside town centres**

A sequential test will be applied to planning applications for main town centre uses that are not in an existing centre. Town centre uses should be located in town centres and then in edge of centre locations and only if suitable sites are not available will out of centre sites be considered. In terms of edge and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.

When considering planning applications for main town centre uses outside of existing centres, which are not in accordance with the development plan, the Council will require an impact assessment in accordance with the following local thresholds depending upon which centre the development applies to:

Chester sub-regional centre: Development proposals providing greater than 1,000m<sup>2</sup> gross floorspace for town centre uses in an edge or out of centre location.

Northwich strategic centre: Development proposals providing greater than 1,000m<sup>2</sup> gross floorspace for town centre uses in an edge or out of centre location.

Ellesmere Port, Winsford, Frodsham and Neston town centres: Development proposals providing greater than 500m<sup>2</sup> gross floorspace for town centre uses in an edge or out of centre location.

Local centres: Development proposals providing greater than 200m<sup>2</sup> gross floorspace for town centre uses in an edge or out of centre location.

This should include an assessment of the:

- Impact of the proposal on existing, committed and planned public and private investment in Chester city centre, and other relevant town, district and local centres in the catchment area of the proposed development; and
- Individual and cumulative impact of the proposal on Chester city centre's vitality and viability including local consumer choice and trade in the city centre and other relevant town centres in the catchment of the proposed development up to five years from the time the application is made.

## Creating a strong evening economy

Proposals that positively contribute towards creating attractive, vibrant and safe centres that offer a diverse mix of uses and extend the time when centres are active will be supported subject to their impact on local amenity.

- 6.7 The National Planning Policy Framework promotes town centres as the preferred location for main town centre uses. Cheshire West and Chester has an extensive network of centres, ranging from the city centre of Chester with its regionally significant retail, heritage and cultural assets, to small rural centres serving the day to day needs of local communities. Our centres are vital in supporting sustainable communities and are the preferred location for town centre uses, including retail, commercial, office, leisure and community facilities. However, they face increasing challenges and if they are to survive and prosper they must be able to adapt and change. Changing retail trends and lifestyles present serious challenges for the high street. Supporting town centre led development and enabling centres to have flexibility to modernise and innovate will better enable them to compete and remain a focal point for a diverse mix of uses.
- 6.8 Main town centre uses are defined as retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls), offices, and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). For the purposes of this policy community facilities are defined as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
- **6.9** The retail hierarchy sets out the network of town centres in the borough based on their role and is confirmed by the 'Cheshire West and Chester Retail Study Update 2013'. It ensures that town centre uses are directed to appropriate locations, to help our centres remain competitive and attractive to both businesses and visitors. Ensuring proposals within centres remain proportionate in scale to the role and size of the centre will help to reduce detrimental impacts on neighbouring centres and discourage unsustainable shopping and travel patterns.
- **6.10** The 'Retail Study Update 2013' also deals with the future need and requirements for retail floorspace within the borough and where this should be located. This is based on the most up to date population and expenditure forecasts. It is very difficult to forecast retail requirements as far ahead as 2030, so longer term forecasts should be treated with caution, as a guide to the level of future retail floorspace. In addition, the floorspace requirements set out do not take into account extant retail planning permissions which are yet to be implemented. The Council will therefore need to review the retail study periodically up to 2030 to take account of changing circumstances.

Table 6.1 Amount of additional retail floorspace required in Cheshire West and Chester

Source: CWAC Retail Study Update 2013 All figures Sq.m net		Food retail(convenience) requirement		Non-food retail (comparison) requirement		
Hierarchy position	Centre	Timeframe	Min	Max	Min	Max
Sub-regional centre	Chester	by 2015	2,000	4,100	-2,100	-3,500
		by 2021	2,900	6,000	3,700	6,200
		by 2026	3,800	7,800	15,000	24,900
		by 2030	4,500	9,000	24,000	40,100
Strategic centre	Northwich	by 2015	8,300	17,000	-300	-500
		by 2021	9,200	18,800	1,500	2,600
		by 2026	10,100	20,500	5,100	8,600
		by 2030	10,700	21,700	8,000	13,400
Town centre	Ellesmere Port	by 2015	400	900	-7,400	-12,400
		by 2021	1,300	2,700	-5,900	-9,800
		by 2026	2,100	4,400	-2,900	-4,800
		by 2030	2,700	5,600	-300	-500
	Winsford	by 2015	4,500	9,200	0	0
		by 2021	5,200	10,500	600	900
		by 2026	5,800	11,700	1,600	2,700
		by 2030	6,200	12,600	2,500	4,200
	Frodsham	by 2015	-1,500	-3,000	0	0
		by 2021	-1,300	-2,700	100	100
		by 2026	-1,200	-2,500	200	300
		by 2030	-1,100	-2,300	300	500

Source: CWAC Retail Study Update 2013  All figures Sq.m net		Food retail(convenience) requirement		Non-food retail (comparison) requirement		
Hierarchy position	Centre	Timeframe	Min	Max	Min	Max
	Neston	by 2015	-600	-1,200	-300	-500
		by 2021	-500	-1,100	-200	-300
		by 2026	-400	-900	-100	-100
		by 2030	-400	-700	100	100

- **6.11** The 'Retail Study Update 2013' shows there is a considerable level of non-food (comparison) retail expenditure available in Chester up to 2030. This will be addressed through the delivery of significant new non-food (comparison) retail floorspace as part of the Northgate scheme within the city centre which has an extant planning permission.
- **6.12** A major concern for the Council is the steady loss of non-food (comparison) retailing from the city centre, which if allowed to continue unchecked will damage the long term health of the city centre. The 'Retail Study Update 2013' confirms that Chester city centre has been declining in the national retail rankings over an extended period of time, experiencing a fall of 13 places in its overall Venuescore ranking since 2006. This decline is the result of the difficulties of delivering a major city centre redevelopment in a historic setting combined with the increased competition from other competing centres, including Cheshire Oaks (which has seen its Venuescore ranking improve 71 places since 2006) and the expansion and changing nature of the retail offer in the city's satellite retail parks.
- **6.13** It is therefore crucial, and a key aim of the Council, to ensure that additional non-food (comparison) floorspace in Chester is delivered within the city centre through the Northgate scheme, providing substantial new floorspace which is conducive to modern retail operators in order to stem further decline of the city centre over the Plan period. This improved retail offer is likely to lead to Chester city centre increasing its market share of comparison goods expenditure with a greater amount of expenditure surplus available to support additional floorspace in the city centre. This position is supported by the key findings from the 'Retail Study Update 2013'. In light of existing planning commitments there is currently no requirement for additional food (convenience) retail floorspace in Chester.
- **6.14** The priority for Northwich is the delivery of the Barons Quay scheme, which has an extant planning permission and will provide significant food (convenience) and non-food (comparison) floorspace to meet an identified capacity shortfall. This scheme is crucial in delivering a step change for the town centre, with a much improved retail and leisure experience to address serious vitality and viability issues currently being experienced in the town centre. The Barons Quay scheme along with other already consented development will meet all identified capacity for non-food (comparison) retailing in the town

up to 2030. The recent approval of two new food stores in the town will also improve the qualitative food (convenience) retail provision in the town and absorb the majority of identified capacity. Therefore, no additional food store sites are required in Northwich at this time.

- **6.15** Ellesmere Port town centre will continue to offer a range of shopping and services for the local population. It faces significant competition from nearby Cheshire Oaks and the Coliseum Retail Park, which serve as both a local retail destination and major employer in the area. There is no identified capacity for further non-food (comparison) retail floorspace in the town and only marginal capacity for food (convenience) retail floorspace. However, improvements to Ellesmere Port will be encouraged when opportunities arise in the town centre.
- **6.16** An improved town centre for Winsford is vital for the town's long term aspirations and to meet the needs of a growing population. The 'Retail Study Update 2013' confirms that there is an immediate need for a new food store in Winsford. This should be located within the town centre and act as a catalyst for further investment in the town centre, enabling it to offer a modern retail experience, attract more visitors and retain more expenditure within the town. A high quality design, which improves the visual appearance of the town centre will be sought.
- **6.17** Frodsham is a well performing town centre, which is both vital and viable and is underpinned by a strong independent sector. However, it faces competition from out of centre facilities, particularly in respect of food (convenience) retail. Therefore, promotion of the facilities in centre, including the independent sector, will help Frodsham to maintain its role as a strongly performing town centre.
- **6.18** Neston provides valuable local shopping and service provision. The recent introduction of a new food store has addressed previous overtrading and therefore no additional food (convenience) retail floorspace is envisaged in the town over the Plan period. Opportunities to enhance and improve the retail experience within the centre, particularly in respect of non-food (comparison) retail, may be justified where they are of an appropriate scale relative to Neston's role and function.
- **6.19** To successfully promote and implement redevelopment within our town centres, including around Northgate in Chester and Barons Quay in Northwich, the Council must control the level of out of centre floorspace that is delivered. It is therefore appropriate to set local thresholds for the scale of edge of centre and out of centre development which should be subject to an impact assessment.
- **6.20** To ensure developments are not considered in isolation, the individual and cumulative impact of edge of centre and out of centre proposals for town centre uses should be considered.
- **6.21** The proposed thresholds for each of the main centres reflect the relative size of each centre, acknowledging the small size of some of the centres at the lower end of the retail hierarchy and their potential susceptibility to alternative out of centre provision.
- **6.22** Neighbourhood plans and their local focus means they are well placed to highlight the valuable role of local centres and community facilities and can identify deficiencies in the provision of community facilities and help to safeguard existing ones.

**6.23** The Local Plan (Part Two) Land Allocations and Detailed Policies Plan will identify revised primary and secondary shopping areas as well as district and local Centres.

# **ECON 3 Visitor economy**

## **Policy ECON 3**

### Visitor economy

The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location.

Major leisure, tourism, cultural development proposals and visitor accommodation, which will attract a significant number of visitors, should be located within or accessible to Chester, Northwich, Ellesmere Port and Winsford town centres. Smaller scale development will preferably be located in urban areas, key service centres or local service centres or in the countryside where proposals are of a suitable scale, type and protect the character of the countryside.

Development proposals will be assessed against the following criteria, subject to any additional controls that will apply in the Green Belt:

- The proposal would enhance the role of Chester as an international tourist and visitor destination.
- It would support the vitality of the borough's other town centres through encouraging greater visitor numbers.
- It would bring regeneration benefits particularly through the redevelopment of brownfield land.
- It would be accessible by sustainable modes of transport and / or proximity to major visitor attractions.
- It has the potential to improve access to rights of way, green infrastructure and the use of the borough's waterways in particular the canal network.
- It would support agricultural diversification that is of an appropriate scale and type in rural areas, and would support the continued viability of rural businesses.

Camping and caravan sites will be supported where there is an unmet need. Proposals should be small in scale to limit impact on landscape and amenity and utilise or be well related to existing rural buildings.

#### **Explanation**

**6.24** Cheshire as a whole attracts approximately 25 million visitors a year and benefits from good transport connections and proximity to Liverpool and Manchester airports. Evidence indicates that the visitor economy in Cheshire West and Chester is worth £1.2 billion and supports 14,000 jobs, which accounts for 9.7 percent of all jobs in the borough. This is made up of the following activities: hotels, camping sites, restaurants, bars, activities of travel agencies, libraries, archives, museums, sporting activities and other recreational activities. Chester city centre is the commercial and tourism centre of

the sub-region and attracts approximately 9 million visitors a year. Visitors are attracted to Chester's heritage assets including the cathedral, roman amphitheatre and historic shopping Rows.

- 6.25 The borough's historic towns and rural settlements attract a wide range of visitors. Cheshire Oaks is a significant visitor destination for retail and leisure. Policy Policy ECON 2 'Town Centres Retail, leisure and other town centre uses' sets out the Council's planning policies for maintaining the vitality and viability of existing centres and the approach towards the provision of new leisure and cultural facilities. The borough already has some significant tourism attractions including Chester Zoo, the National Waterways Museum, Oulton Park and the Salt Museum. In the rural area, there are a wide range of natural assets including Delamere Forest, the Sandstone Trail, wildlife sites such as Burton Mere Wetlands, coastal areas and Cheshire 'gardens of distinction'. There are a wide network of footpaths, cycleways, bridlepaths, canals and public rights of way that provide excellent leisure and recreational opportunities.
- **6.26** Major sporting events in the borough (including Chester Racecourse and Oulton Park) attract a wide range of visitors, participants and spectators. Policies Policy SOC 5 'Health and well-being', and Policy SOC 6 'Open space, sport and recreation' also relate to the provision of new leisure facilities for sport and recreation.
- **6.27** Chester Zoo is a major tourism asset located in the Green Belt. Development that provides enhanced visitor opportunities whilst respecting the open character of the Zoo will be supported. Development ancillary to the main function of the Zoo, such as visitor accommodation, should not be of a scale as to undermine the role of Chester city centre.
- 6.28 The policy continues to support existing and new tourism facilities where appropriate. It recognises the valuable contribution that these industries make to the local economy. The provision of visitor accommodation though new-build, conversion or expansion will be supported in appropriate locations. Proposals in the rural area should meet Policy Policy STRAT 8 'Rural Area'. Within the Green Belt proposals will have to meet Policy Policy STRAT 9 'Green Belt and countryside' and reasons for very special circumstances will relate to why a development could not be located outside the Green Belt. Camping and caravan sites are considered as tourism development not outdoor recreation.

# 7 Social

- 7.1 The delivery of housing in the current market represents a significant challenge, including the provision of additional affordable homes. The National Planning Policy Framework requires the planning system to provide for the supply of housing required to meet the needs of our present and future generations. Both the Sustainable Communities Strategy and the Council Plan prioritise the improvement of access to good quality and affordable homes in the borough. The Local Plan seeks to provide additional housing and affordable homes needed in the borough through Policies 'SOC 1 Delivering affordable housing', 'SOC 2 Rural exception sites', 'SOC 3 Housing mix and type' and 'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'.
- **7.2** Ensuring the long-term health, social and well-being of our communities is an essential role of the planning system. Reducing health inequalities is one of the key priorities of the Sustainable Communities Strategy. The Local Plan seeks to enable the delivery of improved health care and leisure opportunities and facilities across the borough through Policies 'SOC 5 Health and well-being' and 'SOC 6 Open space, sport and recreation'.

## SOC 1 Delivering affordable housing

## **Policy SOC 1**

## Delivering affordable housing

Affordable homes will be sought within all new residential development, including as part of mixed use schemes on sites that:

- in the urban areas have a capacity for ten or more dwellings or comprise an area of 0.3 hectares or more: and
- in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more.

Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off site contributions.

The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%. Within this target, the proportion, type, tenure and size of affordable housing sought in each case will depend on site specific circumstances and the overall effect on the viability of the scheme and will take account of the most up to date assessment of affordable housing needs.

Where scheme viability may be affected and where proposals do not meet the identified proportion, mix and type of affordable housing, then applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal.

Affordable housing must be dispersed throughout the site unless there are specific circumstances or benefits that warrant otherwise. Market and affordable homes on sites should be indistinguishable and achieve the same high quality design.

Affordable housing should include provisions to remain at an affordable price for future households or for the subsidy to be recycled to enable the delivery of new or additional affordable housing.

New and innovative ways to provide affordable housing will be encouraged, along with the re-use of long term empty homes.

# **Explanation**

**7.3** Providing affordable housing directly supports the Council Plan key priority for 'housing which meets the needs of our residents'. The Cheshire Sub-Regional Housing Strategy 2009-2012 has four priorities – the first of which is 'to increase the supply of affordable housing to support economic growth and development'. The definition of affordable housing is set out in the NPPF and includes social rented housing, affordable rented and intermediate affordable housing.

- **7.4** The policy takes into account the most up to date evidence of need from the Strategic Housing Market Assessment (SHMA). It aims to give certainty to landowners, developers, local communities, and provide guidance for the preparation of neighbourhood plans. The policy will help create balanced and mixed communities and help deliver much needed affordable housing. The policy needs to reflect changing market conditions over time. It is recognised that the quantity of new affordable housing development will often, in practice, be determined as much by the financial viability of new provision as by the level of need. The policy is therefore considered flexible enough to take into account the viability of each site and not be so restrictive as to unnecessarily prevent development.
- **7.5** In seeking to negotiate the maximum level of affordable housing on each site, the Council will have regard to the economic viability of site development, likely costs, market conditions, the availability of public subsidy and the aim of achieving a mixed, balanced and sustainable community. Developers will be expected to demonstrate the validity of such viability factors, providing supporting evidence.
- **7.6** The latest Cheshire West and Chester SHMA was undertaken in 2013. The SHMA highlights that between 1996 and 2013, house prices in the borough increased by 190.3 percent. The SHMA shows an annual net shortfall of 714 affordable homes each year across Cheshire West and Chester for the five year period 2013/2014 to 2017/2018. This demonstrates the degree of imbalance between supply and demand for affordable housing, rather than being specific targets for affordable housing, and highlights that there is clear justification for an affordable housing policy across the borough.
- **7.7** The Economic Viability Assessment which accompanies the SHMA recommends a target of up to 30 percent provision of affordable housing on all sites, applied across the borough. The Economic Viability Assessment suggests the targets be applied across the borough, including in urban and rural areas. The dwelling type, tenure and size must be reflective of the most up to date SHMA and housing needs information.
- **7.8** Where it is proposed to phase developments, sub-divide sites or where recent sub-division has taken place, or where there is a reasonable prospect of adjoining land being developed for residential development in tandem, the whole site will be considered for the purpose of determining whether the scheme falls above or below the site thresholds for the provision of affordable housing.
- **7.9** Urban areas are defined as Chester, Ellesmere Port, Northwich and Winsford, with the remainder of the borough being defined as rural.

## **SOC 2 Rural exception sites**

## Policy SOC 2

## Rural exception sites

Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to key service centres and local service centres including those in the Green Belt. Where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.

The tenure split and housing mix must be reflective of the most up to date housing needs information. Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity.

Schemes must be modest and in keeping with the form and character of the settlement and local landscape setting.

Schemes must be supported by an up to date housing needs survey.

Schemes will be encouraged to come forward through the neighbourhood planning process.

- **7.10** The 'Strategic Housing Market Assessment' (SHMA) highlights the need for affordable housing throughout the borough. As planning policies are generally more restrictive in the rural areas, this can mean that fewer affordable homes are built in these locations, particularly within the Green Belt.
- **7.11** The 'Rural Housing Strategy' vision is to support communities in the rural areas, in terms of their housing needs and aspirations, to 'retain the qualities that make Cheshire West and Chester's rural housing markets markets of choice, whilst ensuring that all current and future residents have the choice to live locally'. The strategy recognises the affordable housing need in the borough's rural areas, and the effect that this can have on local communities and the rural economy. The strategy considers that innovative approaches to providing affordable housing will be necessary.
- **7.12** It is recognised that rural exception sites are an important policy tool to deliver affordable housing to smaller settlements, which can help to maintain the sustainability of rural communities, including local service centres. However, in some instances the viability of schemes is becoming an issue. The availability of Government funding for affordable homes through the Homes and Communities Agency (HCA) has been significantly reduced. This has resulted in viability issues for registered providers, and has meant that in some limited circumstances it may be appropriate to allow a small element of market

housing as 'cross subsidy' in order to allow for the development of affordable housing to go ahead particularly where this meets a local housing need.

- **7.13** This policy will deliver 100 percent affordable exception sites and sites where it can be satisfactorily proven that a subsidiary element of market housing will facilitate the delivery of an identified local affordable housing need, subject to the proposals fulfilling the other policy requirements. Proposals containing an element of market housing must be supported by a viability assessment, which will be reviewed internally to ensure that the proportion of market housing provided is no greater than that required to deliver the agreed amount of affordable housing without the need for public subsidy. The market units must at all times be subsidiary to the affordable housing element.
- **7.14** Proposals must be well related and in sympathy with the scale, form and character of the settlement and the locality and should pay particular attention to the local distinctiveness of the settlement and the surrounding area. Environmental considerations including landscape and heritage matters and other constraints, including the impact on the openness of the Green Belt will determine the number of dwellings considered to be acceptable.
- **7.15** Where neighbourhood plans are not in place, developers are advised that the identification of appropriate sites and design principles will be best achieved through an appraisal of the whole settlements concerned and must include engagement with the relevant communities/parishes. Where proposals include an element of market housing, the design of the site and individual units should ensure integration with the affordable housing.
- **7.16** Development proposals should be consistent with the local need identified by an up to date housing need survey. Occupancy will generally be restricted to persons with a local connection including living in, working in or having close family connection to the community or parish in the first instance, with a geographical cascade approach thereafter. The locality to which this applies will be agreed with the Council when a planning application is submitted.

### SOC 3 Housing mix and type

# **Policy SOC 3**

#### Housing mix and type

In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area and especially of:

- the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.
- the provision of a range of accommodation types to meet the long term needs of older people. This could include the provision of Lifetime Homes, bungalows and extra care housing.

The Council will support the provision of specialised student accommodation within Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.

The Council will work with organisations such as Community Land Trusts to help bring forward land and schemes for self-build groups and individuals.

- **7.17** Providing an appropriate supply of housing directly supports the Council Plan key priority for 'housing which meets the needs of our residents.' The 'Cheshire Sub-Regional Housing Strategy' has four priorities including increasing the supply of affordable housing; meeting housing and accommodation related support needs of the sub region's most vulnerable residents; and increasing the supply of market housing to support continued economic growth and regeneration to meet local housing needs.
- **7.18** The 'Strategic Housing Market Assessment' (SHMA) 2013 highlights the need for family housing. The SHMA states that houses remain the most popular choice of most households, particularly detached and semi-detached properties, with three bedroom properties most popular overall. It is considered appropriate to encourage the provision of smaller family homes of two to three bedrooms in order to enable new households to get on the housing ladder, and for older households to downsize.
- **7.19** It is recognised that the borough has an ageing population which will lead to specific accommodation needs. Providing a wider range of older persons' accommodation also has the potential to free up family accommodation. The SHMA highlights that the number and proportion of older people is increasing. In particular, the number of residents aged 75 or over is expected to increase by 79.6 percent, from 28,000 in 2010 to 50,300 by 2030. The SHMA recommends that the range of housing options available to older people should be diversified, for example with the development of open market

housing marketed to older people, and the development of extra care accommodation and co-housing (your own home in a small community which shares facilities such as laundry).

- **7.20** The policy also provides for the development of further student accommodation within Chester. In areas close to the University of Chester, such as the Garden Quarter, there are a high concentration of Houses in Multiple Occupation (HMOs). This can lead to specific problems such as negative impacts on the physical and environmental street scene, problems with disposal of waste, the deterioration of properties, and rises in anti social behaviour, crime, noise and nuisance. Where there are particularly high instances of HMOs, mixed communities are not being sustained. It is therefore considered vital to effectively manage HMOs and, where necessary, implement Article 4 Directions.
- 7.21 The 'Student Accommodation in Chester Study' (Nevin Leather Associate, January 2012) reveals how 77 percent of the 805 properties with student exemptions in Chester are located within half a mile of the main University of Chester campus. The report also sets out that by 2010, out of the 1,422 properties in the Garden Quarter area, 482 (34 percent) were occupied exclusively by students, with additional rented properties occupied by non-student households or mixed student/non-student households. In order to help redress this imbalance and provide for existing and future need, the provision of specialised student accommodation in appropriate and sustainable locations will be supported.
- **7.22** The SHMA 2013 household survey identified a strong interest in self-build from households planning to move (13 percent of respondents were interested). Self-build properties can allow members of the community to get a foothold on the housing ladder, and can add to the diversity and character of an area. Community Land Trusts can assist in the provision of land for self-build through the receipt of public land at little or no cost, purchase of a rural exception sites or through accessing funding.
- **7.23** Neighbourhood planning can be an excellent tool for undertaking local need surveys and for determining the specific requirements and needs of a community, determining levels and types of need and demand, and detailing specific design or density requirements for housing developments.

### SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation

## Policy SOC 4

### **Gypsy and Traveller and Travelling Showpersons accommodation**

The Council will work with its partners to ensure appropriate provision for Gypsies, Travellers and Travelling Showpersons accommodation needs.

Development proposals will be permitted for private and public Gypsy, Traveller and Travelling Showpersons accommodation provided that they meet the following criteria. Proposals should:

- not be affected by pollution, contamination, flooding or other environmental factors that would result in unacceptable living conditions
- not have unacceptable environmental effects
- be well located in relation to the highway network with adequate vehicular and pedestrian access, and have provision for parking and circulation
- be accessible to local services and facilities by walking and/or public transport
- be supplied with essential services such as water, sewerage, electricity, drainage and waste disposal
- be well related to existing settlements, and have regard to residential amenity
- not be disproportionate to the scale of the existing settlement whether singly or cumulatively with other sites in the area
- be located outside the Green Belt except in very special circumstances
- with regard to sites for Travelling Showpersons, the development should include appropriate provision for the safe storage and maintenance of equipment

The above criteria will be used to guide the site allocation process.

There will be a presumption against the loss of existing permanent consented Gypsy, Traveller or Travelling Showpersons sites leading to, or exacerbating an identified shortfall unless suitable replacement provision of equal or enhanced value are provided.

## **Explanation**

7.24 There is a recognised need to provide accommodation for members of the Gypsy and Traveller and Travelling Showpersons communities within Cheshire West and Chester. National guidance states that a criteria based policy to address the needs of these communities should be included within the Local Plan. Providing accommodation will address any shortfall and will also help to limit the number of unauthorised encampments and developments throughout the borough. Providing sites directly supports the Council Plan key priority for 'housing which meets the needs of our residents.'

- **7.25** The level of need for Gypsy and Traveller and Travelling Showpersons accommodation within Cheshire West and Chester has been identified up to 2028 through the Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) March 2014. It identifies a need for 15 further permanent Gypsy and Traveller pitches 2013-2018, 15 in years 2018-2023, and 16 from 2023-2028. From 2013-2018 the need is identified for 11 Travelling Showpersons plots, 1 plot between 2018-2023, and 1 plot between 2023-2028. The GTAA also recommends that Cheshire West and Chester provides a transit site of between 5-10 pitches.
- **7.26** The Council is committed to ensuring that suitable sites are provided for at least the level of need identified in the GTAA. The GTAA provides the basis for the allocation of sites in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The criteria set out in the policy will be used to inform the allocation of sites and to determine planning applications, ensuring that proposed sites are suitable and capable of providing an appropriate living environment, whilst protecting the amenity and character of the surrounding area.

### SOC 5 Health and well-being

### Policy SOC 5

#### Health and well-being

In order to meet the health and well-being needs of our residents proposals will be supported that:

- provide new or improved health facilities across the borough, particularly in areas of recognised need
- support improved links to healthcare in rural areas
- promote safe and accessible environments and developments with good access by walking, cycling and public transport
- support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer
- consider the specific requirements of different groups in the community (e.g. families with children, older people, people with disabilities, service families) in all relevant development
- work to reduce poverty and deprivation across the borough, particularly in areas of identified need
- promote high quality greenspace, and access to this across the borough, particularly in areas
  of recognised need.

Development that gives rise to significant adverse impacts on health and quality of life (e.g. soil, noise, water, air or light pollution, and land instability, etc) including residential amenity, will not be allowed.

- **7.27** The health and well-being of our residents is a prime concern of the Council. The promotion of health and well-being is a key thread running through this Plan and is influenced by many of the policies and objectives within it, and within the Sustainable Community Strategy including promoting diversity, feeling safe, addressing community safety, health inequalities and reducing deprivation.
- **7.28** As stated in 'Developing a Health and Wellbeing Strategy/Refreshing the Sustainable Community Strategy for Cheshire West and Chester' 'Our well-being is affected by the nature of our physical environment; living in poor housing, in a neighbourhood with a lack of access to green spaces, impacts negatively on our physical and mental wellbeing. Poor housing conditions including homelessness and overcrowding are a risk to a range of health conditions such as accidents and poor mental health. Living in cold conditions and fuel poverty can contribute to excess winter mortality amongst older people'.

- **7.29** Health and well-being is closely linked to deprivation, with areas of significant deprivation having residents with poorer health and well-being. The Council will work to improve education and employment in these areas, and across the borough, and will also help to deliver physical improvements to the neighbourhoods themselves. Rural areas are particularly identified as needing improved access to services and facilities.
- **7.30** Fuel poverty is a further concern and is a particular issue in rural areas, but can happen anywhere across the borough. The Council will support the increased energy efficiency of new development, including refurbishment.
- **7.31** The diverse needs of residents within the borough, including the increasing proportion of older people, will require different approaches to health and well-being. The 'Joint Strategic Need Assessment' (JSNA) is a statement on the health and social care needs of people living in Cheshire West and Chester, intended to be used to develop and improve services. The JSNA identifies the health and well-being needs of the local population, identifies any groups whose needs are not being met, provides information to be used in the planning, development and delivery of health services, and helps to reduce health inequalities.
- **7.32** The document 'Developing a Health and Well-being Strategy/Refreshing the Sustainable Community Strategy for Cheshire West and Chester' identified the following issues for Cheshire West and Chester:
- Life expectancy compares well to the national average. However, life expectancy for women is lower than the national average in Winsford and Rural East and Ellesmere Port, and whilst life expectancy for all residents is improving, this rate of improvement is slower in more deprived areas.
- Average life expectancy is highest in the area of the Rural West Area Partnership Board and lowest among men in Ellesmere Port and amongst women in Winsford and Rural East.
- Although life expectancy has been improving across the borough, this has been slower in more deprived areas.
- 16 percent of children grow up in poverty, with particular areas of concern in west Winsford and parts of Ellesmere Port and Chester.
- 35,000 households (24.7 percent of the total) are in fuel poverty.
- Between 2009 and 2019, the number of people aged 65-84 will increase by 13,000 (25 percent), and the number of those aged 85 or over will increase by 3,000 (39 percent).
- **7.33** Responses to 'Our Community Survey 2010' ranked health services as the second most important factor in having a good place to live.
- **7.34** The 'Strategic Leisure Stock Review' was produced in order to 'identify the strategic needs for leisure provision in Cheshire West and Chester in order to identify what replacement, refurbished and new facilities are required to meet changing demands, based on demographic change and a desire to increase participation, over the next 25 years'. Generally, it identified that the current leisure facilities are of poor quality. Replacement facilities at Northwich and Ellesmere Port are to be prioritised, which will contribute to improve health and well-being in those areas.

**7.35** The 'Open Space Audit' identifies the existing amount of open space, sport and recreational facilities and sets out appropriate standards of provision to which new development could contribute, with the aim of ensuring that all households can access a broad range of high quality and accessible facilities. Similarly, the 'Green Infrastructure Framework for North East Wales, Cheshire and Wirral 2011', sets out the future development for green infrastructure linkages and provision across the borough, and the 'Playing Pitch Strategy' guides the delivery of playing fields. It is important to ensure that recreation land, particularly for outdoor recreation, is retained and kept in use.

### SOC 6 Open space, sport and recreation

### Policy SOC 6

#### Open space, sport and recreation

The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.

Proposals will be supported that:

- Improve the quality and quantity of accessible open space, sport and recreation facilities in the local area
- Provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- Improve access to open space for disabled people, pedestrians and children's play facilities

Proposals on existing open space, sport and recreation facilities will only be permitted where:

- A. Equivalent or better replacement quality and quantity open space, sport or recreation facilities will be provided in a suitable location; or
- B. An assessment has clearly demonstrated the site to be surplus for its current open space, sport or recreation function;

And

C. It could not fulfil other unsatisfied open space, sport or recreation needs;

And

- D. In circumstances where the open space, sport or recreation facility has been demonstrated to be surplus to need for that function in accordance with part C of this policy any proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
- E. The development will be incidental to the use of the open space, sport or recreation facility.

Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision.

- **7.36** The above policy will be supported by the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The general expectation will be that proposals on existing open space will include provision for equivalent or better open space, sport or recreation facilities.
- **7.37** The 'Open Space Audit and Assessment of Need' provides an audit of public and private open space areas and identifies local needs and aspirations through consultation with the public. A series of standards of provision have been established and will be monitored and regularly updated. It is the application of these standards that will underpin future decisions around existing and proposed new open spaces, sport and recreation facilities across the borough together with the 'Playing Pitch Strategy'.
- **7.38** The Council will seek to develop consistency of provision across the borough, meeting shortfalls or developing innovative approaches to redress the balance, including enhancing links to existing green corridors and networks. There will be a strong focus on improving the quality of existing open space in particular where there are higher levels of existing provision.
- **7.39** The provision of public open space in association with new developments provides an important link to Green Infrastructure provision, and also helps to provide a good quality of life. New developments which require open space provision will be expected to create new open spaces on site in accordance with the standards, as set out in both the 'Open Space Audit and Assessment of Need' and 'Playing Pitch Strategy'. They will determine the amount of additional demand that will be generated by new development.
- **7.40** Further policy guidance on the factors to be taken into account when providing open space will be set out in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.
- **7.41** Open space includes formal managed open space such as parks, sports grounds, amenity green space, play areas, allotments, cemeteries and church yards. It also includes natural and semi-natural open space, which is less intensively managed with more attention given to natural habitats of value to wildlife. Many of these areas form greenway links between the countryside and urban areas. Enhancing the recreational role of open spaces, together with appropriate management will assist in diverting pressure away from these sensitive areas.
- **7.42** For the purposes of the Local Plan, types of open space, sport and recreation facilities are defined as:
- Parks and Gardens including urban parks and formal gardens.
- Amenity Green Space including informal recreation green spaces, and green spaces in and around housing.
- Outdoor Sports Facilities including natural or artificial surfaces either publicly or privately owned for sport and recreation, formal playing fields, golf courses and school playing fields.
- Other outdoor sports areas.
- Natural and semi-natural green spaces including woodlands, scrub, grassland, heath or moor, wetlands, open and running water and bare rock habitats.

- Green Corridors including rivers and canal banks, road and rail corridors, cycling routes, pedestrian paths, and public rights of way.
- Other including allotments, community gardens, cemeteries and churchyards.

### 8 Environmental

- **8.1** The principle of sustainable development is at the heart of planning policy. The need to protect and enhance our natural, historic and built environments is central to sustainable development. The planning system plays an essential role in ensuring the prudent use of our natural resources and minimisation of waste arisings and pollution. Alongside this the planning system supports the mitigation and adaptation to the effects of climate change whilst seeking the development of renewable and low carbon energy. The Local Plan must also seek to protect our natural and historic environments by seeking the highest quality design and sustainable construction. The Local Plan seeks to meet these requirements through the following policies.
- 'ENV 1 Flood risk and water management'
- 'ENV 2 Landscape'
- 'ENV 3 Green infrastructure'
- 'ENV 4 Biodiversity and geodiversity'
- 'ENV 5 Historic environment'
- 'ENV 6 High quality design and sustainable construction'
- 'ENV 7 Alternative energy supplies'
- 'ENV 8 Managing waste'
- 'ENV 9 Minerals supply and safeguarding'

### **ENV 1 Flood risk and water management**

## **Policy ENV 1**

#### Flood risk and water management

The Local Plan will seek to reduce flood risk, promote water efficiency measures, and protect and enhance water quality through the following mechanisms:

- All development must follow the sequential approach to determining the suitability of land for development, directing new development to areas at the lowest risk of flooding and where necessary apply the exception test, as outlined in national planning policy.
- Developers will be required to demonstrate, where necessary, through an appropriate Flood Risk Assessment (FRA) at the planning application stage, that development proposals will not increase flood risk on site or elsewhere, and should seek to reduce the risk of flooding. New development will be required to include or contribute to flood mitigation, compensation and/or protection measures, where necessary, to manage flood risk associated with or caused by the development.
- Development proposals should comply with the Water Framework Directive by contributing to the North West River Basin Management Plan and Dee River Basin Management Plan objectives, unless it can be demonstrated that this would not be technically feasible.
- The drainage of new development shall be designed to reduce surface water run-off rates to include the implementation of Sustainable Drainage Systems (SUDS) unless it can be demonstrated that it is not technically feasible or viable.
- Proposals within areas of infrastructure capacity and/or water supply constraint should demonstrate that there is adequate wastewater infrastructure and water supply capacity to serve the development or adequate provision can be made available.

- **8.2** The National Planning Policy Framework states that local plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape.
- **8.3** Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

- **8.4** Cheshire West and Chester Council are required to prepare and implement a planning strategy that will help to deliver sustainable development by appraising, managing and reducing flood risk. As Lead Local Flood Authority, Cheshire West and Chester also has a duty to fulfil their requirements through the 'Flood Risk Regulations 2009' and the 'Flood and Water Management Act 2010' to manage flood risk and water management.
- **8.5** The policy seeks to ensure that development is directed away from areas at highest risk of flooding, especially development that includes key infrastructure and major utilities. It also seeks to make sure that surface water created by new developments is mitigated, thereby reducing surface water run-off impacts of new development on downstream areas in terms of quantity and run-off rates. This will also assist in meeting the requirements of the Water Framework Directive (WFD) and will help to mitigate any adverse effects on water quality. The WFD is designed to:
- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution
- protect the ecology of surface waters by correctly managing their hydrology and geomorphology.
- **8.6** National legislation, including the 'Flood and Water Management Act 2010' seeks to address the risk of flooding and water scarcity, both of which are expected to increase as a result of climate change. The Act will help local authorities to tackle flood risk in partnership with the Environment Agency and other stakeholders. This will build on earlier legislation, including the 'Flood Risk Regulations 2009' which councils used to develop Preliminary Flood Risk Assessments (PFRAs). The Council's PFRA report was approved by the Environment Agency in November 2011. The Act also requires the use of Sustainable Drainage Systems (SUDS) by removing the automatic right to connect new development to sewers and providing for local authorities to adopt SUDS.
- **8.7** Developments will be required to integrate measures for sustainable water management to reduce flood risk, avoid adverse impact on water quality and quantity within Cheshire West and Chester, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation.
- **8.8** Guidance on the preparation of site specific flood risk assessments is provided at Paragraph 9 of NPPF Technical Guidance which directs applicants for planning permission and local planning authorities to the Environment Agency Standing Advice.
- **8.9** The Council will develop a Local Flood Risk Management Strategy which will set out the local organisations with responsibility for flood risk in the area, introduce partnership arrangements to ensure co-ordination between these organisations and carry out an assessment of the flood risk and plans and actions for managing the risk.

- **8.10** To appraise flood risks, national policy requires councils to undertake Strategic Flood Risk Assessments (SFRAs), which provide information at the local (but not site specific) level regarding flooding issues which affect the area. The 'West Cheshire SFRA' was produced in 2008 which identified areas of flood risk from all sources across the borough.
- **8.11** The 'West Cheshire SFRA' concludes that the main source of flooding in the borough is rivers and streams. Affected properties are generally on low lying land in the rivers' natural floodplain. Parts of Chester and Farndon are at risk of flooding from the River Dee, including the Sealand Basin area of Chester.
- **8.12** In the Ellesmere Port area, small isolated areas are subject to flood risk from drainage infrastructure and minor watercourses such as Rivacre Brook. The Stanlow industrial area is at risk of tidal flooding, although risk of direct flooding from the River Mersey is significantly reduced due to the presence of the Manchester Ship Canal. The Ince Marshes area is also considered to be at high risk of flooding. Some properties within Frodsham are considered to be under threat of flooding from the River Weaver, however it is mainly agricultural land at risk of flooding in this area.
- **8.13** In Northwich the most significant flood risk is caused by the Weaver, Dane and Peover Eye river catchments converging. The main flood risk is to properties to the south of the town centre and in Winnington, an industrial area to the north east of Northwich. Some regeneration sites in the centre of Northwich are at risk of flooding and work has been undertaken to understand the nature of this risk including the 'Northwich Area Flood Risk Assessment' (AFRA).
- **8.14** Winsford has been identified as an area that is at risk of flooding. The 'Winsford AFRA' looks at the flood risk to Winsford's proposed development areas and provides a guide to possible mitigation and design methods to address any risk of flooding.
- **8.15** The 'Cheshire West and Chester Water Cycle Strategy' was produced in partnership with the Environment Agency and the three water companies who operate in the borough United Utilities, Dee Valley Water and Welsh Water. The strategy assesses the implications of proposed housing development on water supplies, wastewater facilities and on the risk of flooding. It also considers the impacts of increased water use and sewage discharge on important natural habitats such as the Dee and Mersey estuaries.

### **ENV 2 Landscape**

### **Policy ENV 2**

#### Landscape

The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character
- Supporting the designation of Local Green Space
- Protecting the character of the borough's estuaries and undeveloped coast.

#### Development should:

- Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.
- Recognise, retain and incorporate features of landscape quality into the design.

- **8.16** The National Planning Policy Framework states that 'the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes'. High quality design can make a positive contribution to the protection and enhancement of landscape value and as such is encouraged by the Local Plan.
- **8.17** Where appropriate, the designation of Local Green Space will provide communities with the opportunity to safeguard green areas which are of particular significance to the local community.
- **8.18** The 'Cheshire Landscape Character Assessment 2009' classified and described the landscape types across the borough. These character areas, coupled with conservation area appraisals, Village Design Statements, and neighbourhood plans, seek to define the character and local distinctiveness which will be protected and, wherever possible, enhanced across the borough.
- **8.19** The quality of local distinctiveness in the borough is an essential landscape asset. In order to protect local distinctiveness the Council will identify key gaps between settlements outside the Green Belt which will maintain and preserve their individual character.

- **8.20** Landscape scale assessments have been a consideration of the 'Green Infrastructure Framework'. This identifies areas where investment in environmental enhancement, rural enterprise, access and biodiversity will bring particular benefits to landscape value in the form of improved water resource management, tourism, climatic resilience and wildlife.
- **8.21** Development proposals should take account of both the 'Green Infrastructure Framework' and the 'Cheshire Landscape Character Assessment' in ensuring features of local landscape significance are incorporated into designs.
- **8.22** The borough's coastline includes the edge of the Dee and Mersey Estuaries, which form an integral part of the borough's landscape and natural habitat assets. Development should improve public access to the shoreline and enhance the landscape character of the borough's coastline.

#### **ENV 3 Green infrastructure**

## **Policy ENV 3**

#### **Green Infrastructure**

The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by:

- Development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere.
- Increased planting of trees and woodlands, particularly in urban areas and the urban fringe.

- **8.23** Green Infrastructure is the network of green spaces, water bodies, biodiversity habitats, and other natural elements that surround, pass through, and link the settlements and landscapes, connecting the cities, towns and villages in the borough.
- **8.24** The National Planning Policy Framework (NPPF) sets out that local plans should set out a strategic approach, 'planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'. This approach is supported by the Council's Sustainable Community Strategy.
- **8.25** The NPPF also sets out that Green Infrastructure should be used to help mitigate the effects of climate change in vulnerable areas. Alongside this, Green Infrastructure can deliver a broad range of functions and provide vital socio-economic and cultural benefits that underpin individual and community health and well-being. The 'Green Infrastructure Framework for North East Wales, Cheshire and Wirral 2011' states that Green Infrastructure can help:
- unlock the economic potential of development sites and attract investment in green employment
- address health inequalities and create a high quality of life for communities across the area
- underpin the economy with a healthy and biodiverse landscape fabric that provides the setting for living and working whilst enabling wildlife to thrive and adapt to environmental change
- climate proof our settlements and our rural economy
- **8.26** Individual trees, groups of trees and hedgerows make a significant contribution to both the built and rural environment. Their visual amenity helps define the character of the borough, and their presence ameliorates the adverse environmental and climatic effects of the urban environment; helps to humanise space and; provides important habitats for wildlife.

- **8.27** The projected reduction in tree cover and the reduction in the size of street trees is a significant factor which the Council seeks to address. In addition to protecting significant healthy trees and woodlands where they are under threat from development, it will use its powers to issue Tree Preservation Orders (TPOs). Similarly where important hedgerows contribute to the historic landscape and biodiversity, the Council will encourage their retention.
- **8.28** The Green Infrastructure approach is useful at multiple levels, from the national to the neighbourhood, as the benefits and functions it provides are applicable at all geographical scales. The 'Green Infrastructure Framework' identifies the strategic links across the sub-region, whilst the Action Plans identified under this process, as well as the Council's 'Open Space Assessment', 'Biodiversity Audit', 'Playing Pitch Strategy', and 'Public Rights of Way Improvement Plan' add further detail at a local level.
- **8.29** The level of growth proposed in this plan provides an opportunity to create a strengthened Green Infrastructure network serving the needs of both rural and urban communities and deepening the links between them.
- **8.30** The provision of Green Infrastructure contributes to the enhancement of landscape character, amenity, recreation, flood mitigation, water quality, sustainable transport, Local Transport Plan priorities, cycling strategy, health and welfare of residents, biodiversity, geological and historical conservation, ecosystem services, tourism and the economic regeneration of the borough.
- **8.31** The Habitats Regulations Assessment undertaken for the Local Plan concluded that the increase in population as a result of the level of development proposed in Cheshire West and Chester could lead to recreational impacts on internationally-designated habitat sites within and beyond the borough boundary. It has suggested that Green Infrastructure in the borough can be used to avoid negative impacts by providing alternative recreational open space which may help to attract recreational users away from sensitive European sites, and reduce additional pressure on them.

### **ENV 4 Biodiversity and geodiversity**

#### **Policy ENV 4**

#### **Biodiversity and geodiversity**

The Local Plan will safeguard and enhance biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance.

Sites will be protected from loss or damage taking account of:

- The hierarchy of designations of international, national and local importance
- The irreplaceability of habitats, sites and/or features and contribution to the borough's ecological network of sites and features
- Impact on priority habitats and protected/priority species

Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

- **8.32** The National Planning Policy Framework requires the planning system to contribute to and enhance the natural and local environment.
- **8.33** Biodiversity and geodiversity support the vital ecosystem services, such as fertile soil, clean air, and growing food, as well as contributing to a higher quality of life. Biodiversity is protected at a range of levels, from international to local, with many of these designations overlapping. Some designated areas are statutory requirements for the Council to protect, others are designated for local importance.
- **8.34** The borough contains various sites and species which are protected as internationally, nationally and locally important. Statutorily protected biodiversity (generally under international or national designations) are afforded the highest level of protection. Developments outside but adjacent to statutory sites or within their catchments may have an adverse impact on them. Local designations identify important sources of environmental, social and economic benefit at the community level and contribute to functioning ecological networks.
- **8.35** In addition to conservation, it is important to enhance biodiversity and geodiversity wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features. The policy seek to strengthen the resilience of the borough's biodiversity by linking up areas of high value habitat to create ecological 'stepping stones' and wildlife corridors.

- **8.36** Biodiversity does not just occur on greenfield, undisturbed sites many brownfield sites can have biodiversity value, and many sites require management to retain their importance. Where possible, these areas will be enhanced and integrated into the functional network.
- **8.37** Irreplaceable habitats are vital due to their rarity, vulnerability, age or complexity, for which there can be no adequate substitute. Irreplaceable habitats include ancient woodland, veteran trees, meres and mosses.
- **8.38** National and international designations include:
- Special Protection Areas (SPAs)
- Special Areas of Conservation (SACs)
- Ramsar sites
- Sites of Special Scientific Interest (SSSI)
- National Nature Reserves (NNR)
- Any candidate Special Protection Areas (SPAs), Special Areas of Conservations (SACs) or Ramsar Sites, Sites of Special Scientific Interest (SSSI)
- Sites identified or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.
- **8.39** The Council will need to be satisfied that the implementation of proposals will not have an unacceptable impact on the area's environmentally sensitive areas, including safeguarding of supporting habitat for bird species protected by international designations. Development proposals which may have an adverse impact will need to be subject to a Habitats Regulation Assessment at the project level to ensure that any likely significant effects have been assessed and measures to avoid these effects have been identified and are deliverable. All new development which will have an adverse impact upon a site with one or more international designations will not be permitted.
- **8.40** Local or regional designations, habitats or species include:
- Nature Improvement Areas
- Local Nature Reserves
- Sites of Biological Interest (SBI) or Local Wildlife Sites
- Regional Important Geological and Geomorphological Sites (RIGGS)
- Habitats and species within the Cheshire Biodiversity Action Plan
- Priority Habitats and species within the UK Biodiversity Action Plan
- Habitats and species listed in respect of Section 41 of the Natural Environment and Rural Communities Act 2006
- Legally protected species
- Semi Natural Woodland

**8.41** The Council will, where appropriate, work in partnership with other local authorities and relevant bodies, to avoid and manage cumulative, and in combination, impacts of development on these sites. The Habitats Regulation Assessment highlighted the issue of recreational pressure as a result of increased population on the Mersey Estuary/Dee Estuary SPA/SAC and Ramsar sites. The Council will need to work with other local authorities and organisations to monitor the progress of ongoing assessments and recreational management studies being undertaken on these sites. The determination of development proposals will need to take account of the evidence and recommendations in this research.

### **ENV 5 Historic environment**

### **Policy ENV 5**

#### **Historic environment**

The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets\* and their settings.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.

Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.

Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use.

Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.

\*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.

- **8.42** Cheshire West and Chester has a unique and significant historic legacy which is recognised throughout the policies of the Local Plan. Heritage assets are an irreplaceable resource which must be protected, conserved, managed and enhanced. To secure the future of such assets, the Council will encourage the retention of their existing uses, considering favourably appropriate new uses that do not harm the assets significance.
- **8.43** The historic environment adds value to regeneration and attracts businesses to the borough, acting as a stimulus for local economic growth. The borough's heritage also strengthens local distinctiveness and sense of place for the borough's residents and provides enjoyment for visitors.

- **8.44** Cheshire West and Chester has a rich and diverse archaeological and built heritage, including prehistoric burial sites and hillforts, well preserved medieval agricultural landscapes with moated sites and motte and bailey castles, the distinctive 'black and white' architecture and industrial heritage of Northwich, the historic waterway environment and the wealth of Georgian and Victorian buildings and high quality modern development.
- **8.45** A key priority of the Council's Sustainable Community Strategy is valuing and promoting West Cheshire's unique and diverse natural and built environments, and supporting the development of rich cultural opportunities. The vision emphasises the importance of the historic environment of Cheshire West and Chester, stating 'everybody will be proud of our varied and unique local distinctiveness, culture and heritage, with a strong sense of civic pride'.
- **8.46** The policy outlines the importance of managing development with respect to all heritage assets. This is in accordance with national planning policy and best practice advice from Government advisory bodies such as English Heritage and the Design Council, which seek to ensure that protection and restoration of historic areas is seen as a key contribution to sustainable regeneration.
- **8.47** The Council is committed to the protection and enhancement of historic assets. Only in exceptional circumstances where a developer can demonstrate that the need for the development clearly outweighs the need to retain a particular feature and where appropriate mitigation and/or compensatory measures can be provided will permission be granted.

### ENV 6 High quality design and sustainable construction

## **Policy ENV 6**

#### High quality design and sustainable construction

The Local Plan will promote sustainable, high quality design and construction.

Development should, where appropriate:

- Respect local character and achieve a sense of place through appropriate layout and design
- Provide high quality public realm
- Be sympathetic to heritage, environmental and landscape assets
- Ensure ease of movement and legibility, with priority for pedestrians and cyclists
- Promote safe, secure environments and access routes
- Make the best use of high quality materials
- Provide for the sustainable management of waste
- Promote diversity and a mix of uses
- Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures
- Mitigate and adapt to the predicted effects of climate change
- Meet applicable nationally described standards for design and construction

## **Explanation**

#### High quality design

- **8.48** As set out in the National Planning Policy Framework (NPPF), the Government attaches great importance to the design and quality of the built environment, stating that 'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.
- **8.49** Good design facilitates, and contributes to local distinctiveness, a sense of place, and civic pride. It improves and enhances the existing environment and helps to attract people, businesses and investment. The quality of architecture and design are both significant to the impact of development in urban and rural areas, with good development requiring an understanding of the context in which it takes place.
- **8.50** High standards of design and local distinctiveness, which build on the existing character of communities, are important not only for the appearance of the area, but also for the creation of safer and more sustainable environments.

- **8.51** New development will be required to demonstrate that it is appropriate to the character and context of the local and surrounding environment. This will require consideration of the prevailing layout, urban grain, legibility, landscape, amenity, density and mix of uses, scale and height, massing, appearance, important views, historic routes and materials. Relevant and appropriate design standards and guidance should be used to help guide development across the borough including:
- Lifetime Home Standards
- Building For Life 12
- By Design: Better Places to Live
- Secured by Design
- The Manual for Streets
- Buildings in Context
- **8.52** The Council will also look to the use of allowable solutions or carbon offsetting as part of local mechanisms to set standards for low or zero carbon development and deliver energy saving and renewables projects. The proposed framework for zero carbon development is yet to be confirmed by the Government and is currently being developed at the national level. Allowable solutions are likely to be an identified set of on, off and near-site options or projects that will be used to offset the remaining carbon emissions of a proposal. The Council will use the national prescribed scheme once in place or look to establish local mechanisms if the national scheme is not introduced as planned.
- **8.53** The One City Plan sets out a growth framework for Chester which includes a design manifesto. Village Design Statements (VDS), and increasingly neighbourhood plans, also set out the character of communities against which planning applications can be assessed.

#### Sustainable construction

- **8.54** High quality design and construction are key aspects of sustainable development. Development proposals should minimise waste including during construction, maximise opportunities for the recycling and composting of waste, include the sustainable use of materials, contribute to the reduction of CO<sub>2</sub> emissions and mitigate and adapt to the effects of climate change.
- **8.55** The Council will support the redevelopment of existing buildings for new uses, where appropriate. This redevelopment must be mindful of the heritage value of the existing building and should refer to Policy ENV 5 Historic environment. The benefits of reusing existing buildings includes the conservation of the embodied energy inherent in the existing building, but also the fact that many older buildings have design features that sit well with the modern sustainability agenda, and the reduction of carbon emissions.
- **8.56** NPPF sets out that the council should 'adopt proactive strategies to mitigate and adapt to climate change'. Mitigation relates to the causes of climate change, and is primarily addressed through the control of greenhouse gases, and carbon dioxide in particular. Adaptation relates to the consequences of climate change, and is primarily addressed through design, behavioural changes, and land use controls. Early adaptation will cost less money and will mean the borough will be better equipped to deal with future impacts.

- **8.57** The NPPF recommends that any proposals for sustainable buildings use nationally described standards. The Government's preferred standards are the Code for Sustainable Homes (CSH), and BREEAM, although these are not the only available and recognised standards that would be acceptable under this policy.
- **8.58** The 'Low Carbon and Renewable Energy Study' projects that future energy consumption in the borough will be higher in 2030 than it is now. To help address this, sustainable design and construction techniques, adaptive reuse, and energy efficiency measures, in both new and existing development, should be used.

### **ENV 7 Alternative energy supplies**

### Policy ENV 7

#### Alternative energy supplies

The Local Plan will support renewable and low carbon energy proposals where there are no unacceptable impacts on:

- Landscape, visual or residential amenity
- Noise, air, water, highways or health
- Biodiversity, the natural or historic environment
- Radar, telecommunications or the safety of aircraft operations

Proposals should be accompanied by appropriate arrangements for decommissioning and reinstatement of the site when its operational lifespan has ended.

Development proposals that could feasibly supply or connect into a district heating network will be encouraged to do so.

Proposals to exploit the borough's alternative hydrocarbon resources will be supported in accordance with the above criteria and all other policies within the Local Plan.

- **8.59** Generating energy from renewable and low-carbon sources is an important part of the Government's strategy to develop a low-carbon economy, tackle climate change and create a secure, safe and affordable energy system. The UK has agreed ambitious national targets for increasing the proportion of the country's energy that comes from renewable sources and reducing greenhouse gas emissions.
- To supply 15 percent of our energy from renewable sources by 2020 in the most cost effective way, whilst there is scope for renewable energy to account for 30-45 percent of all energy consumed in the UK by 2030.
- To reduce greenhouse gas emissions by at least 34 percent by 2020 and 80 percent by 2050, below a 1990 baseline.
- **8.60** The Local Plan will make a key contribution to these national drivers. This policy reflects guidance set out in the National Planning Policy Framework and recognises the important role planning plays in supporting the delivery of renewable and low carbon energy generation.

- **8.61** The '2012 Cheshire West and Chester Renewable and Low Carbon Energy Study' provides a technical assessment of the potential for renewable and low carbon energy generation in the borough. It suggests that renewable and low carbon energy resources could collectively provide 4.2 percent of the borough's energy requirements saving 280,000 tonnes of carbon dioxide emissions by 2030.
- **8.62** The 'Renewable and Low Carbon Energy Study' highlights the majority of the borough's renewable and low carbon energy resources are likely to be used across the authority area in small, scattered developments, with few strategic large scale opportunities to require specific local targets or formal area designations. A criteria-based policy approach is considered to be an appropriate mechanism to manage these and other suitable large, small and community scale opportunities and supporting infrastructure that may come forward.
- **8.63** The 'Renewable and Low Carbon Energy Study' identifies where some of Cheshire West and Chester's renewable and low carbon energy resources could be harnessed. Applicants are encouraged to refer to the study for a fuller understanding of these and other opportunities to use renewable and low carbon energy in the borough, noting that additional site specific work may be required to fully understand the feasibility and policy acceptability of a proposal.
- **8.64** There are particular spatial opportunities to employ district heating in parts of Chester, Ellesmere Port, Northwich and Winsford and to supply new development of a sufficient scale or heat load. The Council will encourage development proposals that could feasibly deliver district heating infrastructure within these areas to do so unless this would not be viable. This includes proposals that could anchor, supply, connect to or be co-located to provide district heating opportunities. The Council will encourage developers to achieve any national or local requirement for energy from renewable or low carbon sources through district heating where feasible.
- **8.65** It is currently anticipated that building regulations and standards will increasingly lead the requirement for small scale renewable and low carbon sources in new developments over the coming years to achieve the Government's zero carbon development programme. This is therefore supported in line with this policy. In the event that changes to national requirements are not brought into effect as planned the Council may look to introduce local mechanisms to encourage small scale renewable and low carbon energy generation in future developments.
- **8.66** The Government has outlined its ambitions for residential and non-domestic development to be delivered to a zero carbon standard by 2016 and 2019 respectively. It is anticipated that zero carbon development will be realised predominantly through energy efficiency measures and the use of on-site low or zero carbon energy and connected heat. However, it is recognised that it will be difficult to deliver all of the carbon savings necessary to meet zero carbon standards on site through these measures alone. Allowable solutions will be used to abate these remaining emissions and are supported by other policies within the Local Plan as set out in Policy 'ENV 6 High quality design and sustainable construction'.
- **8.67** Unconventional hydrocarbons such as coalbed methane and shale gas could represent an important alternative to traditional fuel supplies. The policy alongside other policies within the Local Plan seek to manage any adverse impacts that may be associated with the exploration, appraisal and production of alternative hydrocarbon energy fuels that could be exploited in the borough. Fuel derived

from hydrocarbons is neither renewable or low carbon. Accordingly the Council will encourage developers to explore highly energy efficient end-uses for fuel that will achieve carbon reductions, for example combined heat and power energy generation. The potential for on-site capture and use for energy production is recognised.

**8.68** A habitats regulation assessment will be required to assess the impacts associated with the design, location, construction, operation and decommissioning for standalone renewable energy schemes likely to have an unacceptable impact on internationally protected species and habitats.

### **ENV 8 Managing waste**

## **Policy ENV 8**

#### Managing waste

The waste management needs in the borough will be met by:

- managing waste as a resource
- promoting waste minimisation and increasing waste awareness
- delivering sustainable waste management
- providing waste management infrastructure

This will be achieved by:

- the identification of sufficient land to meet predicted waste requirements for the borough up to 2030
- ensuring proposals for waste management facilities are consistent with the waste hierarchy of
  - prevention
  - preparation for reuse
  - recycling and composting
  - other recovery/energy generation
  - disposal as a last resort.
- ensuring proposals for waste management are consistent with the principles of national policy and local waste strategies, including net self sufficiency, allowing for cross boundary flows and managing waste at one of the most appropriate installations
- supporting the co-location of waste facilities and the integration of new waste facilities into the existing network of waste management sites in the borough
- safeguarding the following sites with planning permission for waste uses against alternative development
  - Ince Park, Ellesmere Port
  - Lostock Works, Northwich
  - Kinderton Lodge, near Middlewich

- regular review through monitoring of sites with planning consent, but not yet operational, to ensure there is sufficient land available to support new waste development in the borough
- safeguarding existing landfill capacity and built waste management facilities from alternative
  uses and against the encroachment of incompatible uses where they are in locations consistent
  with the site identification criteria for new waste facilities as set out in Planning Policy Statement
  10. These sites are identified within the Waste Need Assessment.
- the identification of specific sites in the Land Allocations and Detailed Policies Document to deliver Household Waste Recycling Centres at suitable locations to replace current sites at Frodsham, Chester and Tattenhall.
- only supporting other proposals for sustainable waste management facilities after the sites with planning permission but not yet operational, have either:
  - been brought into operational use;
  - are demonstrated as no longer deliverable; or
  - where the new proposal can be shown to deliver greater resource efficiency for communities and businesses
- supporting the development of farm scale anaerobic digestion facilities for materials generated on the farm unit.

- **8.69** This policy makes provision for Cheshire West and Chester to deal with all types of waste generated in the borough. National policy requires the management of waste as a resource and in accordance with the waste hierarchy. This policy supports the provision of sites for new waste management facilities, whilst safeguarding existing landfill capacity and waste management facilities in appropriate locations. The approach recognises that there are cross boundary flows of waste in both directions between Cheshire West and Chester and neighbouring areas and from further afield. However, the borough does not depend heavily on any single facility or area outside its boundary to provide waste management facilities.
- **8.70** The Local Plan supports European and national waste policy as set out in the Waste Framework Directive and Planning Policy Statement 10. It also supports the delivery of facilities to assist with the implementation of the Council's municipal waste management strategy, recycling and disposal contracts. It recognises that the borough is home to existing waste management facilities that are of sub regional, regional and national significance.
- **8.71** The locational strategy for waste facilities is based on the use of existing operational sites in the borough and three locations at Ince Park near Ellesmere Port, Lostock Works, Northwich and Kinderton Lodge near Middlewich. These all benefit from planning consent for waste uses, and although at the

current time are not operational, are located in proximity to the largest conurbations in the borough and have the potential for the co-location of waste management facilities.

#### Capacity requirements

**8.72** In preparing the policy an assessment has been made of the capacity requirements for the sustainable management of the following wastes: local authority collected; commercial and industrial; construction and demolition; low level radioactive waste; agricultural waste; hazardous; and sewage sludge. The results of this assessment are set out in the waste needs assessment update 2013 including the borough's position in relation to existing and planned waste management facilities. The waste needs assessment will be updated annually in line with the guidance for local planning authorities on implementing the planning requirements of the EU Waste Framework Directive.

**8.73** The overall required capacity along with the current and planned capacity of waste management facilities in the borough is shown in the table below.

Table 8.1 Existing and planned capacity by waste management type 2012

Waste management method	Existing operational capacity (tonnes per annum) in Environment Agency licence	Consented capacity but not yet operational (tonnes per annum)	Need for additional facilities
Materials transfer and recycling	442,500	336,800	None
Composting	100,000	10,500 open windrow	None
		190,000 in vessel	
Metal recycling and recovery	61,000	16,000	None
Recycling-processing	388,000	650,000	None
Recycling-inert	0	75,000	None
Treatment-non hazardous	0	650,000 <sup>(1)</sup>	None
Energy from waste	0	1,573,000	None
Landfill - non hazardous	2,100,000m³ (total)	2,300,000m³ (total)	None until 2024
Landfill - hazardous	1,900,000m³	0	None

Waste management method	Existing operational capacity (tonnes per annum) in Environment Agency licence	Consented capacity but not yet operational (tonnes per annum)	Need for additional facilities
Landfill - inert	0 <sup>(2)</sup>	0	None
Hazardous treatment- including incineration and WEEE	325,000	100,000	None

- 1. This includes 200,000 tonnes of capacity subject to Section 106 agreement.
- 2. Some sites exist which are exempt from waste management licencing. In Cheshire West and Chester these tend to be short term windfall developments.
- **8.74** The waste needs assessment update 2012 demonstrates that there is sufficient capacity in existing and planned facilities to meet the waste requirements of the borough for all key waste streams up to 2030.
- There are several waste management sites with planning consent for recycling, treatment and 8.75 disposal in the borough that are not yet operational as indicated in Table 8.2. The consented capacity is concentrated at three key locations in the borough at Kinderton Lodge near Middlewich; Ince Park and energy from waste plant and Lostock Works, Northwich. Kinderton Lodge has planning permission for clay extraction with restoration through the landfilling of waste. The site also has permission for open windrow composting and a materials recycling facility connected to the landfill operations. Ince Park has consent as a multimodal resource recovery park and energy from waste facility with development plots to support the waste, energy and environmental technologies sectors. Within Ince Park the consented waste uses comprise a 95MW energy from waste facility; soil treatment facility; wood and timber recycling; incinerator bottom ash aggregate facility integrated waste management facility; plastics recycling village and biomass renewable energy plant. Alternative development of these sites may be considered acceptable provided equivalent capacity is provided elsewhere within Ince Park. Any alternative development on these sites should be in conformity with the concept of a multi-modal resource recovery park, energy from waste facility and environmental technologies complex as consented. At Lostock Works there are several planning permissions in place for waste uses including recycling; recovery and energy from waste. Policy ENV 8 safeguards these permissions from alternative uses and supports these sites being brought forward as permitted. They provide the Council with land to meet its waste management needs and its responsibilities in delivery of sustainable waste management as set out in Planning Policy Statement 10.
- **8.76** Together these sites potentially would provide the borough with a large amount of recycling and treatment capacity if all were built and operational. However, whilst policy ENV 8 safeguards consented capacity going forward it also recognises that consents cannot be wholly relied upon to deliver the required capacity. Planning consent is the first stage in the delivery of new waste management facilities and there are many hurdles to overcome from planning consent to becoming operational. The position

of sites with planning consent but not operational will be kept under regular review through annual monitoring to ensure there is sufficient land available to support new waste development in the borough. Should this monitoring indicate that any of the consented recycling, treatment or disposal capacity is unlikely to become available or significantly restricted this would trigger the need for a review of waste policy in the Local Plan to ensure the identification of sufficient land for waste development in the borough. The monitoring section sets this out in more detail.

- **8.77** To ensure that the policy approach is not overly restrictive the policy does allows for other waste proposals to come forward subject to the criteria set out in policy over and above the consented capacity.
- 8.78 There is one operational landfill site in the borough in Chester (The Gowy). The consented void space is safeguarded and extensions of time will be viewed favourably where this will ensure the site is restored to the required standard as set out in the planning permission. Permission for a new landfill facility was granted in 2007, at Kinderton Lodge near Middlewich, which whilst implemented, is currently non operational and dependent on prior mineral extraction to create the void for future landfill. The amount of available landfill void in Cheshire West and Chester is declining. The potential for identifying new landfill sites is limited by environmental constraints. However, given that less waste is being landfilled, existing available and consented capacity is expected to last beyond 2024 when the estimated short fall in capacity is predicated. Therefore the Local Plan does not identify any additional sites for landfill but the situation will be subject to regular monitoring. Should monitoring indicate that the situation at the Gowy and/or Kinderton Lodge has changed significantly this will be addressed by a review of the waste policy in the Local Plan.
- 8.79 Despite Cheshire West and Chester having nationally significant facilities for the treatment and disposal of hazardous waste, including the long term storage (Winsford Rock Salt Mine) and a high temperature incinerator (Ellesmere Port), the majority of the borough's hazardous waste is exported to other hazardous waste facilities for treatment or disposal. However, the borough is a net importer of hazardous waste given the two nationally significant facilities in the borough. This reflects that the treatment of hazardous waste operates in a national market and each hazardous waste facility has a national catchment area and will specialise in a particular type of treatment or disposal. The two facilities within Cheshire West and Chester are safeguarded and no additional facilities are proposed for the disposal of hazardous wastes.
- **8.80** Whilst Cheshire West and Chester has a site (Capenhurst) producing intermediate level radioactive waste, very low level radioactive waste can be produced from many non nuclear industrial sites including hospitals, universities, research facilities and the oil and gas industries. This policy does not cover radioactive wastes that arise in Cheshire West and Chester as the detailed waste management plan of the Capenhurst facility provides for all of its arisings. The volumes created at the other facilities whilst uncertain, are very small and indications are that it is handled in the most appropriate way. Government policy on low level radioactive waste has recently changed and revised regulation allows more high volume very low level waste to be disposed of by controlled burials to take place at landfill sites. Although Cheshire West and Chester will be consulted on any applications to dispose of radioactive waste to landfill, the Environment Agency are the regulatory/determining authority.

- **8.81** Waste policy has a supporting role to identify sufficient land to allow the water utility companies to discharge their responsibilities should any additional infrastructure be required. In the planning process the water companies take into account development proposals and potential applications to design growth needs into their future asset management plans. Whilst the companies have indicated that there may be a need for quality improvements to the works, there has been no indication that additional land is required for the management of sewage sludge. This policy is therefore based upon no additional sites being required to deal with sewage sludge during the plan period.
- **8.82** There may be a need to identify a number of additional sites in the Local Plan (Part Two) Land Allocation and Detailed Policies Plan for specific uses. This is likely to include sites to replace the Household Waste Recycling Centres in Frodsham, Chester and Tattenhall. This would not be new capacity but replacement for existing sites. Environmentally acceptable facilities at new locations which would improve accessibility to these facilities will be supported. Sites will be selected in accordance with the site identification criteria set out in Annex E of Planning Policy Statement 10.
- **8.83** This policy also encourages the development of on farm anaerobic digestion plants for the management of agricultural waste on farm units. This supports current practise for the management of agricultural waste in the borough, where a large amount of agricultural waste is produced but very little leaves the farm for management.

Table 8.2 Waste management facilities with planning permission but not yet operational

Type of facility	Planned capacity	Site location
	per annum	
Composting		
In vessel composting	40,000	Ince Park (Plot 5)
In vessel composting	150,000	Lostock Works Northwich
Open windrow composting	10,500	Kinderton Lodge Middlewich
Total composting	200,500	
Materials reception and transfer (recycling)		
Materials recycling facility	150,000	Lostock Works Northwich
Materials recycling facility	26,000	Kinderton Lodge Middlewich
Materials recycling facility	60,000	Ince Park (Plot 5)

Type of facility	Planned capacity	Site location
	per annum	
Materials recycling facility	100,000	Ince Park (Plot 8)
Waste transfer station	800	
Total reception and transfer	336,800	
Recycling		
Timber recycling facility	150,000	Ince Park (Plot 3)
Wood processing facility	150,000	Ince Park (Plot 4)
WEEE facility	250,000	Ince Park (Plot 3)
Plastics village	100,000	Ince Park (Plot 6)
Total recycling	650,000	
Treatment		
Mechanical biological treatment with anaerobic digestion	100,000	Ince Park (Plot 5)
Soil treatment plant	100,000	Ince Park (Plot 2)
Incinerator bottom ash facility	250,000	Ince Park (Plot 4)
Bio-ethanol facility	250,000	Ince Park (Plot 9)
Research and development with materials processing	15,000	Ellesmere Port
Total treatment	715,000	
Energy recovery		
Energy from waste plant	600,000	Lostock Works Northwich

Type of facility	Planned capacity per annum	Site location
Energy from waste plant	600,000	Ince Park (Plot 8)
Biomass renewable energy plant <sup>(1)</sup>	123,500	Ince Park (Plot 9)
Bio energy plant	200,000	Lostock Works Northwich
Total energy recovery	1,523,500	
Disposal		
Non hazardous landfill	300,000	Kinderton Lodge, Middlewich
Total landfill	2,300,000	

- 1. Total capacity at this site is 175,000 tonnes to treat 70 per cent waste wood and 30 per cent virgin timber
- **8.84** Policy ENV8 works alongside the other policies in the Local Plan (Part One) Strategic Policies and policies to be retained in the Cheshire Replacement Waste Local Plan for the determination of planning applications, until such time these are replaced by the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

### **ENV 9 Minerals supply and safeguarding**

### **Policy ENV 9**

#### Minerals supply and safeguarding

Cheshire West and Chester will make provision for the adequate, steady and sustainable supply of sand, gravel, salt and brine, contributing to the sub-national guidelines for aggregate land-won sand and gravel, whilst ensuring the prudent use of our important natural finite resources.

This will be achieved by:

- maintaining a minimum seven year landbank for aggregate land-won sand and gravel, making
  provision for a steady and adequate supply over the Plan period in line with national policy and
  Local Aggregate Assessments, providing a flexible approach to the location of future minerals
  development to ensure a diversity of supply for the market. Specific sites and preferred areas
  will be identified within the Local Plan (Part Two) Land Allocations and Detailed Policies Plan
  for the future extraction of aggregate land-won sand and gravel as either extensions to existing
  sites or new sites
- safeguarding Cheshire West and Chester's extent of finite natural resources and associated infrastructure from incompatible development by delineating Mineral Safeguarding Areas for sand and gravel, salt and shallow coal, as shown on the Policies Map, together with existing and potential sites for minerals infrastructure
- supporting proposals which enable the use of secondary and recycled mineral resources,
   reducing the reliance on primary aggregate extraction where appropriate
- supporting the retention of and proposals for fixed construction, demolition and excavation waste recycling sites in appropriate locations across the borough
- supporting environmentally acceptable proposals which enable the use of locally sourced building stone for architectural and heritage purposes
- ensuring the sustainable and prudent use of all natural mineral resources, including salt and brine, whilst having regard to the need to contribute to the provision of nationally significant gas storage capacity
- requiring all proposals for minerals development to include high quality restoration and aftercare proposals in keeping with surrounding land uses.

### **Explanation**

8.85 Mineral resources are key to the delivery of sustainable economic growth and enable the delivery of the necessary infrastructure our communities need. The National Planning Policy Framework (NPPF) requires all Mineral Planning Authorities to plan for and maintain a minimum seven year landbank for aggregate land-won sand and gravel. Current sub-national guidelines, apportioned by the North West Aggregate Working Party as shown in North West AWP aggregate apportionment requirements 2005-2020 (million tonnes), require Cheshire West and Chester to contribute 0.80mt of aggregate land-won sand and gravel per annum to meet demand between 2005-2020. This apportionment has been rolled forward to the end of the Plan period to calculate a minimum requirement of 16 million tonnes for the period 2010-2030. This requirement will be reviewed annually in light of the results of the Local Aggregate Assessment and any revised sub-national apportionment figures being established, having regard to the environmental acceptability of any changes.

Table 8.3 North West AWP aggregate apportionment requirements 2005-2020 (million tonnes)

Area	Land-won sand and gravel 2005-2020	Annual sand and gravel requirement	Crushed rock 2005-2020	Annual crushed rock requirement
Cheshire East	11.36	0.71	0.66	0.04
Cheshire West and Chester	12.8	0.80	N/A	N/A
Cumbria <sup>(1)</sup>	14.1	0.88	64.4	4.02
Greater Manchester, Merseyside and Warrington	7.04	0.43	67.9	1.32
Lancashire	6.86	0.44	21.1	4.24
Total	52.0	3.26	154.0	9.63

<sup>1.</sup> It should be noted that Cumbria did not agree to the revised apportionments which were taken forward by the AWP on a majority vote basis.

**8.86** The Minerals Audit 2011<sup>(1)</sup> provided reserve and production data for aggregate land-won sand and gravel up to December 2010. The information collected during the audit provided an overview of available resources as at December 2010 and the expected depletion dates for each of the active sand and gravel sites within the borough. This data has now been updated through the Interim Local Aggregate Assessment 2013 which collates reserve and production data for the period 1 January to 31 December 2012 and provides an overview of sales patterns over the previous ten year period.

**8.87** The Interim Local Aggregate Assessment 2013 provided a ten year average sales figure of 0.72mt per annum. Ten year average sales take account of periods of high sales and steep declines as experienced in the UK during the past ten year period. The average sales figure has been used, alongside the apportionment requirement, to provide up to date landbank data for the borough.

Table 8.4 Aggregate landbank figures as at 31 December 2012

Method	Ten year sales (mt)	Annual apportionment (mt)	Reserves as at 31.12.2012 (mt)	Landbank (years)
Ten year average sales	0.72mt		9.3mt	12.9 years
Annual apportionment figure		0.80mt	9.3	11.63 years

- **8.88** Table 7.4 shows that under both methodologies the borough has an adequate landbank for sand and gravel in excess of the minimum seven years as outlined in the NPPF. However, as per advice set out in the Guidance on the Managed Aggregate Supply System a landbank in excess of the minimum seven years should not be seen as a reason to restrict further release of aggregate reserves.
- **8.89** Local Aggregate Assessments will provide an up-to-date appraisal of demand for and supply of aggregate in Cheshire West and Chester. It is anticipated that these assessments will indicate any fall in available resources or indeed any surplus.
- **8.90** The Council will identify specific sites and preferred areas for mineral extraction in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan for the determination of planning applications. Policy ENV 9 works alongside other policies in the Local Plan (Part One) Strategic Policies, retained policies in the Cheshire Replacement Minerals Local Plan and Planning Practice Guidance to the National Planning Policy Framework, to assess and manage the impacts of minerals proposals until such time as they are replaced by the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

# A Retained policies

Whilst the policies within the Local Plan (Part One) will replace some of those contained in the currently adopted development plan for the borough, some extant policies will be retained until such time as they are replaced by policies within the Local Plan (Part Two) Land Allocations and Details Policies Plan. The following schedules set out those policies which the Council will retain.

Where policies are identified for deletion, a reason for the deletion and details of any changes to the adopted policies map are included within the schedules.

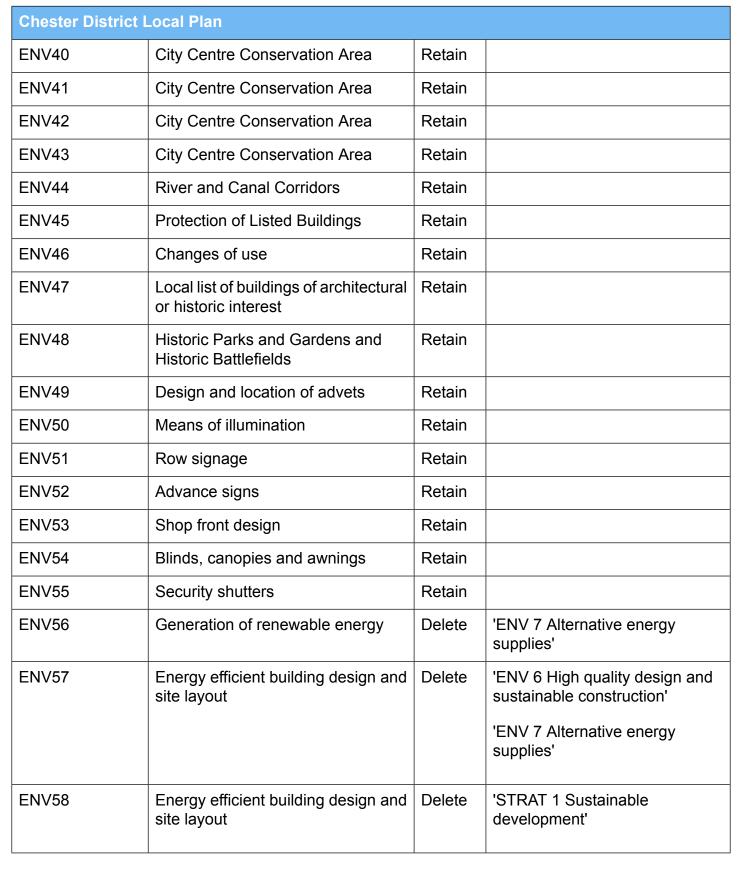
# **Chester District Local Plan**

Chester District Local Plan						
Chapter:	General Policies Guiding All Deve	lopment				
Policy Number	Policy Title	Outcome	Replaced by:			
GE1	General	Delete	'STRAT 1 Sustainable development'			
GE2	Accessibility	Delete	'ENV 6 High quality design and sustainable construction'			
GE3	Impact on residential amenity	Delete	'SOC 5 Health and well-being'			
GE4	Availability of utility services	Delete	'ENV 1 Flood risk and water			
GE5	Protection of water resources	Delete	management'			
GE6	Development and Flood Risk	Delete				
GE7	Local distinctiveness	Delete	'ENV 6 High quality design and sustainable construction'			
Chapter:	Environment					
Policy Number	Policy Title	Outcome	Replaced by:			
ENV1	General	Delete	'STRAT 1 Sustainable development'			
ENV2	Local setting and context	Delete	'ENV 6 High quality design and sustainable construction'			



Chester District I	_ocal Plan		
ENV3	Public spaces and squares	Delete	'SOC 6 Open space, sport and recreation'
ENV4	Facades of development	Delete	'ENV 6 High quality design and sustainable construction'
ENV5	Accessibility/permeability	Retain	
ENV6	Accessibility/permeability	Retain	
ENV7	Accessibility/permeability	Delete	'ENV 5 Historic environment'
ENV8	Views, viewpoints and landmarks	Retain	
ENV9	Materials	Delete	'ENV 6 High quality design and sustainable construction'
ENV10	Parking	Retain	
ENV11	Safety and Security	Delete	'ENV 6 High quality design and sustainable construction'
			'STRAT 1 Sustainable development'
ENV12	Inner ring road corridor	Retain	
ENV13	City Corridors	Retain	
ENV14	District lighting strategy	Retain	
ENV15	Strategic open space	Retain	
ENV16	Development adjacent to strategic open spaces	Retain	
ENV17	Other greenspace	Retain	
ENV18	Amenity open space	Delete	'SOC 6 Open space, sport and recreation'
ENV19	Urban Corridors	Retain	
ENV20	Greenspace improvements	Delete	'SOC 6 Open space, sport and recreation'

Chester District Local Plan			
			'ENV 3 Green infrastructure'
ENV21	Trees, hedgerows and woodland	Retain	
ENV22	Landscape and development	Retain	
ENV23	Provision and maintenance of open space in new development	Retain	
ENV24	Rural (general)	Delete	'STRAT 8 Rural area' 'ENV 2 Landscape'
ENV25	Areas of Special County Value	Retain	
ENV26	Green Network in Chester District	Retain	
ENV27	Nature conservation strategy	Retain	
ENV28	General	Retain	
ENV29	Features of local importance	Retain	
ENV30	Strategic wildlife corridors	Retain	
ENV31	Sites of national importance	Retain	
ENV32	Evaluation of archaeological sites	Retain	
ENV33	Sites of regional or county importance	Retain	
ENV34	District and Local importance	Retain	
ENV35	Demolition in Conservation Areas	Retain	
ENV36	Recording	Retain	
ENV37	New development in conservation areas	Retain	
ENV38	Views	Retain	
ENV39	City Centre Conservation Area	Retain	



Chester District Local Plan			
			'ENV 7 Alternative energy supplies'
ENV59	Pollution in the plan area	Delete	'STRAT 1 Sustainable development'
			'ENV 1 Flood risk and water management'
ENV60	New or extended hazardous installations	Retain	
ENV61	Development in the vicinity of hazardous installations	Retain	
ENV62	After uses	Delete	'ENV 9 Minerals supply and safeguarding'
ENV63	Green Belt	Delete	'STRAT 9 Green Belt and countryside'
ENV64	Agriculture and Forestry	Delete	'STRAT 9 Green Belt and countryside'
			National Planning Policy Framework
ENV65	Recreation and other open land uses	Delete	
ENV66	Limited extensions, alterations or replacement dwellings	Retain	
ENV67	Low Cost' housing in settlements in the Green Belt	Delete	'STRAT 9 Green Belt and countryside'
			'SOC 2 Rural exception sites'
ENV68	Countess of Chester Health Park	Retain	
ENV69	Countess of Chester Health Park	Retain	
ENV70	Chester zoo	Retain	



Chester District I	∟ocal Plan		
ENV71	Dale Camp	Retain	
ENV72	BNFL/URENCO	Retain	
ENV73	BNFL/URENCO	Retain	
ENV74	Huntington water treatment works and EP waste water treatment works	Retain	
ENV75	Siting of telecommunications development	Retain	
ENV76	Satellite dishes and antennas	Retain	
ENV77	Satellite dishes and antennas	Retain	
Chapter:	Transport		
Policy Number	Policy Title	Outcome	Replaced by:
TR1	General	Delete	'STRAT 1 Sustainable development'
TR2	Pedestrians	Delete	'STRAT 10 Transport and accessibility'
TR3	Pedestrians	Delete	'STRAT 10 Transport and accessibility'
TR4	Pedestrians	Retain	
TR5	Cycling	Retain	
TR6	Cycling	Retain	
TR7	Major transport improvements	Retain	
TR8	Public Transport - Buses	Delete	Out of date
TR9	Public Transport - Buses	Delete	'STRAT 3 Chester'
			'STRAT 10 Transport and accessibility'
TR10	Coaches	Retain	

Chester District I	Local Plan		
TR11	Public Transport - Rail	Retain	
TR12	Public Transport - Rail	Retain	
TR13	Parking	Retain	
TR14	Parking	Retain	
TR15	Parking	Retain	
TR16	Residents parking schemes	Delete	Not required
TR17	Safety and Environment	Retain	
TR18	Highway improvements	Delete	Completed
TR19	New developments	Delete	'STRAT 1 Sustainable development'
			'STRAT 10 Transport and accessibility'
TR20	New developments	Retain	
TR21	New developments	Retain	
TR22	Motorway/Roadside facilities	Retain	
TR23	Car free housing	Delete	'STRAT 1 Sustainable development'
Chapter:	Economy		
Policy Number	Policy Title	Outcome	Replaced by:
EC1	Scale of provision of employment	Delete	Out of date
EC2	Allocations for Employment Land	Retain	
EC3	Areas allocated for a range of employment uses	Retain	
EC4	Chester Business Park	Retain	
EC5	Protection of sites allocated for employment	Delete	'ECON 1 Economic growth, employment and enterprise'



Chester District L	ocal Plan		
EC6	Protection of existing employment land and buildings	Retain	
EC7	Stanlow complex	Retain	
EC8	Ince Power Stations	Retain	
EC9	Unallocated employment development	Delete	'ECON 1 Economic growth, employment and enterprise'
EC10	Extensions to existing business premises	Delete	Covered in all other policies
EC11	Re-use of rural buildings	Retain	
EC12	Home working, including teleworking	Delete	National Planning Policy Framework
EC13	Downgrade or unneighbourly uses	Delete	Not required
EC14	Tourism	Retain	
EC15	Tourist accommodation	Delete	'ECON 1 Economic growth,
EC16	Tourist accommodation	Delete	employment and enterprise'
EC17	Beeston sand quarry	Retain	
EC18	Camping and caravaning sites	Retain	
EC19	Conference facilities	Delete	'ECON 2 Town centres'
EC20	Agricultural land	Delete	'STRAT 1 Sustainable development'
EC21	Agricultural diversification	Retain	
EC22	New agricultural buildings	Retain	
EC23	Agricultural workers dwellings in the Open Countryside and Green Belt	Retain	
EC24	Agricultural service industries	Delete	Covered in all other policies

Chester District Local Plan				
Chapter:	Retail			
Policy Number	Policy Title	Outcome	Replaced by:	
RET1	The City Centre	Delete	'STRAT 3 Chester'	
RET2	Primary Shopping Streets	Retain		
RET3	Secondary Shopping Streets	Retain		
RET4	The Market	Delete	'ECON 2 Town centres'	
RET5	Allocations for retail development	Delete		
RET6	Protection of sites allocated for retail	Delete	Not required	
RET7	Assessment of proposals for retail development in the City Centre	Retain		
RET8	Assessment of proposals in the area immediately adjacent to the city centre	Retain		
RET9	Assessment of proposals outside the city centre	Retain		
RET10	Suburban shopping centres	Retain		
RET11	Suburban shopping centres	Retain		
RET12	Village shops	Retain		
RET13	Village shops	Delete	National Planning Policy Framework and all other policies	
RET14	Shopping development in the OC	Retain		
RET15	Control over future use of large out of centre shops	Retain		
Chapter:	Housing			
Policy Number	Policy Title	Outcome	Replaced by:	
HO1	Scale of housing provision	Scale of housing provision		



Chester District	Local Plan		
HO2	Allocations for housing development	Part Retain	
НО3	Affordable housing	Delete	'SOC 1 Delivering affordable housing'
HO4	Infill housing development	Retain	
HO5	Criteria for assessing proposals for residential sites not allocated	Retain	
HO6	Infill development in washed over villages in the GB	Retain	
HO7	Housing in the open countryside	Retain	
HO8	Extensions to existing dwellings	Retain	
HO9	Conversion of non-residential properties to residential use	Retain	
HO10	Re-use of rural buildings	Retain	
HO11	Replacement dwellings	Retain	
HO12	Low cost housing in the rural area	Delete	'SOC 1 Delivering affordable housing'
			'SOC 2 Rural exception sites'
HO13	Protection of existing dwellings	Delete	National Planning Policy Framework
HO14	Protection of land allocated for housing development	Retain	
HO15	Residential accommodation for homeless persons in the community	Retain	
HO16	HMO's	Retain	
HO17	Student Accommodation	Retain	
HO18	Granny flats	Retain	

Chester District I	Local Plan		
HO19	Day nurseries	Retain	
HO20	Improvement of older housing	Delete	Out of date
HO21	Gypsy Caravan Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'
HO22	Non-residential uses in predominantly residential areas	Delete	'ENV 6 High quality design and sustainable construction'
Chapter:	Community Facilities		
Policy Number	Policy Title	Outcome	Replaced by:
CF1	Schools	Delete	Built
CF2	University of Chester	Retain	
CF3	Re-use of surplus land and buildings	Retain	
Chapter:	Sport and Recreation		
Policy Number	Policy Title	Outcome	Replaced by:
SR1	Assessment of public open space in urban area	Retain	
SR2	Assessment of public open space in urban area	Delete	'SOC 6 Open space, sport and recreation'
SR3	Meeting the shortfall in provision	Retain	
SR4	Meeting the shortfall in provision	Delete	'SOC 6 Open space, sport and recreation'
SR5	Guidelines for provision in new housing developments	Retain	
SR6	Playing pitches	Retain	
SR7	Amenity open space	Retain	
SR8	Indoor sports provision	Retain	
SR9	Golf	Retain	



SR10 Athletics Tracks Retain  SR11 Water recreation Retain  SR12 Water recreation Retain  SR13 Noisy Environmentally intrusive recreation  SR14 Countryside recreation Retain  SR15 Countryside recreation Delete 'ECON 3 Visitor economy'  SR16 Carden Park Retain  SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  CHAPTER: Retain  CHAPTER: Urban Renaissance  Retain  CRAPTER: Urban Renaissance Retain  URBREN1 Urban Renaissance Retain  Chapter: Retain	Chester District L	₋ocal Plan		
SR12 Water recreation Retain  SR13 Noisy Environmentally intrusive recreation  SR14 Countryside recreation Retain  SR15 Countryside recreation Delete 'ECON 3 Visitor economy'  SR16 Carden Park Retain  SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  CHapter: Urban Renaissance  Retain  CHapter: Urban Renaissance  Retain  URBREN1 Urban Renaissance Retain	SR10	Athletics Tracks	Retain	
SR13 Noisy Environmentally intrusive recreation  SR14 Countryside recreation Retain  SR15 Countryside recreation Delete 'ECON 3 Visitor economy'  SR16 Carden Park Retain  SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR11	Water recreation	Retain	
recreation  SR14 Countryside recreation  SR15 Countryside recreation  SR16 Carden Park  SR17 Footpaths, bridleways and cycleways  Chapter:  Culture and Leisure  Policy Number Policy Title  Cultural buildings  Cultural buildings  Cultural areas and historic sites  Cultural areas and historic sites  Cultural buildings  Cultural buildings  Cultural Street Events  Cultural Cultural Renaissance  Policy Number Policy Title  Cultural Renaissance  Retain  Chapter:  Cultural Renaissance  Retain  Chapter:  Cultural Renaissance  Retain  Cultural Renaissance  Retain  Cultural Renaissance  Retain  Cultural Renaissance  Retain	SR12	Water recreation	Retain	
SR15 Countryside recreation Delete 'ECON 3 Visitor economy'  SR16 Carden Park Retain  SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR13	1	Retain	
SR16 Carden Park Retain  SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR14	Countryside recreation	Retain	
SR17 Footpaths, bridleways and cycleways Retain  Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR15	Countryside recreation	Delete	'ECON 3 Visitor economy'
Chapter: Culture and Leisure  Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR16	Carden Park	Retain	
Policy Number Policy Title Outcome Replaced by:  CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	SR17	Footpaths, bridleways and cycleways	Retain	
CU1 Cultural buildings Retain  CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	Chapter:	Culture and Leisure		
CU2 Cultural buildings Delete 'ECON 2 Town centres'  CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	Policy Number	Policy Title	Outcome	Replaced by:
CU3 Cultural areas and historic sites Retain  CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	CU1	Cultural buildings	Retain	
CU4 Street Events Retain  Chapter: Urban Renaissance  Policy Number Policy Title Outcome Replaced by:  URBREN1 Urban Renaissance Retain  URBREN2 Urban Renaissance Retain	CU2	Cultural buildings	Delete	'ECON 2 Town centres'
Chapter:       Urban Renaissance         Policy Number       Policy Title       Outcome       Replaced by:         URBREN1       Urban Renaissance       Retain         URBREN2       Urban Renaissance       Retain	CU3	Cultural areas and historic sites	Retain	
Policy NumberPolicy TitleOutcomeReplaced by:URBREN1Urban RenaissanceRetainURBREN2Urban RenaissanceRetain	CU4	Street Events	Retain	
URBREN1 Urban Renaissance Retain URBREN2 Urban Renaissance Retain	Chapter:	Urban Renaissance		
URBREN2 Urban Renaissance Retain	Policy Number	Policy Title	Outcome	Replaced by:
	URBREN1	Urban Renaissance	Retain	
Chaptery Manitoring and Implementation	URBREN2	Urban Renaissance	Retain	
Chapter: Wonitoring and implementation	Chapter:	Monitoring and Implementation		
Policy Number Policy Title Outcome Replaced by:	Policy Number	Policy Title	Outcome	Replaced by:
MI1 Provision of services and infrastructure Delete 'STRAT 11 Infrastructure'	MI1		Delete	'STRAT 11 Infrastructure'
MI2 Sealand Road Retain	MI2	Sealand Road	Retain	

# **Ellesmere Port and Neston Borough Local Plan**

Ellesmere Port and Neston Borough Local Plan					
Chapter:	General Policies				
Policy Number	Policy Title	Outcome	Replaced by:		
GEN1	General development criteria	Delete	'STRAT 1 Sustainable development'		
GEN2	Allocation of sites	Delete	Out of date		
GEN3	Safeguarded land	Delete	Out of date		
GEN4	Noise	Delete	'ENV 6 High quality design and sustainable construction'		
GEN5	Crime prevention	Delete	'STRAT 1 Sustainable development'		
GEN6	Access for everyone	Delete	'SOC 6 Open space, sport and recreation'		
GEN7	Telecommunications development	Retain			
GEN8	Telecommunications development	Retain			
GEN9	Art	Delete	Out of date		
GEN10	Power stations	Retain			
GEN11	Renewable energy	Delete	'ENV 7 Alternative energy supplies'		
GEN12	Overhead power lines	Delete	Out of date		
GEN13	Development on agricultural land	Delete	'STRAT 1 Sustainable development'		



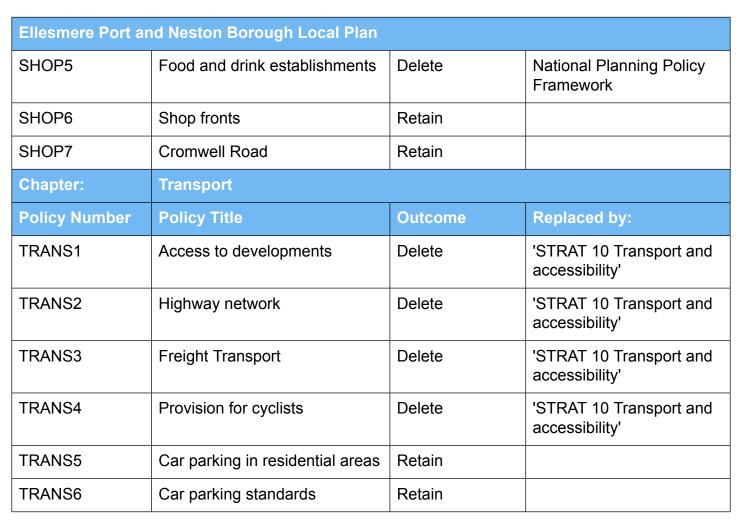
Ellesmere Port and Neston Borough Local Plan				
Chapter:	Housing			
Policy Number	Policy Title	Outcome	Replaced by:	
H1	Allocation of land for housing development	Part Retain		
H2	Affordable housing	Delete	'SOC 1 Delivering affordable housing'	
H3	Housing needs	Delete	'STRAT 2 Strategic development'	
H4	Housing in urban areas	Delete	'SOC 6 Open space, sport and recreation'	
H5	Conversion to flats	Retain		
H6	House extensions	Retain		
H7	Transport and access provision	Delete	'STRAT 10 Transport and accessibility'	
H8	School site	Already deleted		
Chapter:	Employment			
Policy Number	Policy Title	Outcome	Replaced by:	
EMP1	Sites for employment development	Part Retain		
EMP2	Stanlow special policy area	Retain		
EMP3	Hooton Park strategic site	Retain		
EMP4	Ince Marshes	Retain		
EMP5A	Cheshire Oaks	Delete	Developed	
EMP5B	Cheshire Oaks	Delete	Developed	
EMP5C	Cheshire Oaks	Retain		
EMP6	Established industrial areas	Delete	National Planning Policy Framework	

Ellesmere Port and Neston Borough Local Plan				
EMP7	Ince Power Station site	Retain		
EMP8	Land at Station Road	Retain		
Chapter:	Green Belt			
Policy Number	Policy Title	Outcome	Replaced by:	
GB1	Green Belt area	Delete	'STRAT 9 Green Belt and countryside'	
GB2	Green Belt policy	Delete	National Planning Policy Framework	
GB3	Re-use of buildings	Delete	National Planning Policy Framework	
GB4	Housing development in the Green Belt	Delete	National Planning Policy Framework	
GB5	Extensions and alterations to dwellings in GB	Retain		
GB6	Willaston village inset	Retain		
GB7	Roften area major development site	Retain		
GB8	Stables and field shelters	Delete	National Planning Policy Framework	
GB9	Large stables and riding facilities	Delete	National Planning Policy Framework	
GB10	Golf courses	Delete	Out of date	
Chapter:	Natural and Built Environment			
Policy Number	Policy Title	Outcome	Replaced by:	
ENV1	Nature conservation sites (international)	Delete	'ENV 4 Biodiversity and geodiversity'	
ENV2	National sites of nature conservation	Delete	'ENV 4 Biodiversity and geodiversity'	



Ellesmere Port and Neston Borough Local Plan				
ENV3	Nature conservation sites (regional and local)	Delete	'ENV 4 Biodiversity and geodiversity'	
ENV4	SNCVs	Retain		
ENV5	Ecological interest	Retain		
ENV6	ASCVs	Retain		
ENV7	Agricultural buildings	Retain		
ENV8	Urban green network	Retain		
ENV9	Landscape and habitat features	Retain		
ENV10	The Mersey Forest	Retain		
ENV11	M53/Shropshire Union Canal Corridor	Retain		
ENV12	Coastal zones	Retain		
ENV13	Development in conservation areas	Retain		
ENV14	Parkgate conservation area	Retain		
ENV15	Conservation of listed buildings	Retain		
ENV16	Non listed buildings and structures	Retain		
ENV17	Sites of special archaeological interest	Retain		
Chapter:	Hazard and Pollution			
Policy Number	Policy Title	Outcome	Replaced by:	
HAZ1	New of extended hazardous installations	Delete	National Planning Policy Framework/HSE	
HAZ2	Development in vicinity of hazadous installations	Delete	National Planning Policy Framework/HSE	

Ellesmere Port and Neston Borough Local Plan				
HAZ3	Potentially pulluting development	Retain		
HAZ4	Contaminated land	Delete	'STRAT 1 Sustainable development'	
Chapter:	Recreation and Tourism			
Policy Number	Policy Title	Outcome	Replaced by:	
REC1	Sports fields, play areas and parks	Delete	'SOC 6 Open space, sport and recreation'	
REC2	Open space provision	Retain		
REC3	Indoor sports and social facilities	Delete	'SOC 6 Open space, sport and recreation'	
REC4	Amenity open space in residential areas	Delete	'SOC 6 Open space, sport and recreation'	
REC5	Allotments	Delete	'SOC 6 Open space, sport and recreation'	
REC6	Site for potentially noisy outdoor sports	Delete	Developed	
REC7	Recreational routeways	Retain		
REC8	Tourist accommodation	Delete	National Planning Policy Framework	
REC9	Historic canal port	Retain		
Chapter:	Town Centre and Shopping			
Policy Number	Policy Title	Outcome	Replaced by:	
SHOP1	Primary shopping areas	Retain		
SHOP2	Local shopping centres	Retain		
SHOP3	Small shopping centres	Retain		
SHOP4	Retail development	Delete	'ECON 2 Town centres'	



# Vale Royal Borough Local Plan

Vale Royal Borough Local Plan				
Chapter:	General Strategy			
Policy Number	Policy Title	Outcome	Replaced by:	
GS1	Selection of Sites	Already deleted		
GS2	New Development in the Borough	Delete	'STRAT 2 Strategic development'	
GS3	North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'	
GS4	Changes to the North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'	
GS5	The Open Countryside	Retain		
GS6	Change of Use/Conversion of Rural Buildings	Retain		
GS7	Areas Affected by Former Underground Rock Salt Mining in Northwich	Retain		
GS8	Proposals for New Development for Main Town Centre Uses	Delete	Completed	
GS9	General Urban Design Principles for Development in Northwich Town Centre	Retain		
GS9A	Barons Quay Development Area	Retain		
GS9B	Weaver Shopping Centre Extension Development Area	Retain		
GS9C	Land North of Leicester Street	Retain		
GS9D	Northwich Market	Retain		
GS9E	Marina Development Area	Delete	Completed	
GS9F	County Council Offices Site	Retain		



Vale Royal Borough Local Plan				
GS9G	Magistrates' Court Site	Delete	Closed	
GS9H	British Waterways Site	Retain		
GS9I	Lock Street Site	Part Retain	See Plan	
GS9J	Memorial Hall Site	Delete	Developed	
GS9K	Land West of Old Warrington Road	Retain		
GS9L	Land West of Queen Street	Retain		
GS9M	Land Adjacent to Victoria Bridge	Delete	Part developed	
GS9N	Northwich Vision Transportation Schemes	Part Retain	See Plan	
GS9P	Developer Contributions to Transport and Public Realm Improvements	Retain		
GS10	Winsford Gateway	Retain		
GS11	Weaver Valley Regional Park Project	Delete	Out of date	
Chapter:	Natural Environment			
Policy Number	Policy Title	Outcome	Replaced by:	
NE1	Protection of the Nature Conservation Resource	Retain		
NE2	Designated Sites of International and National Nature Conservation Importance	Retain		
NE3	Designated Sites of Local and Regional Nature Conservation and Geological importance	Delete	'ENV 4 Biodiversity and geodiversity'	
NE4	Threatened and Priority Habitats	Delete	'ENV 4 Biodiversity and geodiversity'	
NE5	Endangered Species	Delete	'ENV 4 Biodiversity and geodiversity'	

Vale Royal Bo	rough Local Plan		
NE6	Wildlife Corridors and Green Wedges	Retain	
NE7	Protection and Enhancement of Landscape Features	Retain	
NE8	Provision and Enhancement of Landscape in New Development	Retain	
NE9	Trees and Woodland	Retain	
NE10	Proposals for the Establishment of Areas of Multipurpose Woodland on Derelict and Under Used Land	Retain	
NE11	Areas of Special County Value	Retain	
NE12	Areas of Significant Local Environmental Value	Retain	
NE13	River Corridors	Retain	
NE14	Dane Valley	Retain	
NE15	Protection of the Floodplain	Delete	'ENV 1 Flood risk and water management'
NE16	Surface Water Run Off	Delete	'ENV 1 Flood risk and water management'
NE17	Watercourses	Delete	'ENV 1 Flood risk and water management'
NE18	Mersey Estuary Zone	Retain	
Chapter:	Built Environment		
Policy Number	Policy Title	Outcome	Replaced by:
BE1	Safeguarding and Improving the Quality of the Environment	Retain	
BE2	Sewerage Infrastructure	Delete	'ENV 1 Flood risk and water management'



BE3 V	Water Supply		
		Delete	'ENV 1 Flood risk and water management'
BE4 F	Planning Obligations	Retain	
BE5 H	Historic Environment - Listed Buildings	Retain	
BE6	Alteration/Extensions to Listed Buildings	Retain	
BE7	Changes of Use to Listed Buildings	Retain	
BE8 L	Listed Buildings and Archaeology	Retain	
BE9	Demolition Control of Listed Buildings	Retain	
	Historic Environment - Conservation Areas	Retain	
1	Development of Sites Outside the Conservation Area	Retain	
BE12	Northwich Conservation Area	Retain	
BE13	Ancient Monuments/Archaeological Sites	Retain	
BE14 (	Other Sites of Archaeological Importance	Retain	
BE15	Historic Parks and Gardens	Retain	
BE16	Advertisements and Signs	Retain	
BE17	Advance Directional Advertisements	Retain	
BE18 1	Telecommunications Development	Retain	
1	Domestic Radio, Masts, Aerials and Satellite Dishes	Retain	
BE20	Jodrell Bank	Retain	
BE21 F	Renewable Energy	Part Retain	
BE22 L	Locally Important Buildings	Retain	
BE23 (	Conservation Area Appraisals	Retain	

Vale Royal Borough Local Plan				
Chapter:	Housing			
Policy Number	Policy Title	Outcome	Replaced by:	
H1	The Supply of Housing Land	Already Deleted	Out of date	
H2	Housing Allocations	Retain		
H3	Phasing	Delete	Out of date	
H4	Housing Development Hierarchy	Delete	Out of date	
H5	Windfall Sites	Delete	Out of date	
H6	Change of Use/Conversion	Delete	Out of date	
H7	Sub-Division of Existing Dwellings into Self-Contained Residential Units	Delete	Out of date	
H8	Extensions/Alterations to Dwellings	Retain		
H9	Extensions to Dwellings that have been Created Through the Conversion of a Rural Building	Retain		
H10	Rebuilding/Replacement of Dwellings	Retain		
H11	Extensions to Residential Curtilages in the Open Countryside and the Green Belt	Retain		
H12	Density	Delete		
H13	Mixed Communities	Delete	'STRAT 1 Sustainable development'	
H14	Sites for Affordable Housing on Residential Developments	Delete	'SOC 1 Delivering affordable housing'	
H15	Sites for Affordable Housing within the Settlement Policy Boundaries of Frodsham, Helsby and Tier 1 Locations	Delete		
H16	Sites for Affordable Housing in the Green Belt/Open Countryside	Delete	'SOC 1 Delivering affordable housing'	



Vale Royal Borough Local Plan				
			'SOC 2 Rural exception sites'	
H17	Gypsy and Traveller Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'	
H18	Transit Gypsy Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'	
H19	Show Person's Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'	
Chapter:	Employment			
Policy Number	Policy Title	Outcome	Replaced by:	
E1	General Requirements for Employment Use	Part Retain	Delete paragraph iv	
E2	Existing Non-Conforming Uses	Delete	Out of date	
E3	Redevelopment of Employment Land for Employment Purposes	Retain		
E4	Redevelopment of Existing and Proposed Employment Land for Non-Employment Purposes	Retain		
E5	Employment Land Allocations	Part Retain		
E6	Lostock Triangle, Lostock Gralam	Retain		
E7	Northwich and Winsford Town	Delete	National Planning Policy Framework	
E8	Villages	Delete	National Planning Policy Framework	

Vale Royal Borough Local Plan				
E9	Employment Uses in the Open Countryside Outside the Green Belt	Delete	National Planning Policy Framework	
E10	Employment Uses in the Green Belt Including Washed Over Green Belt Villages	Retain		
Chapter:	Recreation and Tourism			
Policy Number	Policy Title	Outcome	Replaced by:	
RT1	General Requirements for Recreation/Tourism Developments	Delete	All other policies in the Plan	
RT2	Sports Facilities and Open Spaces - Allocations	Retain		
RT3	Recreation and Open Space in New Developments – Space standards	Retain		
RT4	Existing Formal and Informal Open Spaces and Recreational Facilities	Delete	National Planning Policy Framework	
RT5	Allotments	Delete	'SOC 6 Open space, sport and recreation'	
RT6	Village Facilities	Retain		
RT7	Tourist Accommodation within the Towns of Northwich and Winsford and the Villages	Retain		
RT8	Tourist Accommodation within the Open Countryside and the Green Belt	Retain		
RT9	Chalet Type Development	Retain		
RT10	The Use of Farmhouses for B&B Accommodation within the GB and OC	Delete	National Planning Policy Framework	
RT11	Extensions to Existing Facilities	Retain		
RT12	Small Extensions to Existing Hotels, Guest Houses and Other Tourist	Delete	National Planning Policy Framework	



Accommodation within the Green Belt and Open Countryside  RT13 Touring Recreational Caravan and Camping Sites  RT14 Static Recreational Caravan Sites Retain  RT15 Golf Courses  REtain  RT16 Driving Ranges  Retain  RT17 Noisy Sports  Part Retain  RT18 Motor Sports  Part Retain  RT19 Tourist/Recreation Related Facilities - Allocations  RT20 Mooring Facilities  RT21 The Weaver and Dane Valleys  RT22 The Winsford Flashes – Site specific policy  RT23 The Whitegate Way – Site specific policy  RT24 Delamere Forest – Site specific policy  RT25 Outton Park Motor Racing Venue – Site specific policy  RT25 Outton Park Motor Racing Venue – Site specific policy  Policy Transportation  Policy Number  T1 General Requirements  Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments  Delete 'STRAT 10 Transport and accessibility'	Vale Royal Borough Local Plan				
Camping Sites  RT14 Static Recreational Caravan Sites Retain  RT15 Golf Courses Retain  RT16 Driving Ranges Retain  RT17 Noisy Sports Part Retain Delete paragraph iv  RT18 Motor Sports Part Retain Delete paragraph i  RT19 Tourist/Recreation Related Facilities - Allocations Retain  RT20 Mooring Facilities Retain  RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy Retain  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy Chapter: Transportation  Policy Number Policy Title Outcome Replaced by:  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'					
RT15 Golf Courses Retain  RT16 Driving Ranges Retain  RT17 Noisy Sports Part Retain Delete paragraph iv  RT18 Motor Sports Part Retain Delete paragraph iv  RT19 Tourist/Recreation Related Facilities - Allocations  RT20 Mooring Facilities Retain  RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT13		Retain		
RT16 Driving Ranges Retain  RT17 Noisy Sports Part Retain Delete paragraph iv  RT18 Motor Sports Part Retain Delete paragraph iv  RT19 Tourist/Recreation Related Facilities - Allocations  RT20 Mooring Facilities Retain  RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT14	Static Recreational Caravan Sites	Retain		
RT17 Noisy Sports Part Retain Delete paragraph iv RT18 Motor Sports Part Retain Delete paragraph i RT19 Tourist/Recreation Related Facilities - Allocations Retain RT20 Mooring Facilities Retain RT21 The Weaver and Dane Valleys Part Retain Delete first sentence RT22 The Winsford Flashes – Site specific policy Retain RT23 The Whitegate Way – Site specific policy Retain RT24 Delamere Forest – Site specific policy Retain RT25 Oulton Park Motor Racing Venue – Site specific policy Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT15	Golf Courses	Retain		
RT18 Motor Sports Part Retain Delete paragraph i  RT19 Tourist/Recreation Related Facilities - Allocations  RT20 Mooring Facilities Retain  RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy Retain  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT16	Driving Ranges	Retain		
RT19 Tourist/Recreation Related Facilities - Allocations  RT20 Mooring Facilities  RT21 The Weaver and Dane Valleys  RT22 Part Retain  RT22 The Winsford Flashes – Site specific policy  RT23 The Whitegate Way – Site specific policy  RT24 Delamere Forest – Site specific policy  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter:  Transportation  Policy Number  T1 General Requirements  Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments  Retain  Delete 'STRAT 10 Transport and accessibility'	RT17	Noisy Sports	Part Retain	Delete paragraph iv	
RT20 Mooring Facilities Retain  RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy Retain  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT18	Motor Sports	Part Retain	Delete paragraph i	
RT21 The Weaver and Dane Valleys Part Retain Delete first sentence  RT22 The Winsford Flashes – Site specific policy Retain  RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number Policy Title Outcome Replaced by:  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT19		Retain		
RT22 The Winsford Flashes – Site specific policy  RT23 The Whitegate Way – Site specific policy  RT24 Delamere Forest – Site specific policy  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT20	Mooring Facilities	Retain		
RT23 The Whitegate Way – Site specific policy Retain  RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number Policy Title Outcome Replaced by:  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT21	The Weaver and Dane Valleys	Part Retain	Delete first sentence	
RT24 Delamere Forest – Site specific policy Retain  RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number Policy Title Outcome Replaced by:  T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	RT22	•	Retain		
RT25 Oulton Park Motor Racing Venue – Site specific policy  Chapter: Transportation  Policy Number  T1 General Requirements  Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments  Delete 'STRAT 10 Transport and accessibility'	RT23	The Whitegate Way – Site specific policy	Retain		
Specific policy  Chapter: Transportation  Policy Number  T1 General Requirements  Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments  Delete 'STRAT 10 Transport and accessibility'	RT24	Delamere Forest – Site specific policy	Retain		
Policy Number         Policy Title         Outcome         Replaced by:           T1         General Requirements         Delete         'STRAT 10 Transport and accessibility'           T2         Transportation Assessments         Delete         'STRAT 10 Transport and accessibility'	RT25	_	Retain		
T1 General Requirements Delete 'STRAT 10 Transport and accessibility'  T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'	Chapter:	Transportation			
T2 Transportation Assessments Delete 'STRAT 10 Transport and accessibility'		Policy Title	Outcome	Replaced by:	
and accessibility	T1	General Requirements	Delete		
	T2	Transportation Assessments	Delete	· '	
T3 Public Transport Retain	Т3	Public Transport	Retain		

Vale Royal Borough Local Plan				
T4	Railways	Retain		
T5	Railway Stations	Retain		
Т6	Northwich - Middlewich - Sandbach Rail Line – safeguarded route	Retain		
Т7	Safeguarded Rail Lines – safeguarded route	Retain		
Т8	Pedestrians and Walking	Delete	'STRAT 10 Transport and accessibility'	
Т9	Cycling	Delete	'STRAT 10 Transport and accessibility'	
T10	National Cycle Network	Delete	Out of date	
T11	Freight	Delete	National Planning Policy Framework	
T12	Development of Land Adjacent to the River Weaver for Water Based Freight Facilities	Retain		
T13	Car Parking	Retain		
T14	Car Parking in Town and Village Centres	Retain		
T15	Provision of Access for People with Disabilities	Retain		
T16	Roadside Facilities	Retain		
T17	Lorry Parks	Retain		
T18	General Highways Policies – Safeguarded route	Retain		
T19	Appropriate Traffic Calming Measures	Delete	Not used	
T20	Travel Plans	Retain		



Vale Royal Borough Local Plan			
Chapter:	Shopping and Town Centre Development		
Policy Number	Policy Title	Outcome	Replaced by:
STC1	General Policy	Retain	
STC2	Northwich Town Centre – Allocations	Retain	
STC3	Winsford Town Centre	Retain	
STC4	Use of Upper Floors	Retain	
STC5	Design	Delete	'ENV 6 High quality design and sustainable construction'
STC6	Design-Installation of Shutters	Retain	
STC7	Proposals for Key Town Centre Development in Edge-of-Centre and Out-of-Centre Locations	Delete	National Planning Policy Framework
STC8	Defined Town and Large Village Centres	Delete	Out of date
STC9	Defined Town and Large Village Centres	Delete	Out of date
STC10	Loss of Existing Ground and Upper Floor Residential Uses	Delete	Out of date
STC11	Large Proposals in Large Village Centres	Delete	National Planning Policy Framework
STC12	Local Centres in Winsford and Northwich	Retain	
STC13	All Smaller Villages With or Without Defined Policy Boundaries	Delete	National Planning Policy Framework
STC14	All Smaller Villages With or Without Defined Policy Boundaries	Retain	
STC15	Changes of Use That Would Result in the Loss of a Public House or Other Service Serving a Rural Community	Retain	
STC16	Farm Shops	Retain	

Vale Royal Borough Local Plan			
Chapter:	Public Services		
Policy Number	Policy Title	Outcome	Replaced by:
PS1	Public Services Development in the Open Countryside	Delete	Out of date
PS2	Redundant Institutions in the Open Countryside/Green Belt	Delete	Completed
PS3	Child Care facilities	Delete	National Planning Policy Framework
Chapter:	Pollution, Hazards and Contaminated	Land	
Policy Number	Policy Title	Outcome	Replaced by:
P1	Air Pollution	Delete	'SOC 5 Health and well-being'
P2	New Development which is Sensitive to Air Pollution	Delete	'SOC 5 Health and well-being'
P3	Noise Pollution	Delete	'SOC 5 Health and well-being'
P4	Light Pollution	Delete	'SOC 5 Health and well-being'
P5	Groundwater	Delete	'ENV 1 Flood risk and water management'
P6	Hazardous Installations	Delete	HSE
P7	Development of a Non-Hazardous Nature in the Vicinity of Non-Hazardous Installations	Delete	HSE
P8	Contaminated and Derelict Land	Delete	'STRAT 1 Sustainable development'
P9	Aerodrome Safeguarding - Liverpool John Lennon Airport – Site specific	Retain	



Vale Royal Borough Local Plan			
Chapter:	Rural Enterprises		
Policy Number	Policy Title	Outcome	Replaced by:
RE1	Agricultural Land	Delete	'STRAT 1 Sustainable development'
RE2	Where Development is Allowed Which Involves the Loss of Agricultural Land	Delete	Out of date
RE3	New Agricultural Buildings	Retain	
RE4	Proposals for New Buildings and Other Structures Associated with Livestock	Delete	'ENV 6 High quality design and sustainable construction'
RE5	Change of Use of Agricultural and Other Rural Buildings	Delete	National Planning Policy Framework
RE6	Withdrawal of Agricultural Permitted Development Rights Following a Change of Use	Delete	National Planning Policy Framework
RE7	Agricultural workers' Dwellings	Retain	
RE8	Removal of an Agricultural or Forestry Occupancy Condition	Retain	
RE9	Equestrian Development	Retain	
RE10	Kennels and Catteries	Retain	
RE11	Private Airstrips	Delete	Out of date
RE12	Farm Diversification	Retain	

Vale Royal Borough Local Plan			
Chapter:	After Use of Mineral Workings		
Policy Number	Policy Title	Outcome	Replaced by:
MW1	General Considerations	Delete	'ENV 9 Minerals supply and safeguarding'
MW2	Consultation on County Matters	Delete	'ENV 9 Minerals supply and safeguarding'
MW3	After Uses – Site specific	Retain	
MW4	Ancillary Development	Delete	'ENV 9 Minerals supply and safeguarding'



It is proposed that all policies, apart from those indicated in the table below, are deleted and replaced by Policy 'ENV 9 Minerals supply and safeguarding'.

Policy Number	Policy Title	Outcome
1	Sustainability	Delete
2	Need	Delete
3	Aggregate reserves	Delete
4	Alternative sources of aggregate	Delete
5	Safeguarding high quality material	Delete
6	Prior extraction	Delete
7	Mineral conservation areas	Delete
8	Review	Delete
9	Planning applications	Retain
10	Geological content of planning applications	Delete
11	Pre-application discussions	Delete
12	Conditions	Retain
13	Planning obligations/legal agreements	Retain
14	ASCV	Delete
15	Landscape	Retain
16	Plant and buildings	Retain
17	Visual amenity	Retain
18	Jodrell Bank zone	Delete
19	Archaeology	Delete
20	Archaeology	Delete
21	Archaeology	Delete

Policy Number	Policy Title	Outcome
22	Nature conservation	Delete
23	Nature conservation	Delete
24	Built heritage and historic environment	Delete
25	Ground water/surface water/flood protection	Delete
26	Noise	Delete
27	Noise	Delete
28	Dust	Retain
29	Agricultural land	Delete
30	Agricultural land - silica sand	Delete
31	Cumulative impact	Delete
32	Advance planting	Delete
33	Public rights of way	Delete
34	Highways	Delete
35	Alternative forms of transport	Delete
36	Secondary operations	Delete
37	Hours of operation	Retain
38	Blasting	Delete
39	Stability and support	Delete
40	Mine waste disposal	Delete
41	Restoration	Delete
42	Aftercare	Delete
43	Liaison committees	Retain
44	Opencast coal	Delete
45	Sand and gravel landbank	Delete



# **Cheshire Replacement Waste Local Plan**

It is proposed that all policies within the Cheshire Replacement Waste Local Plan, apart from those indicated in the table below, are deleted and replaced by Policy 'ENV 8 Managing waste'.

Policy Number	Policy Title	Outcome
1	Sustainable waste management	Delete
2	Need for waste management facilities	Delete
3	Phasing of sites for landfill/landraise and/or thermal treatment	Delete
4	Preferred sites for waste management facilities	Delete
5	Other sites for waste management facilities	Delete
6	Built waste management facilities of a national/regional scale	Delete
7	Sites for open air windrow composting facilities	Delete
8	Wastewater treatment works	Delete
9	Preferred sites for non-hazardous landfill/landraise	Delete
10	Minimising waste during construction and development	Delete
11a and 11b	Development and waste recycling	Delete
12	Impact of development proposals	Retain
13	ASCV	Delete
14	Landscape	Delete
15	Green Belt	Delete
16	Historic environment	Delete
17	Natural environment	Delete
18	Water resource protection and flood risk	Delete
19	Agricultural land quality	Delete
20	Public rights of way	Delete

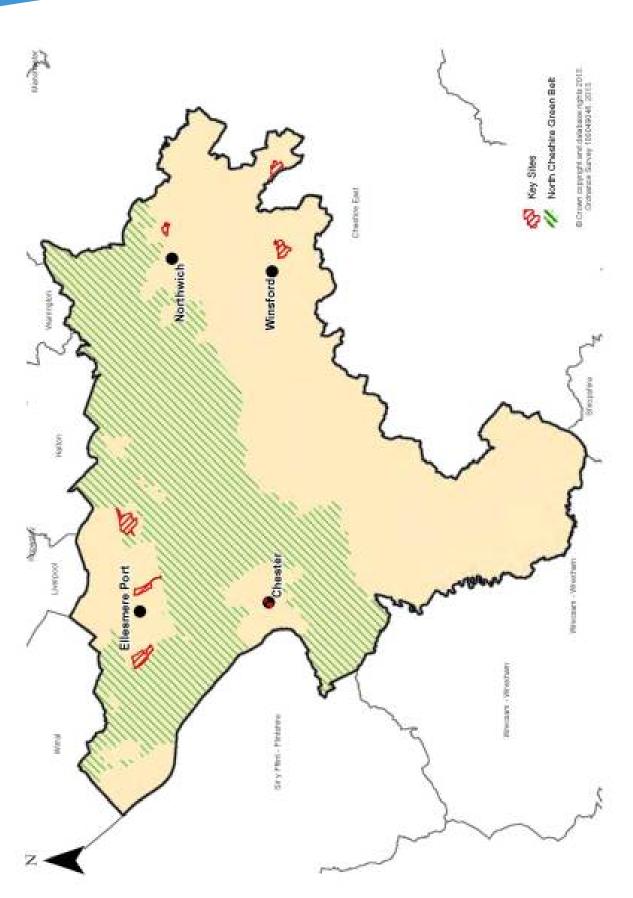
Policy Number	Policy Title	Outcome
21	Jodrell Bank	Delete
22	Aircraft safety	Retain
23	Noise	Delete
24	Air pollution: air emissions including dust	Delete
25	Litter	Delete
26	Air pollution: odour	Delete
27	Sustainable transport of waste and waste derived materials	Delete
28	Highways	Delete
29	Hours of operation	Delete
30	Hours of operation for HWRC	Delete
31	Ancillary development at a landfill/landraise site and/or open windrow composting site	Delete
32	Reclamation	Delete
33	Liaison committees	Retain
34	Energy recovery	Delete
35	Underground hazardous waste storage/containment	Retain
36	Design	Delete

## **B Changes to Policies Map**

In line with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 the adopted Proposals Map will be renamed as the Policies Map. There are two types of changes to the adopted Policies Map:

- 1. Deletions from the adopted Policies Map
- 2. Additions to the Policies Map

Maps 1 to 50 are deletions, maps 51 to 61 are additions to the Policies Map.



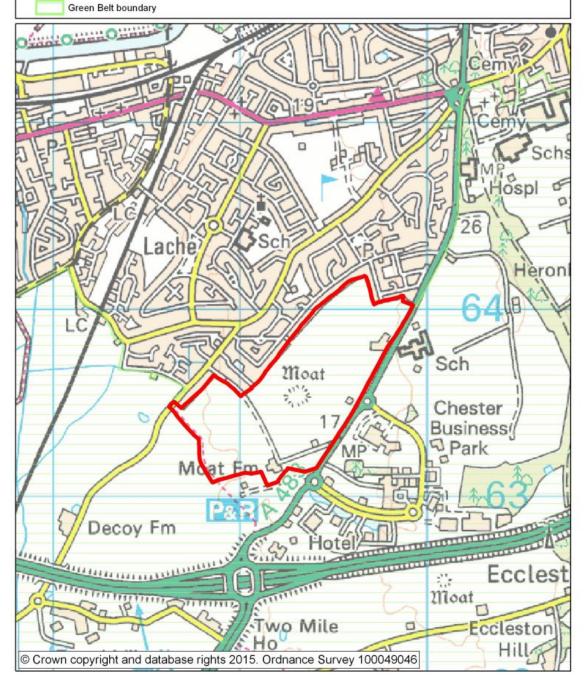
Cheshire West and Chester

Local Plan: Chester District Local Plan

Policy number: ENV63

Description: Boundaries of the Green Belt Amendment: Amend boundary on Policies Map

Proposed change to Green Belt boundary





Local Plan: Chester District Local Plan

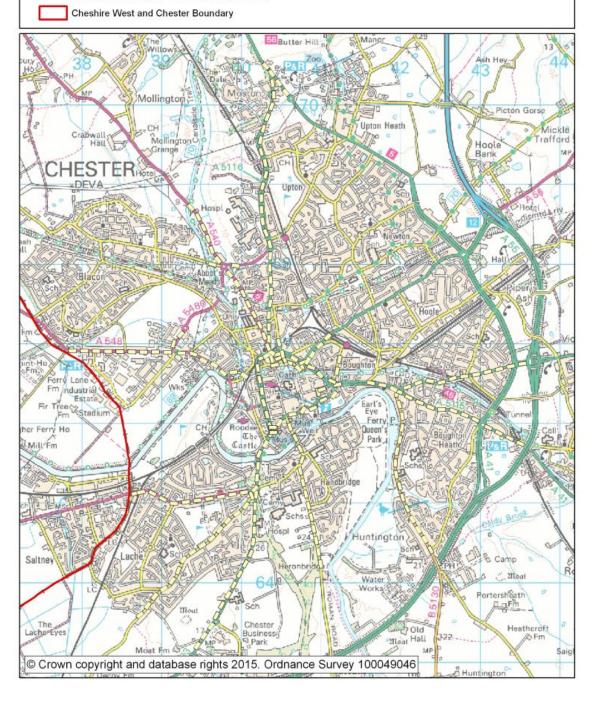
Policy number: TR8

Description: Public Transport - Buses (Priority Routes)

Amendment: Delete from Policies Map

TR8 Public Transport - Buses (Priority Routes)





Cheshire West and Chester

Local Plan: Chester District Local Plan

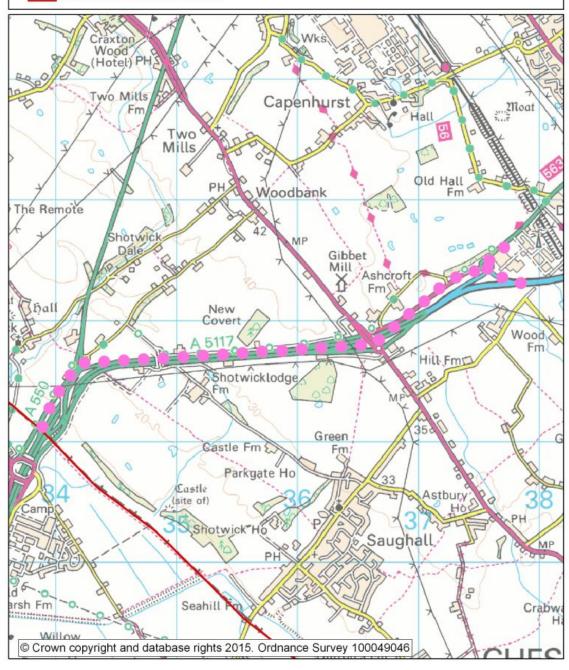
Policy number: TR18

Description: Highway Improvements (A550 Deeside Park - A5117 Improvements)

Amendment: Delete from Policies Map

TR18 Highway Improvements (A550 Deeside Park - A5517 Improvements)

Cheshire West and Chester Boundary



Local Plan: Chester District Local Plan

Policy number: RET5

Description: Allocations for Retail Development - Adjoining neighbourhood centre

Cheshire West

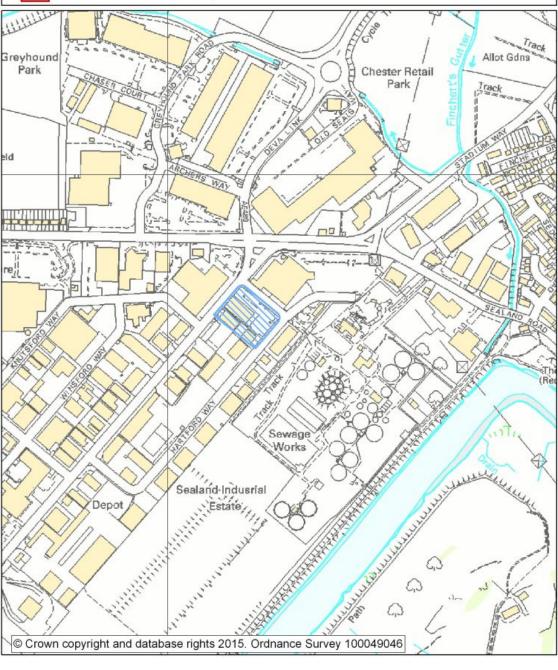
and Chester

in Sealand Road

Amendment: Delete from Policies Map

RET5 Allocations for Retail Development

Cheshire West and Chester Boundary



Cheshire West and Chester

Local Plan: Chester District Local Plan

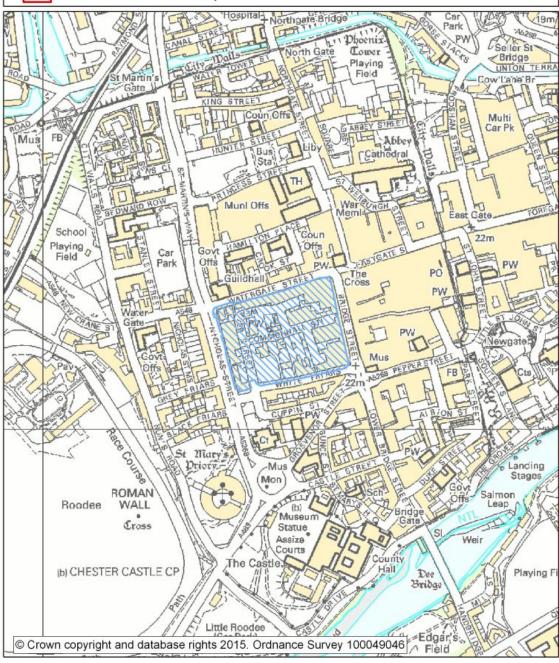
Policy number: RET5

Description: Allocations for Retail Development - part of the Commonhall Street area

Amendment: Delete from Policies Map

RET5 Allocations for Retail Development

Cheshire West and Chester Boundary



Local Plan: Chester District Local Plan

Policy number: RET5

Description: Allocations for Retail Development - land between Hunter Street and

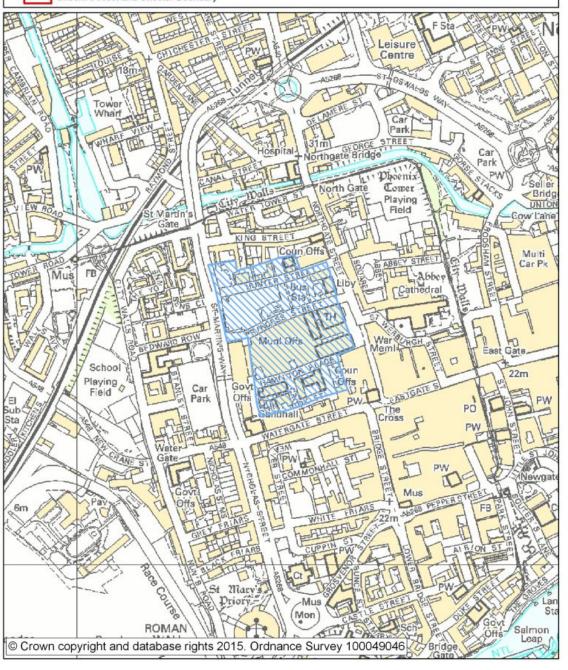
Cheshire West

and Chester

Princess Street (Northgate, formerly known as Forum I I)

Amendment: Delete from Policies Map
RET5 Allocations for Retail Development

Cheshire West and Chester Boundary



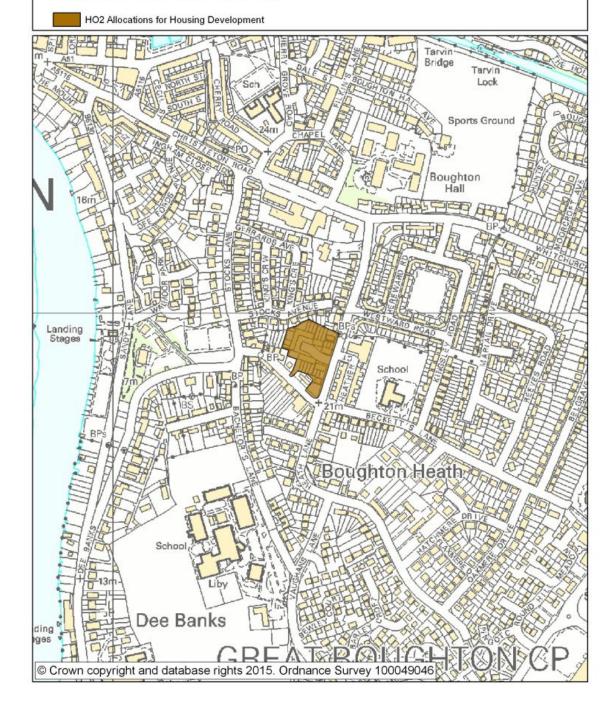


Local Plan: Chester District Local Plan

Policy number: HO2

Description: Allocation for Housing Development - Heath Lane, Boughton

Amendment: Delete from Policies Map



Cheshire West and Chester

Local Plan: Chester District Local Plan

Policy number: HO2

Description: Allocation for Housing Development - Rock Farm, Elton

Amendment: Delete from Policies Map

HO2 Allocations for Housing Development





Local Plan: Chester District Local Plan

Policy number: HO2

Description: Allocation for Housing Development - Tarporley Road, Tarvin

Amendment: Delete from Policies Map

HO2 Allocations for Housing Development

Tarvin Track TAR Council Council Holdings arvin Primary Brown Heath School Farm Vin Community Woodland THE THE PARTY OF T Downdale Mount Pleasant Garfields 0 Bella Cross Lanes Broom Broom Bank Broom Bank House The Gables Fern Bank © Crown copyright and database rights 2015. Ordnance Survey 100049046

Cheshire West and Chester

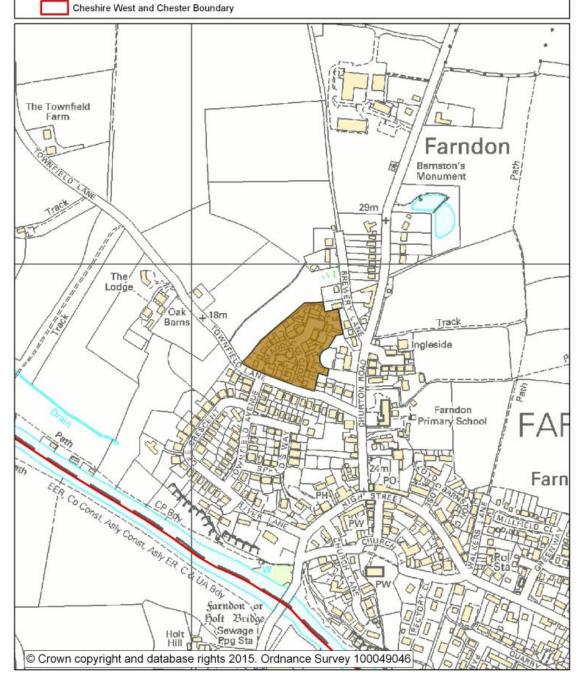
Local Plan: Chester District Local Plan

Policy number: HO2

Description: Allocation for Housing Development - Townfield Lane, Farndon

Amendment: Delete from Policies Map

HO2 Allocations for Housing Development





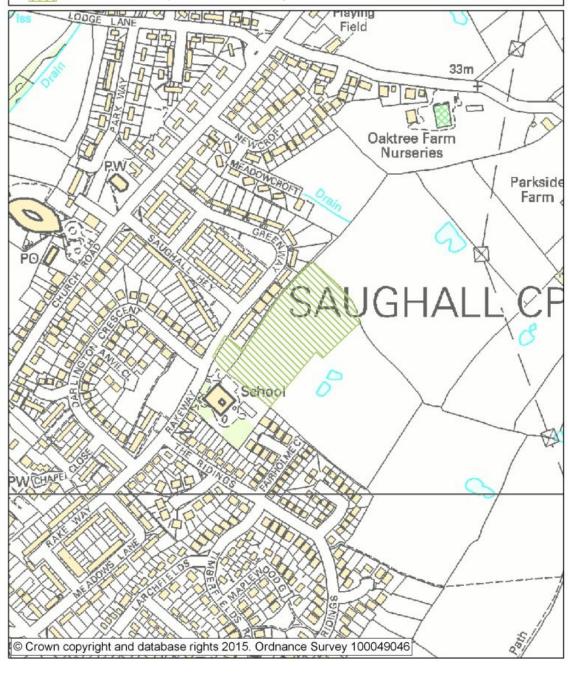
Local Plan: Chester District Local Plan

Policy number: CF1

Description: Allocation for Primary School - Rake Lane, Saughall

Amendment: Delete from Policies Map

CF1 Allocation for Primary School - Rake Lane, Saughall



Cheshire West and Chester

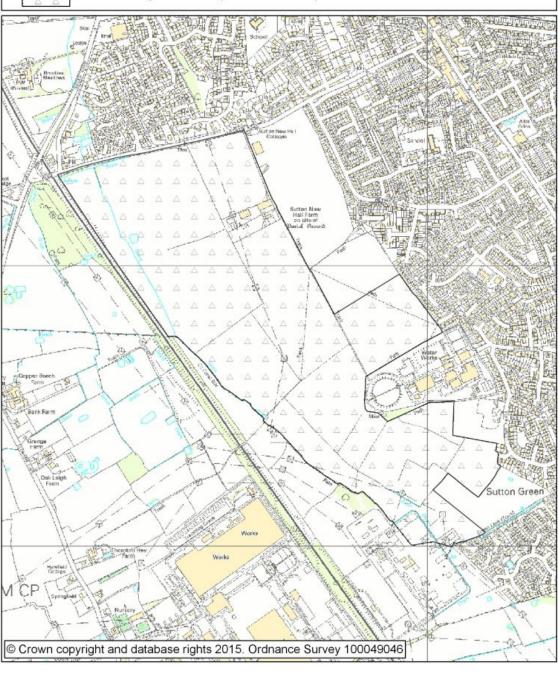
Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: GEN3

Description: Land Safeguarded to Meet Possible Future Development Needs

Amendment: Delete from Policies Map

GEN3 Land Safeguarded to meet possible future development needs





Local Plan: Ellesmere Port and Neston Borough Local Plan

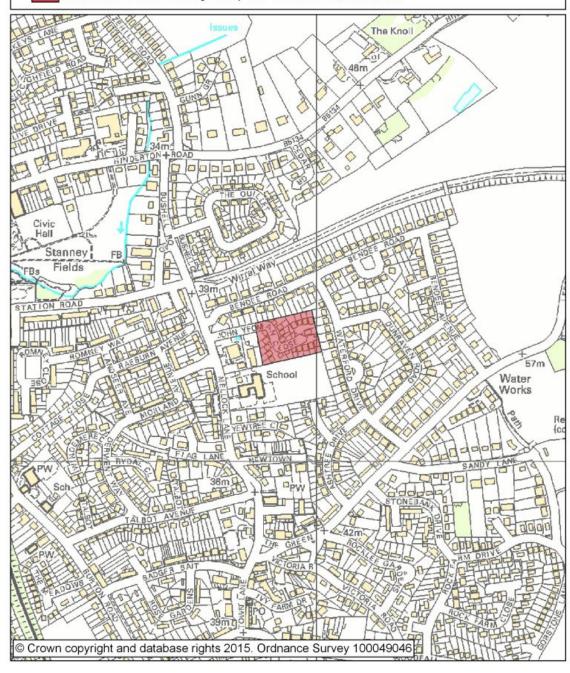
Policy number: H1

Description: Allocation of Land for Housing Development - Deeside School,

Mellock Lane

Amendment: Delete from Policies Map

H1 Allocation of Land for Housing Development - Deeside School, Mellock Lane



Cheshire West and Chester

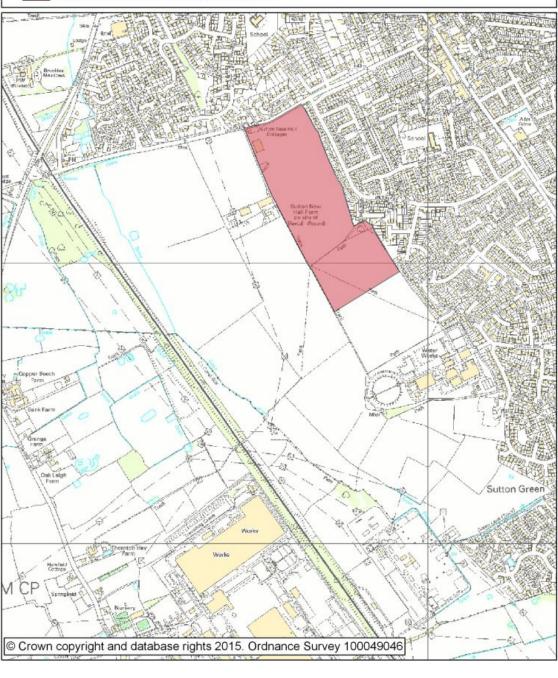
Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: H1 (1)

Description: Allocation of Land for Housing Development - South of Ledsham Road

Amendment: Delete from Policies Map

H1 (1) Allocation of Land for Housing Development



Cheshire West and Chester

Local Plan: Ellesmere Port and Neston Borough Local Plan

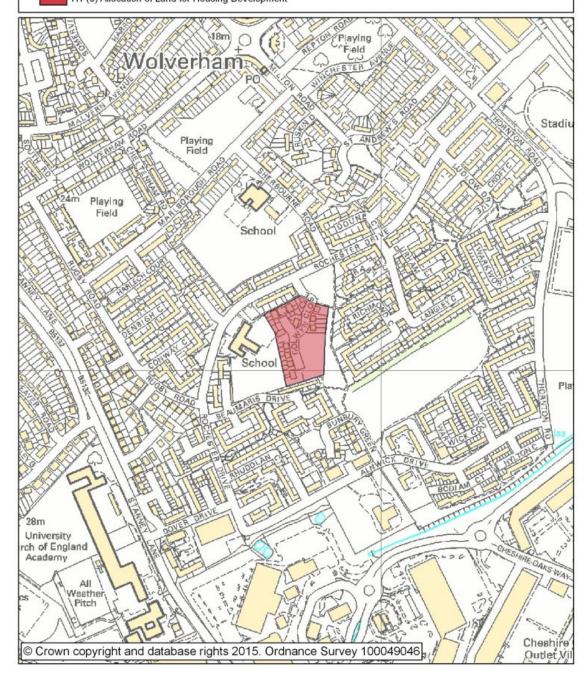
Policy number: H1 (5)

Description: Allocation of Land for Housing Development - Stanney Grange

Infants School

Amendment: Delete from Policies Map

H1 (5) Allocation of Land for Housing Development



Cheshire West and Chester

Local Plan: Ellesmere Port and Neston Borough Local Plan

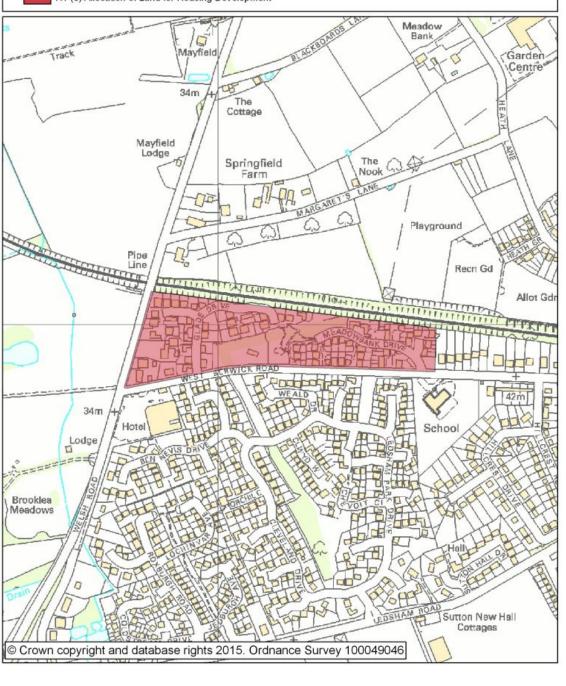
Policy number: H1 (8)

Description: Allocation of Land for Housing Development - North of Berwick Road,

Little Sutton

Amendment: Delete from Policies Map

H1 (8) Allocation of Land for Housing Development



Cheshire West and Chester

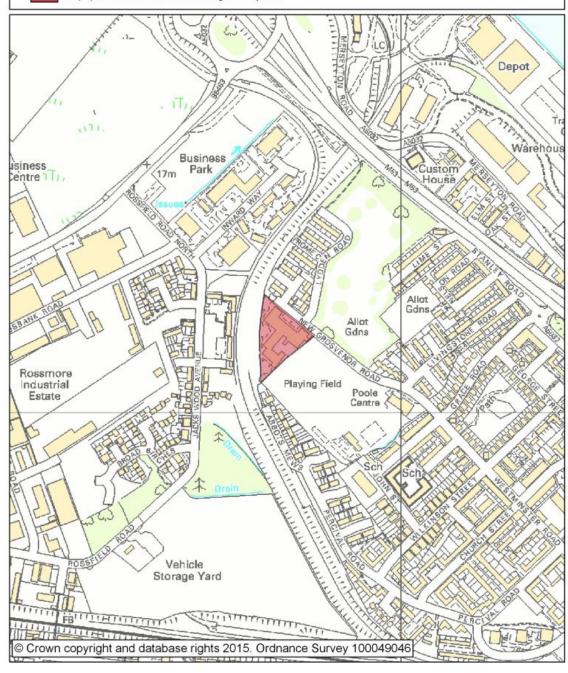
Local Plan: Ellesmere Port and Neston Borough Local Plan

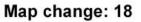
Policy number: H1 (11)

Description: Allocation of Land for Housing Development - Lime Street

Amendment: Delete from Policies Map

H1 (11) Allocation of Land for Housing Development





Cheshire West and Chester

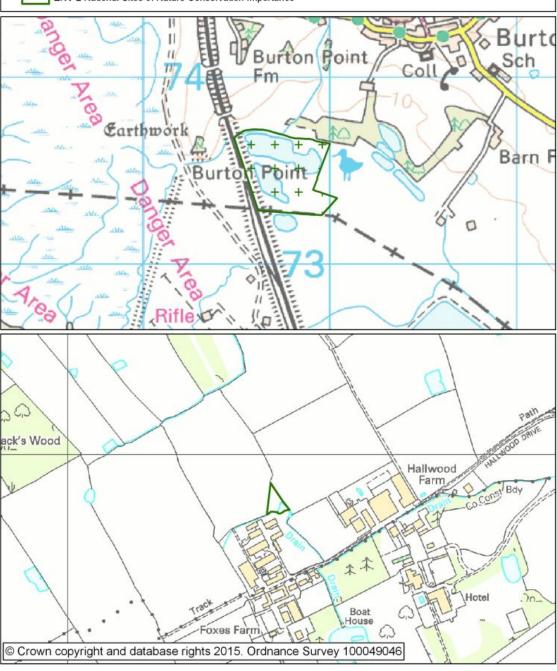
Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: ENV2

Description: National Sites of Nature Conservation Importance

Amendment: Delete from Policies Map

ENV 2 National Sites of Nature Conservation Importance



Cheshire West

and Chester

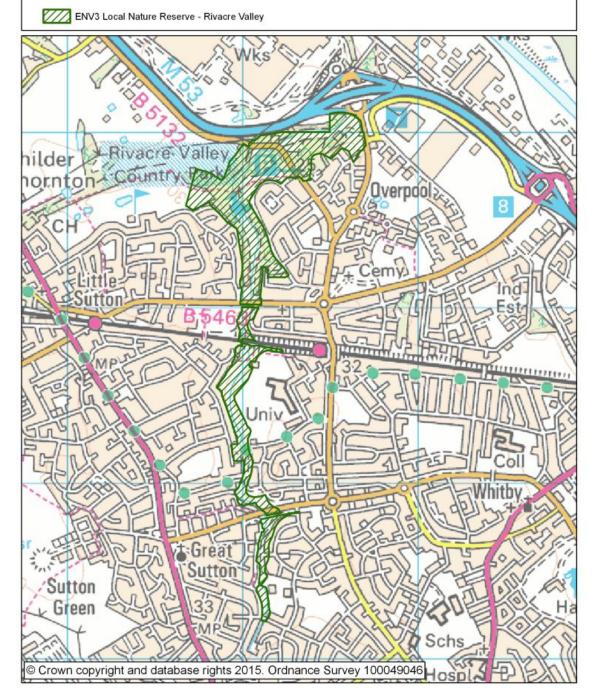
#### Map change: 19

Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: ENV3

Description: Nature Conservation Sites of Regional, District or more than Local Importance - Local Nature Reserve - Rivacre Valley

Amendment: Delete from Policies Map



Cheshire West and Chester

Local Plan: Ellesmere Port and Neston Borough Local Plan

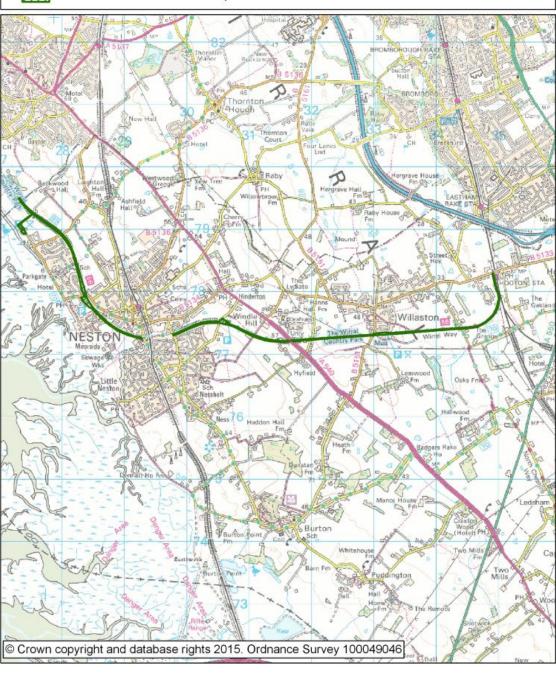
Policy number: ENV3

Description: Nature Conservation Sites of Regional, District or more

than Local Importance - Local Nature Reserve - Wirral Way

Amendment: Delete from Policies Map

ENV3 Local Nature Reserve - Wirral Way





Local Plan: Ellesmere Port and Neston Borough Local Plan

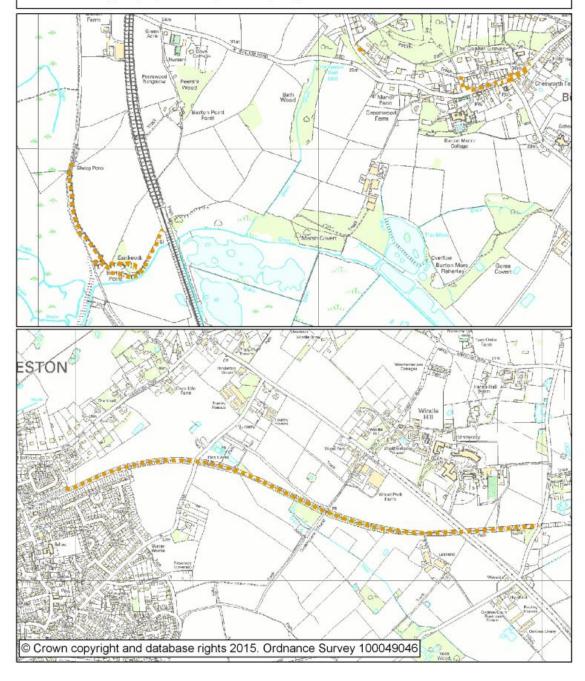
Policy number: ENV3

Description: Nature Conservation Sites of Regional, District or more

than Local Importance - Regionally Important Geological/Geomorphological Site

Amendment: Delete from Policies Map

■■■ ENV3 Regionally Important Geological/Geomorphological Site



Cheshire West and Chester

Local Plan: Ellesmere Port and Neston Borough Local Plan

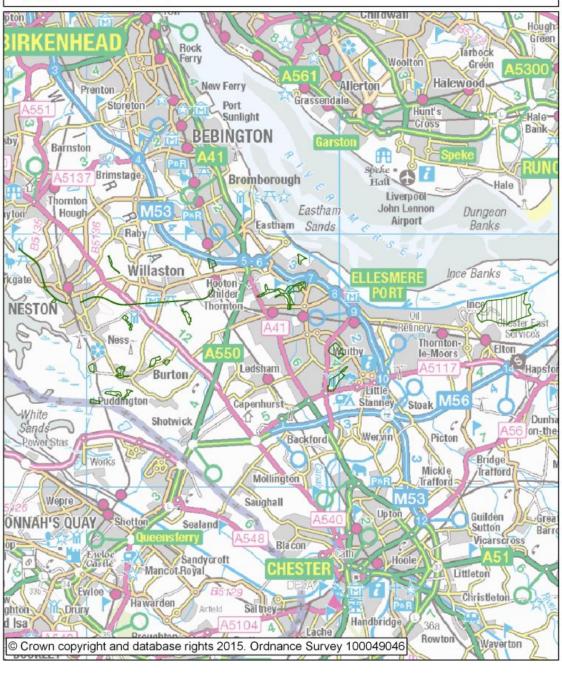
Policy number: ENV3

Description: Nature Conservation Sites of Regional, District or more

than Local Importance - Site of Biological Importance

Amendment: Delete from Policies Map

ENV3 Site of Biological Importance





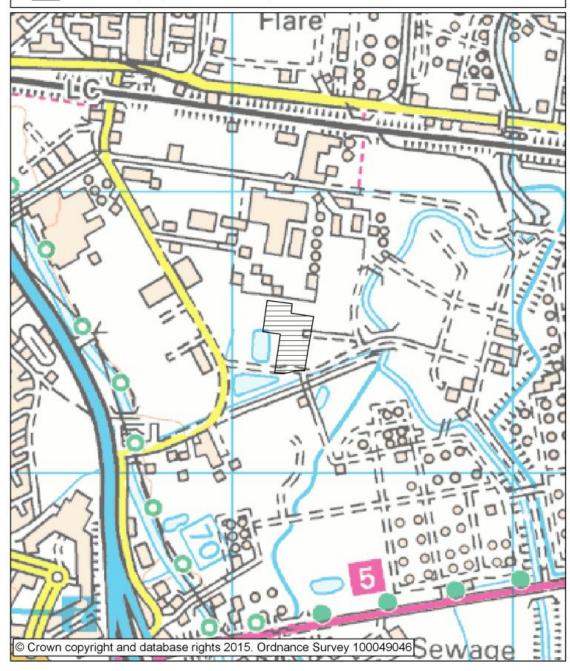
Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: REC6

Description: Site for Potentially Noisy or Nuisance Outdoor Sports

Amendment: Delete from Policies Map

Site for Potentially Noisy or Nuisance Outdoor Sport



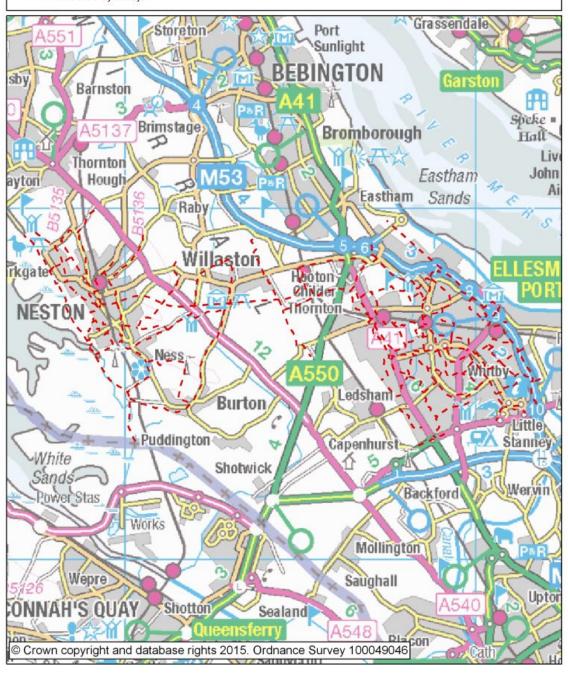
Cheshire West and Chester

Local Plan: Ellesmere Port and Neston Borough Local Plan

Policy number: TRANS4

Description: Provision for Cyclists Amendment: Delete from Policies Map

- - TRANS4 Cycleways



c: 26 Cheshire West and Chester

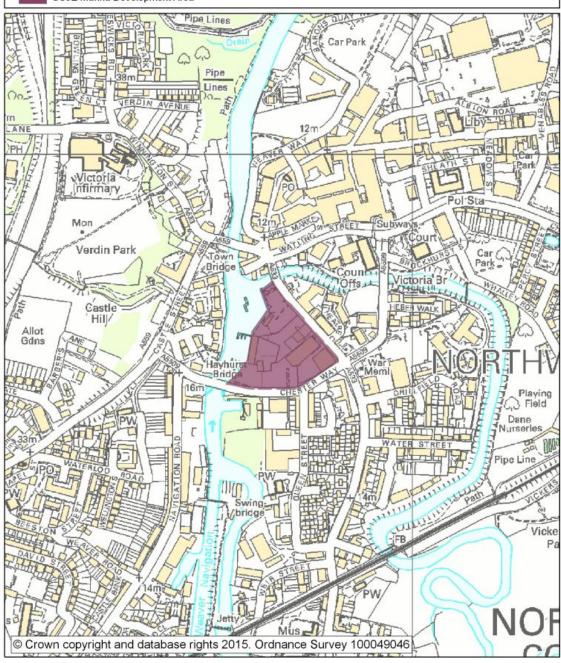
Local Plan: Vale Royal Borough Local Plan

Policy number: GS9E

Description: Marina Development Area Amendment: Delete from Policies Map

Legend

GS9E Marina Development Area



Cheshire West and Chester

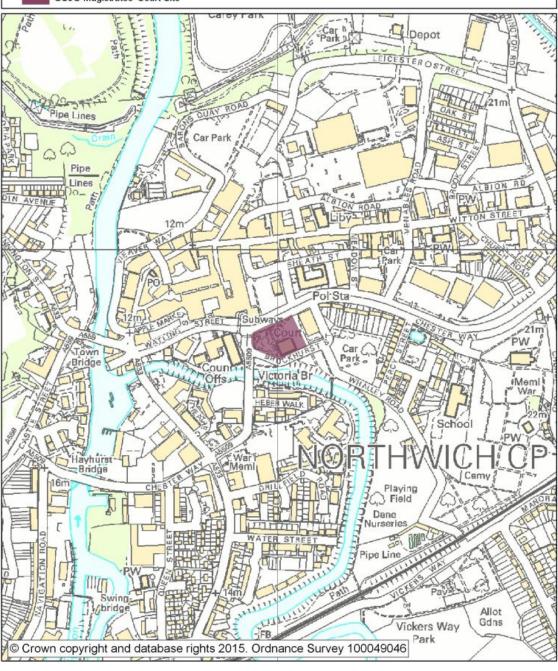
Local Plan: Vale Royal Borough Local Plan

Policy number: GS9G

Description: Magistrates' Court Site Amendment: Delete from Policies Map

#### Legend

GS9G Magistrates' Court Site



Cheshire West and Chester

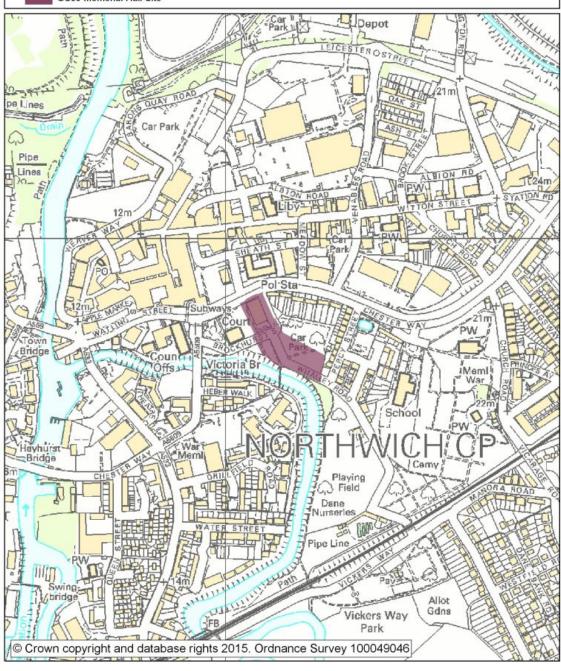
Local Plan: Vale Royal Borough Local Plan

Policy number: GS9J

Description: Memorial Hall Site Amendment: Delete from Policies Map

Legend

GS9J Memorial Hall Site







Local Plan: Vale Royal Borough Local Plan

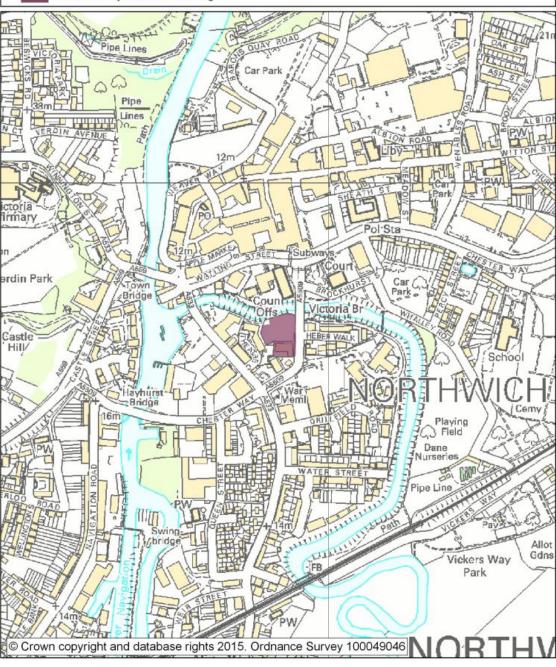
Policy number: GS9M

Description: Land Adjacent to Victoria Bridge Amendment: Delete from Policies Map

#### Legend

G

GS9M Land Adjacent to Victoria Bridge



Cheshire West

and Chester

#### Map change: 30

Local Plan: Vale Royal Borough Local Plan

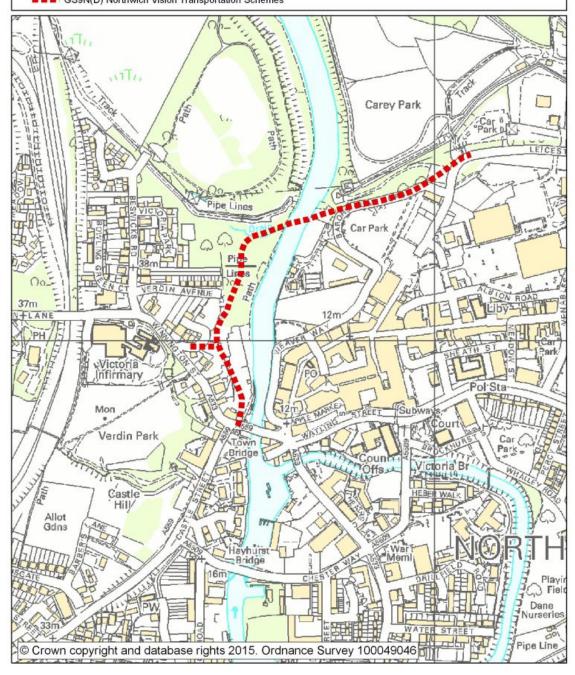
Policy number: GS9N(D)

Description: Northwich Vision Transportation Schemes - Provision of new single carriageway link between Leicester Street and Castle Street including new bridge

crossing

Amendment: Delete from Policies Map

GS9N(D) Northwich Vision Transportation Schemes



Cheshire West and Chester

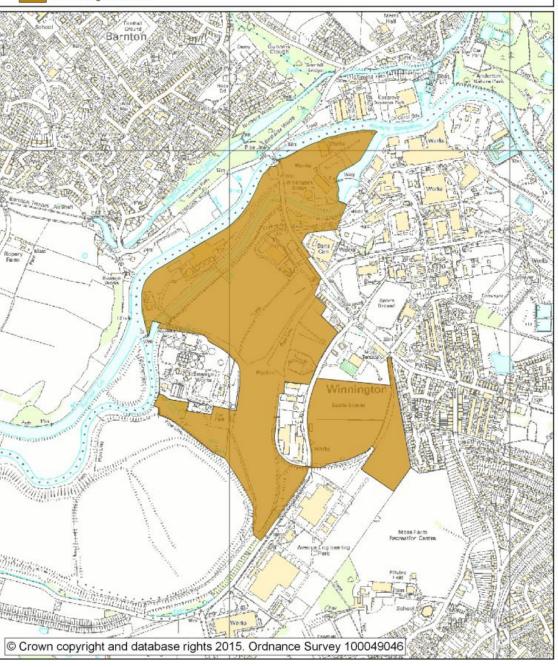
Local Plan: Vale Royal Borough Local Plan

Policy number: H2

Description: Housing Allocations - H2.1 Winnington/Wallerscote Urban Village

Amendment: Delete from Policies Map

H2 Housing Allocations



Cheshire West and Chester

Local Plan: Vale Royal Borough Local Plan

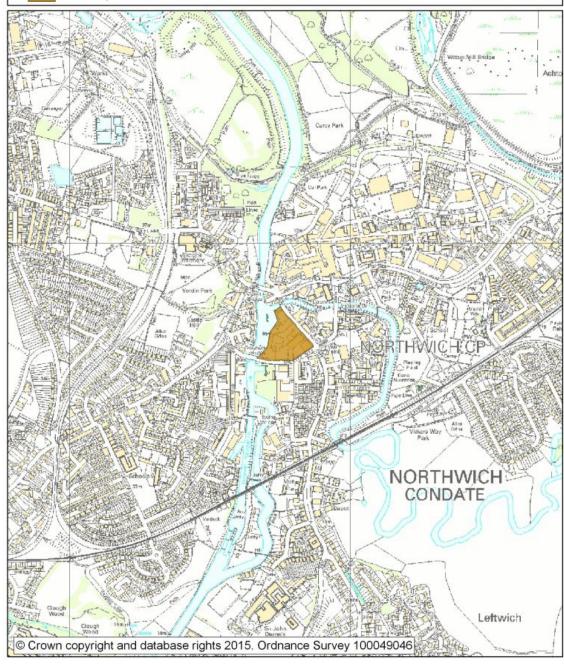
Policy number: H2

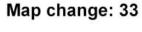
Description: Housing Allocations - H2.4 Marina Development Area,

Northwich Town Centre

Amendment: Delete from Policies Map

H2 Housing Allocations







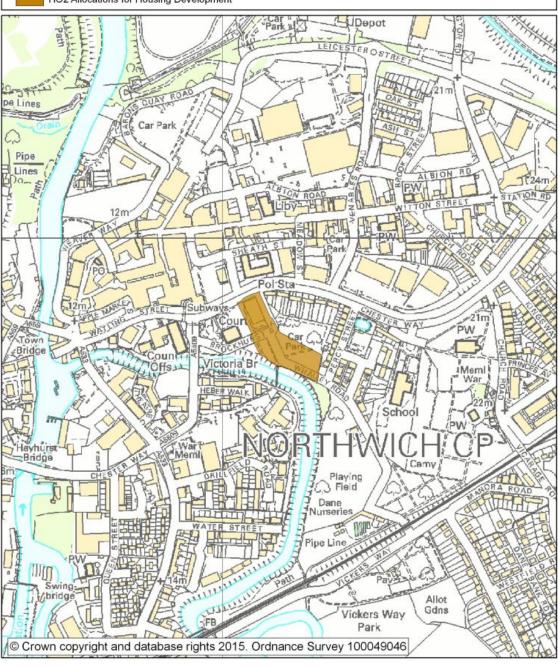
Local Plan: Vale Royal Borough Local Plan

Policy number: H2

Description: Housing Allocations - H2.8 Memorial Hall, Northwich Town Centre

Amendment: Delete from Policies Map

HO2 Allocations for Housing Development



Cheshire West and Chester

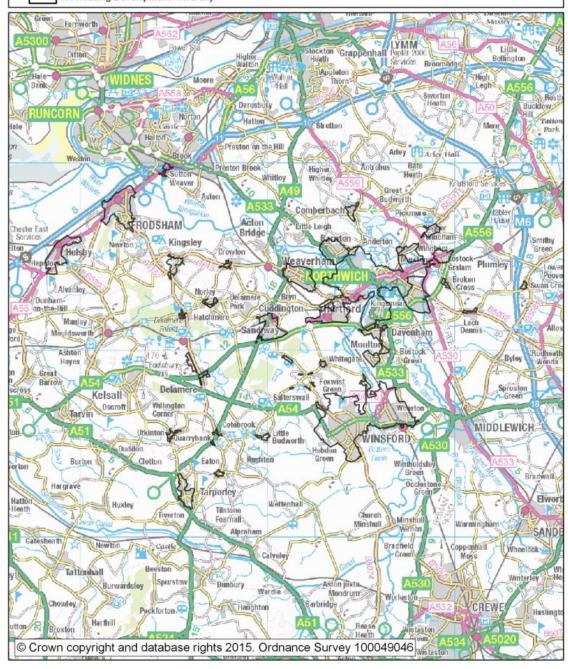
Local Plan: Vale Royal Borough Local Plan

Policy number: H4

Description: Housing Development Hierarchy Amendment: Delete from Policies Map

Legend

H4 Housing Development Hierarchy





Local Plan: Vale Royal Borough Local Plan

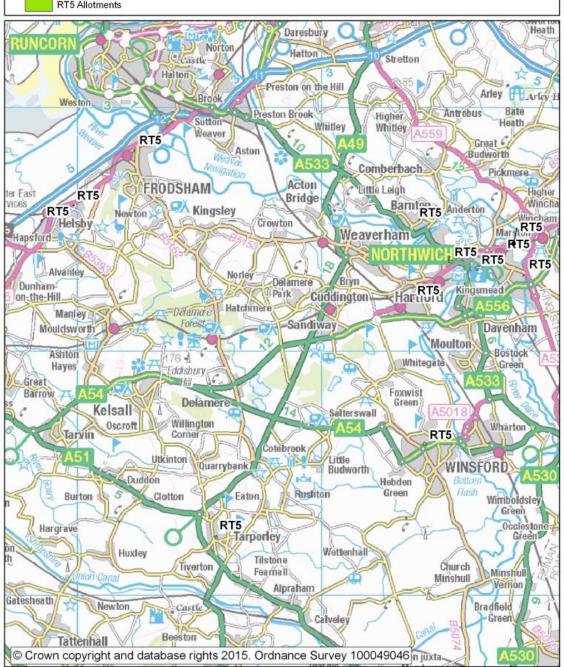
Policy number: RT5 Description: Allotments

Amendment: Delete from Policies Map

Legend

RT5 Allotments





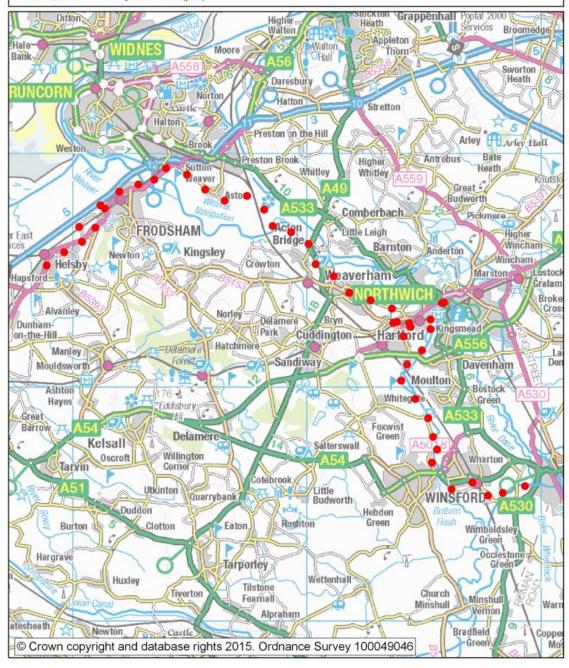
Cheshire West and Chester

Local Plan: Vale Royal Borough Local Plan

Policy number: T10

Description: National Cycle Network (part)
Amendment: Delete from Policies Map

T10 National Cycle Network (part)





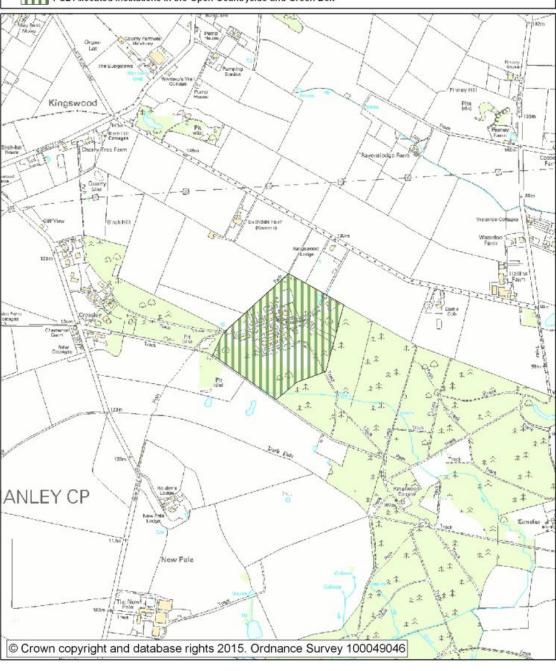
Cheshire West and Chester

Local Plan: Vale Royal Borough Local Plan

Policy number: PS2 Description: Allocated Institutions in the Open Countryside and Green Belt

Amendment: Delete from Policies Map

PS2 Allocated Institutions in the Open Countryside and Green Belt



Cheshire West and Chester

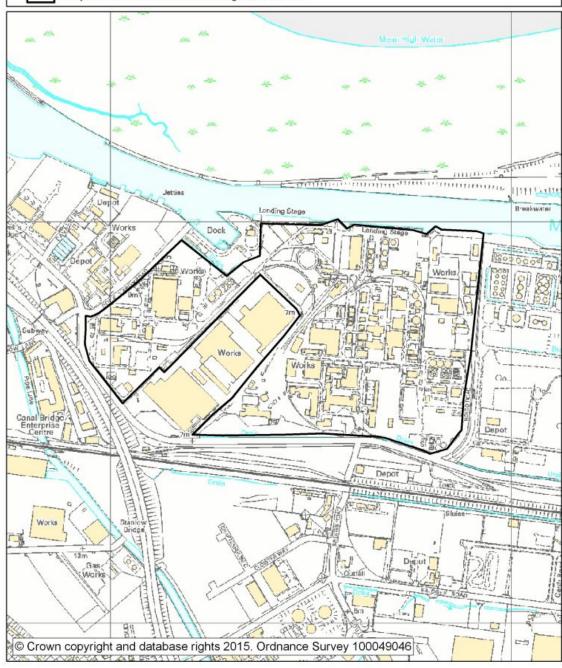
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM2 Associated Octel,

Ellesmere Port

Amendment: Delete from Policies Map





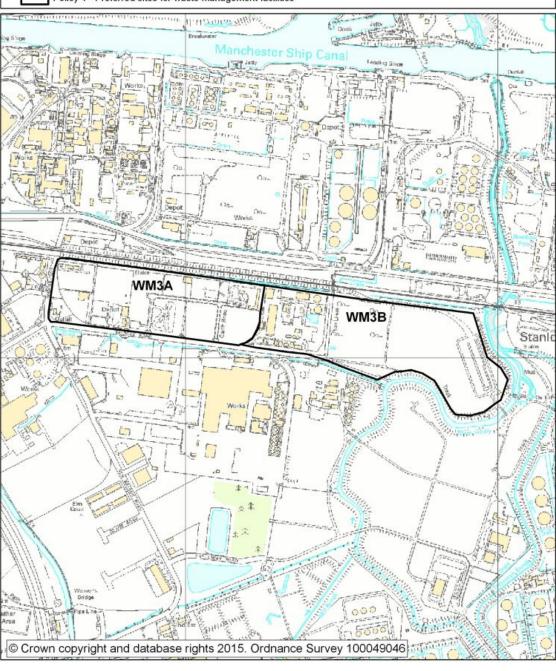
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM3 Bridge Road,

Ellesmere Port (Bridges Road west WM3A and Bridges Road east WM3B)

Amendment: Delete from Policies Map



Cheshire West and Chester

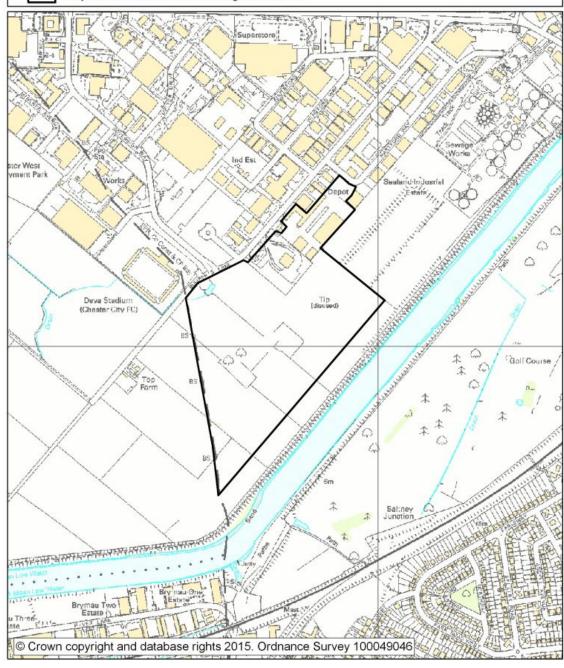
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM7 Bumpers Lane,

Chester

Amendment: Delete from Policies Map



Cheshire West and Chester

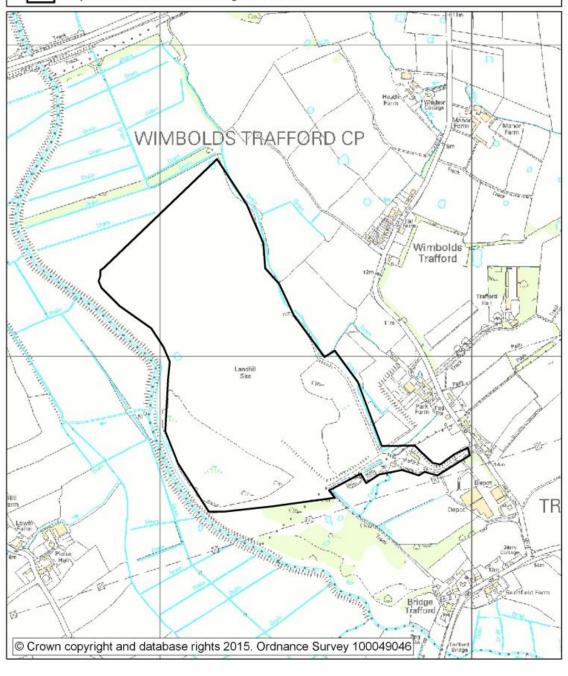
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM9 Gowy Landfill

Site, Wimbolds Trafford

Amendment: Delete from Policies Map



Cheshire West and Chester

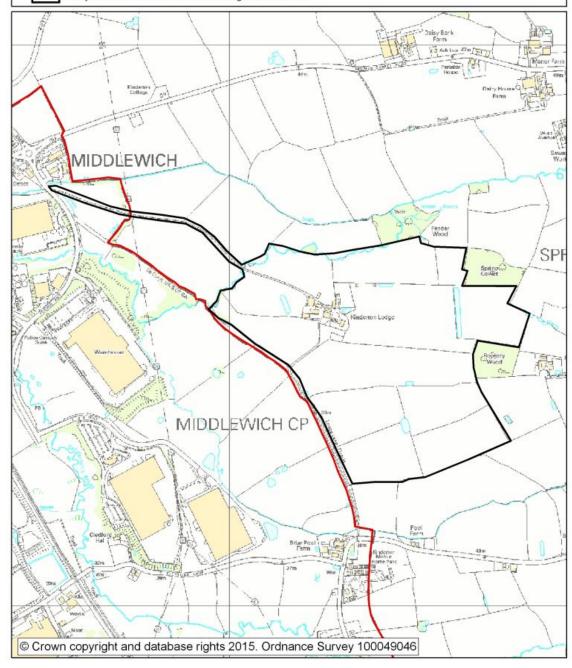
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM11 Kinderton Lodge

Amendment: Delete from Policies Map

Cheshire West and Chester Boundary



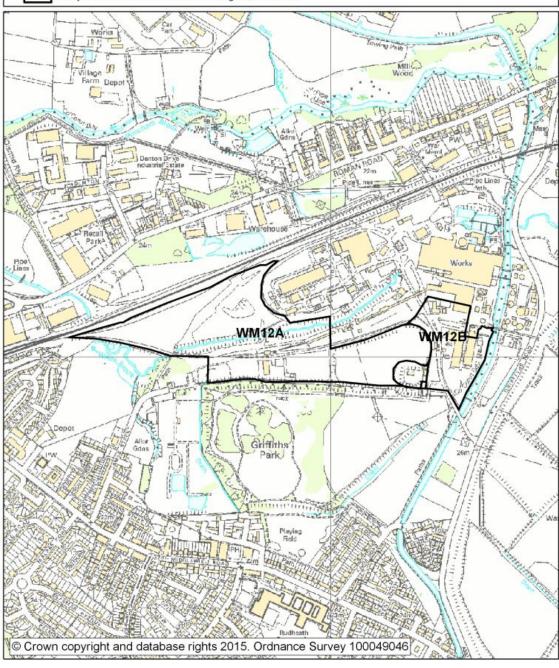
Cheshire West and Chester

Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM12 Lostock, Northwich (WM12A Lostock East and WM12B Lostock West)

Amendment: Delete from Policies Map



Cheshire West and Chester

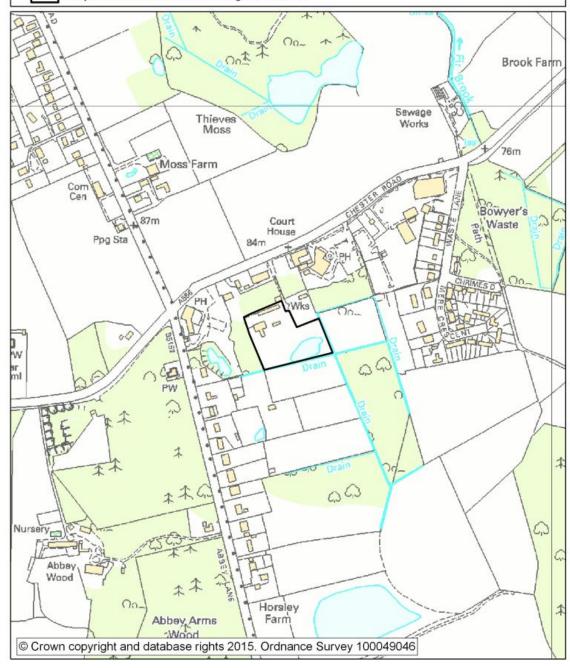
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM14 - Chester Road,

Oakmere

Amendment: Delete from Policies Map





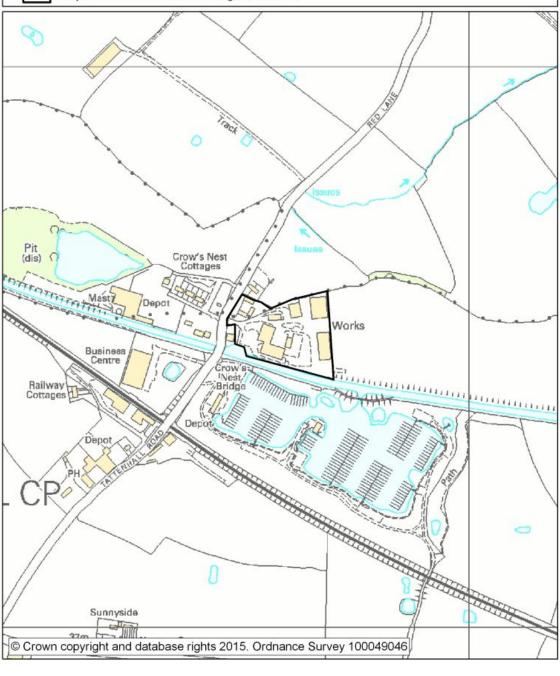


Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM18 Tattenhall Works

Amendment: Delete from Policies Map



Cheshire West

and Chester

### Map change: 48

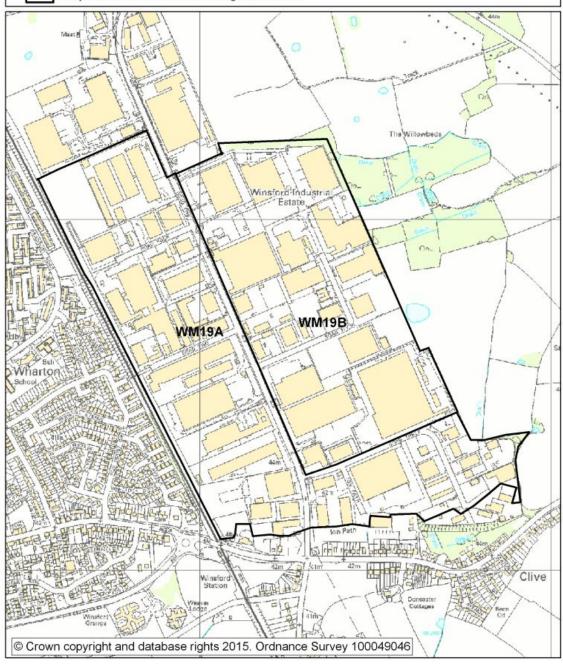
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM19

Winsford Eastern Industrial Estate (WM19A Eastern Industrial Estate West and

WM19B Eastern Industrial Estate East) Amendment: Delete from Policies Map



Cheshire West and Chester

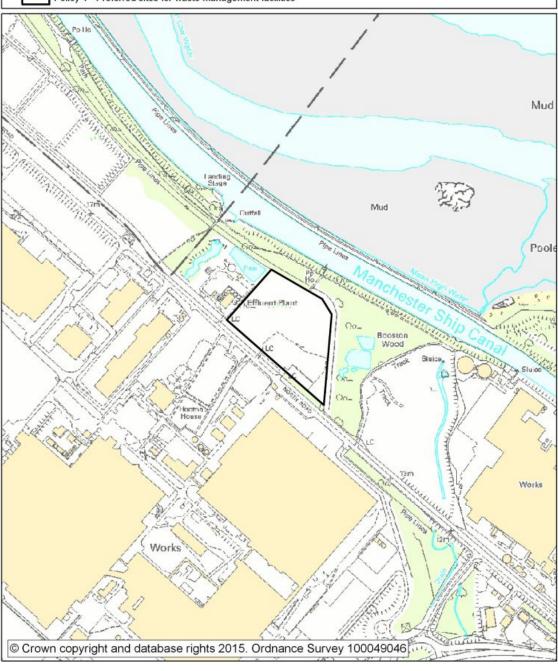
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM20 North Road,

Ellesmere Port

Amendment: Delete from Policies Map



Cheshire West and Chester

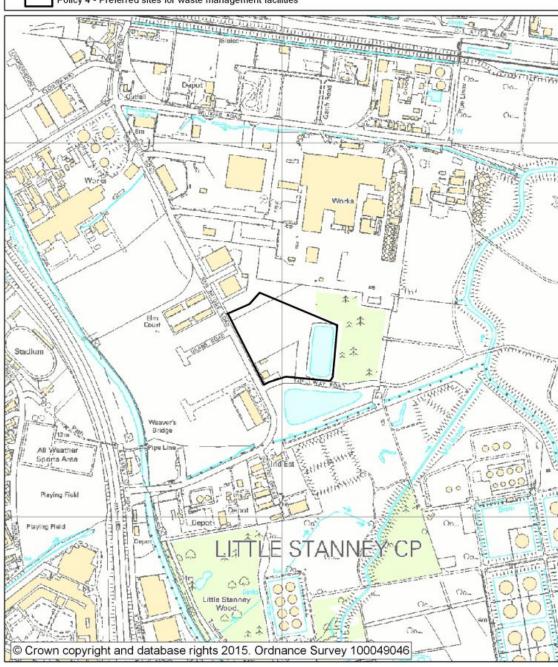
Local Plan: Cheshire Replacement Waste Local Plan

Policy number: Policy 4

Description: Preferred sites for waste management facilities - WM21 New Bridge Road,

Ellesmere Port

Amendment: Delete from Policies Map





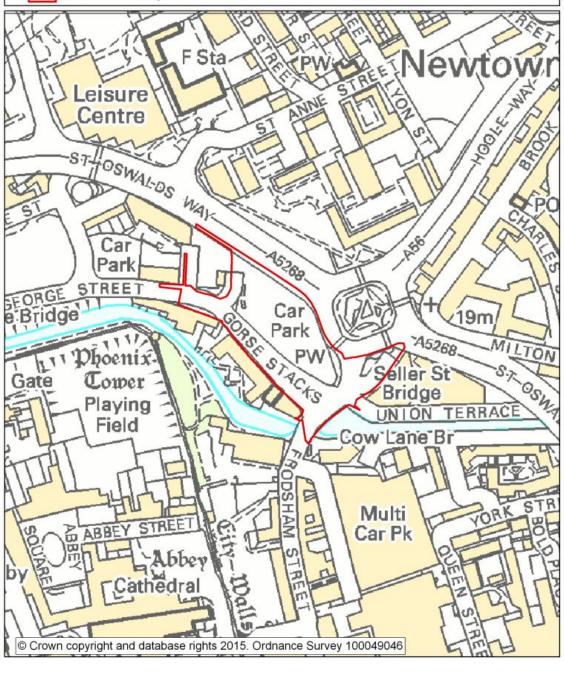
Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT10

Description: Transport and accessibility - Chester Bus Interchange

Amendment: Add to Policies Map

Chester Bus Interchange

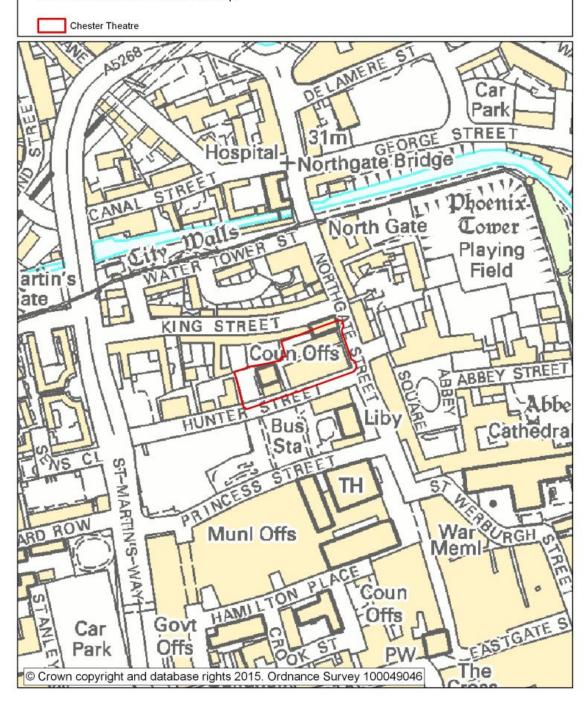




Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 3 and ECON 2

Description: 'Chester' (STRAT 3) and 'Town Centres' (ECON 2) - Chester Theatre





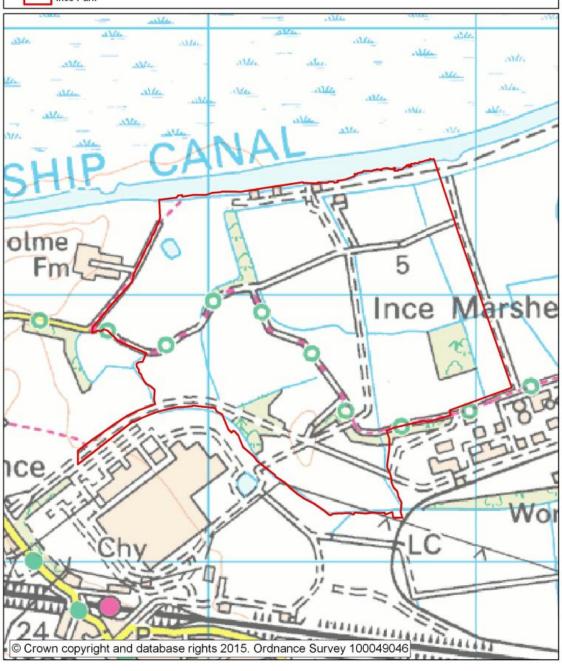
Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: ENV 8, STRAT 4, ECON 1

Description: Managing waste (ENV 8), Ellesmere Port (STRAT 4), Economic growth,

employment and enterprise (ECON 1) - Ince Park





Cheshire West and Chester

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

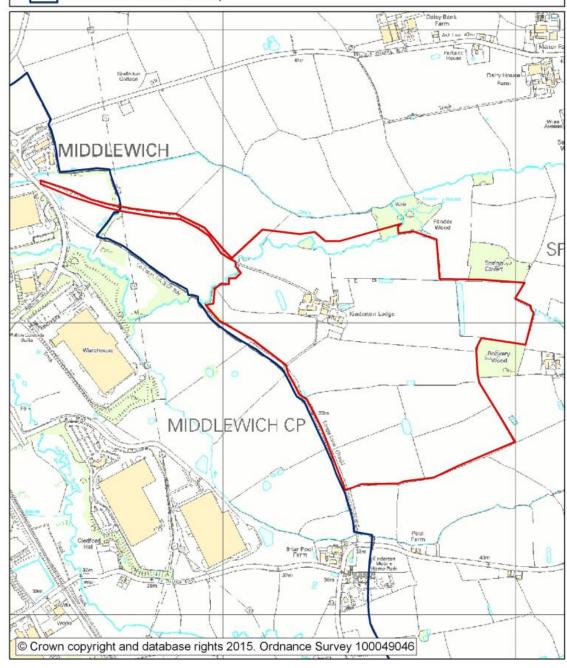
Policy number: ENV 8

Description: Managing Waste - Kinderton Lodge

Amendment: Add to Policies Map

Kinderton Lodge

Cheshire West and Chester Boundary





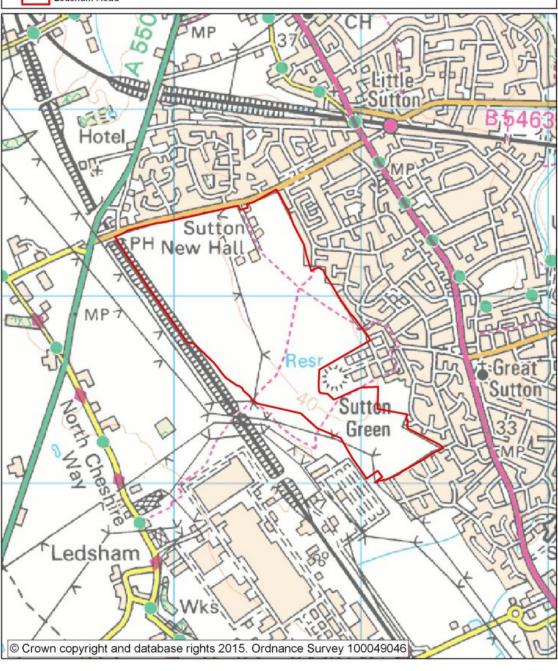


Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 4

Description: Ellesmere Port - Ledsham Road



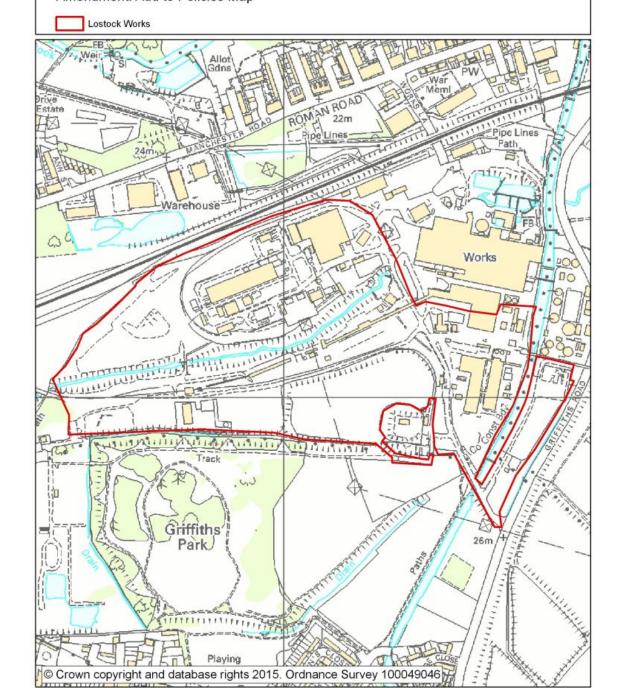




Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: ENV 8

Description: Managing Waste - Lostock Works





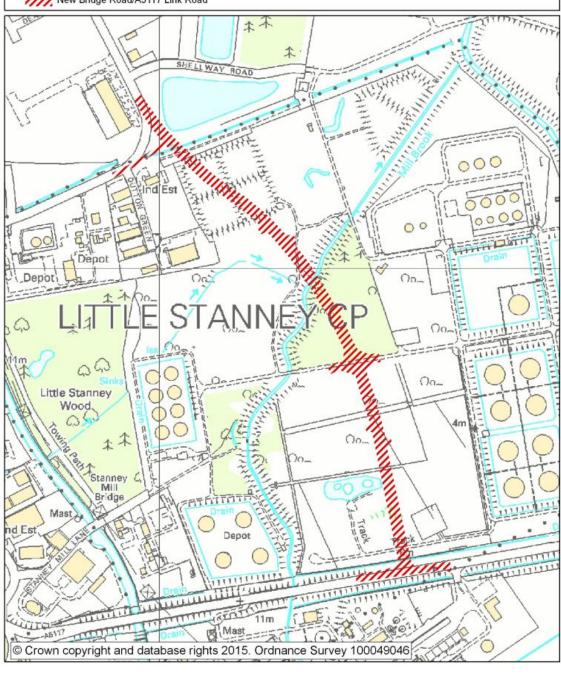


Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 10

Description: Transport and accessibility - New Bridge Road/A5117 Link Road



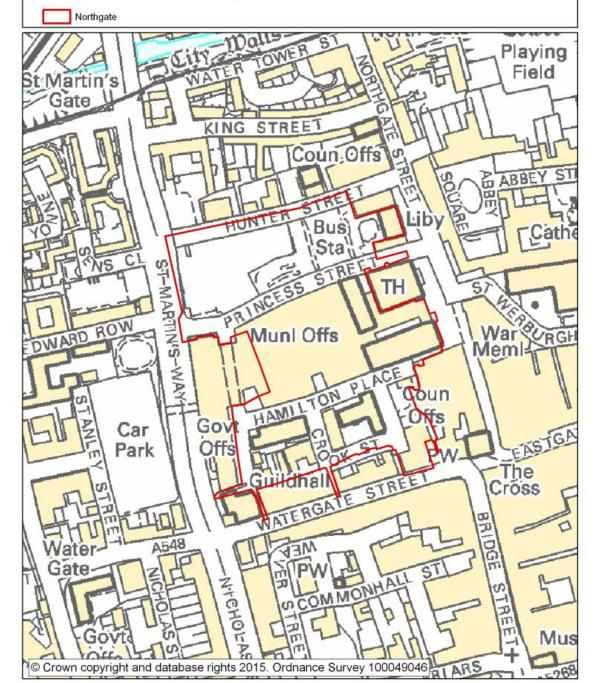


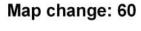


Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 3 and ECON 2

Description: Chester - Northgate (STRAT 3), Town centres (ECON 2)







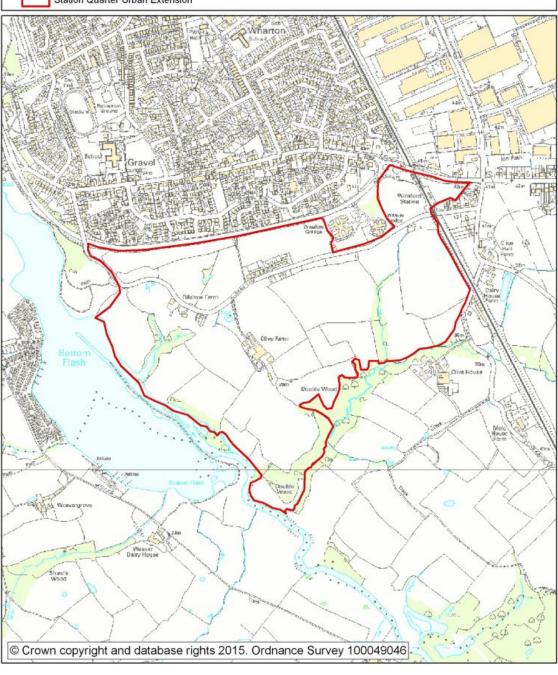
Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 6

Description: Winsford - Station Quarter Urban Extension

Amendment: Add to Policies Map

Station Quarter Urban Extension



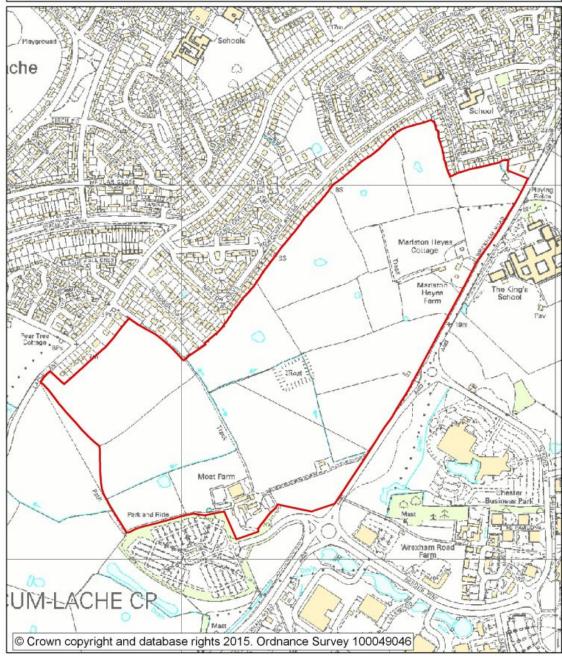


Local Plan: Cheshire West and Chester Local Plan (Part One) Strategic Policies

Policy number: STRAT 3

Description: Chester - Wrexham Road Amendment: Add to Policies Map





# C Sustainable Community Strategy

Table C.1 Sustainable Community Strategy

ECON3								
ECON2								
ECON1								
STRAT11								
STRAT10								
STRAT9								
STAT8								
STRAT7								
STRAT6								
STRAT5								
STRAT4								
STRAT3								
STRAT2								
STRAT1								
	Giving every child the best start in life	Enable all to feel safe and maximise their capabilities and have control over their lives	Have a thriving and strong economy and create quality work and learning opportunities for all	Support all to have a healthy standard of living and strengthen ill-health prevention	Create sustainable places and communities	Enable older people to lead healthy and fulfilling lives	Create a strong sense of community pride in our area	Have sustainable health and social care services that are delivered at the right place and the right time

Table C.2 Sustainable Community Strategy

	SOC1	SOC2	SOC3	SOC4	SOC5	SOC6	ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9
Giving every child the best start in life															
Enable all to feel safe and maximise their capabilities and have control over their lives															
Have a thriving and strong economy and create quality work and learning opportunities for all															
Support all to have a healthy standard of living and strengthen ill-health prevention															
Create sustainable places and communities															
Enable older people to lead healthy and fulfilling lives															
Create a strong sense of community pride in our area															
Have sustainable health and social care services that are delivered at the right place and the right time															

# **D** Policy development

The approach in the Local Plan has been developed following Issues and Options and Preferred Policy Directions consultations. Table C.1 illustrates the relationship between the policy approach identified in the Preferred Policy Directions and the draft Local Plan policy.

Table D.1 Local Plan policy development

	7000			700	1000	0				7700	2.70
	PD01	PDUZ	PD03	PD04 PD05	PD05	FD06	7001	2007	7 2003	PD10 PD11	PD12
Spatial Strategy											
STRAT 1 Sustainable development											
STRAT 2 Strategic development											
STRAT 3 Chester											
STRAT 4 Ellesmere Port											
STRAT 5 Northwich											
STRAT 6 Winsford											
STRAT 7 Middlewich											
STRAT 8 Rural area											
STRAT 9 Green Belt and open countryside											
STRAT 10 Transport and accessibility											
STRAT 11 Infrastructure											

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ECON 1 Economic growth, employment and enterprise ECON 2 Town centres  ECON 2 Town centres  ECON 3 Visitor economy  Social  Social  SOC 1 Delivering affordable housing sites  SOC 2 Rural exception sites  SOC 3 Housing mix and fravelling sites  SOC 4 Gypsy and Traveller and Travelle		PD01	PD02	PD03	PD04	PD05	PD06	PD07	PD08	PD09	PD10	PD11	PD12
ECON 1 Economic growth, employment and enterprise ECON 2 Town centres  ECON 2 Town centres  Social  Social  SoC 1 Delivering affordable housing affordable housing affordable housing sites  SOC 2 Rural exception sites  SOC 3 Housing mix and type  SOC 4 Gypsy and Travelling Showpersons accommodation  SOC 5 Health and well-being  SOC 6 Open space, sport and recreation  Environmental  Environmental  Environmental  Environmental	Economic												
ECON 3 Visitor economy         Social           Social         Social           SOC 1 Delivering affordable housing affordable housing sites         SOC 2 Rural exception sites           SOC 3 Housing mix and type         SOC 3 Housing mix and type           SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation         SOC 5 Health and well-being           SOC 6 Open space, sport and recreation         SOC 6 Open space, sport and recreation           Environmental         Environmental           ENV 1 Flood risk and water management         ENV 2 Landscape	ECON 1 Economic growth, employment and enterprise												
Social Social Social SoC 1 Delivering affordable housing affordable housing sites SOC 2 Rural exception sites SOC 3 Housing mix and type SOC 4 Gypsy and Travelling showpersons accommodation SOC 5 Health and well-being SOC 6 Deen space, sport and recreation Environmental Environmental Environmental Environmental Environmental Environmental Environmental Environmental	ECON 2 Town centres												
Social SOC 1 Delivering affordable housing SOC 2 Rural exception sites SOC 3 Housing mix and type SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation SOC 5 Health and well-being SOC 6 Open space, sport and recreation Environmental Environmental Environmental Environmental Environmental	ECON 3 Visitor economy												
SOC 1 Delivering affordable housing affordable housing sites  SOC 2 Rural exception sites  SOC 3 Housing mix and type  SOC 4 Gypsy and Travelling Showpersons accommodation  SOC 5 Health and well-being  SOC 6 Open space, sport and recreation  Environmental  ENV 1 Flood risk and water management  ENV 2 Landscape	Social												
SOC 2 Rural exception sites  SOC 3 Housing mix and type  SOC 4 Gypsy and Travelling Showpersons accommodation  SOC 5 Health and well-being  SOC 6 Open space, sport and recreation  Environmental  Environmental  ENV 2 Landscape	SOC 1 Delivering affordable housing												
SOC 3 Housing mix and type  SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation  SOC 5 Health and well-being  SOC 6 Open space, sport and recreation  Environmental  ENV 1 Flood risk and water management  ENV 2 Landscape  SOC 3 Housing and recreation and recreat	SOC 2 Rural exception sites												
SOC 4 Gypsy and Travelling Showpersons accommodation SOC 5 Health and well-being SOC 6 Open space, sport and recreation  Environmental ENV 1 Flood risk and water management ENV 2 Landscape	SOC 3 Housing mix and type												
SOC 5 Health and well-being SOC 6 Open space, sport and recreation  Environmental  ENV 1 Flood risk and water management  ENV 2 Landscape	SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation												
SOC 6 Open space, sport and recreation  Environmental  ENV 1 Flood risk and water management  ENV 2 Landscape	SOC 5 Health and well-being												
Environmental  ENV 1 Flood risk and water management  ENV 2 Landscape	SOC 6 Open space, sport and recreation												
ENV 1 Flood risk and water management ENV 2 Landscape	Environmental												
ENV 2 Landscape	ENV 1 Flood risk and water management												
	ENV 2 Landscape												

	PD01	PD02	PD03	PD04	PD05	PD06	PD07	PD08	60Qd	PD10	PD02 PD03 PD04 PD05 PD06 PD07 PD08 PD09 PD10 PD11 PD12	PD12
ENV 3 Green infrastructure												
ENV 4 Biodiversity and geodiversity												
ENV 5 Historic environment												
ENV 6 High quality design and sustainable construction												
ENV 7 Alternative energy supplies												
ENV 8 Managing waste												
ENV 9 Minerals supply and safeguarding												

## E Evidence base

Table E.1

Evidence base	Completion date
Strategic Housing Market Assessment Update (SHMA)	July 2013
Strategic Housing Land Availability Assessment Update (SHLAA)	July 2013
Key Service Centre Background Paper Publication Draft	July 2013
Strategy and Housing Background Paper	July 2013
Sustainability Appraisal	July 2013
Sustainability Appraisal Consultation Outcomes Report	July 2013
Habitats Regulations Assessment Screening Report	July 2013
Strategic Development Options	November 2010
Cheshire sub-regional housing strategy 2009 - 2012	June 2009
Gypsy and Traveller Accommodation Assessment (GTAA)	May 2007
Study to Identify Gypsy and Traveller and Travelling Showperson sites in Cheshire West and Chester	May 2011
Housing Land Monitor	April 2013
Rural Housing Strategy and Action Plan	September 2011
Rural Regeneration Strategy and Action Plan	September 2011
West Cheshire Strategic Flood Risk Assessment (SFRA)	June 2008
Winsford Area Flood Risk Assessment (AFRA)	October 2012
Northwich Area Flood Risk Assessment	February 2009
Water Cycle Study	June 2010
Preliminary Flood Risk Assessment	June 2011
Hydro Capacity Study	October 2010
National flood and coastal erosion risk management strategy for England	May 2011

Evidence base	Completion date
Employment Land Study Update 2013	July 2013
Cheshire West and Chester Retail Study Update (Interim)	July 2013
Local Economic Assessment (sub-regional)	December 2010
Local Economic Assessment (CWaC)	December 2010
Chester Prosperity Study	January 2011
Chester One City Plan	May 2012
Economic growth and its impact on the demand for housing in Chester	December 2010
Chester Characterisation Study (Phase 1)	June 2011
Chester Characterisation Study (Phase 2)	April 2012
Chester Green Belt Study Part 1	July 2013
Chester Green Belt Study Part 2	July 2013
Chester Central Development Framework	September 2010
Audit of existing minerals sites	January 2012
Mineral Safeguarding Areas Outcomes Report	August 2012
Local Aggregate Assessment	March 2013
Waste Needs Assessment	October 2011
Revised Waste Needs Assessment	March 2013
Audit of waste management sites	September 2012
Audit of Recycled and Secondary Aggregate Sites	August 2012
Winsford Waterfront Development Brief	October 2010
Air Quality Study	December 2012
Green Infrastructure Framework	March 2011
Cheshire West and Chester Open Space Audit	January 2012

Evidence base	Completion date
Biodiversity Audit and Local Wildlife Site Phase 1 Survey 2010	December 2011
Green Infrastructure Framework for North East Wales, Cheshire and Wirral	March 2011
Chester and Ellesmere Port Green Infrastructure	May 2012
Lower Dee Valley Green Infrastructure	May 2012
Playing Pitch Strategy	July 2012
National Land Use Database	October 2011
Local Brownfield Land Strategy	April 2012
Renewable Energy Study	January 2010
Low Carbon and Renewable Energy Study	May 2012
Integrated Transport Strategy (Phase 1) Baseline	July 2009
Integrated Transport Strategy (Phase 2)	December 2012
Chester Transport Model Update	December 2010
Ellesmere Port Transport Modelling	September 2010
Ellesmere Port Vision and Strategic Regeneration Framework	November 2011
Altogether Better: Cheshire West and Chester Council Plan 2011 – 2015	2011
Annual Monitoring Report	December 2012

# **F** Housing trajectory



YEAR	10/11	11/12	10/11 11/12 12/13 13/14	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	Total
Past Completions	654	803	673	026																	3,100
Commitments <sup>1</sup>					1,422	1,560	1,552	1,632	1,548	1,174	991	859	763	642	425	380	350	264	0	0	13,562
Small site allowance²					0	0	0	150	150	150	150	150	150	150	150	150	150	150	150	150	1,950
Strategic Sites <sup>3</sup>					0	0	28	119	131	131	131	131	131	131	206	206	181	171	171	171	2,039
SHLAA⁴					0	0	122	245	247	0	0	0	0	0	0	0	0	0	0	0	614
Additional dwellings to be planned					0	0	0	0	0	0	0	0	0	0	0	0	0	100	318	317	735
Total completions	654	803	673	970	1,422	1,560	1,702	2,146	2,076	1,455	1,272	1,140	1,044	923	781	736	681	685	639	638	22,000

The table shows the annual projected net completions by individual source for the Plan period (2010 - 2030). The residual requirement when completions and commitments are taken into account is 735 dwellings. The identified supply from SHLAA (beyond the first five years) is 4,653 dwellings, or 12,675 dwellings when including greenfield extensions.

Average annual net requirement is 1,100 dwellings

' Sites with extant planning permission, including sites subject to the signing of a s106 legal agreement

<sup>2</sup> Sites below 0.4ha or sites having a yield of 9 or fewer

<sup>3</sup> Sites identified in the Local Plan (Part One) Strategic Policies key to the delivery of the Plan currently without planning permission

4 Sites over 0.4ha or 10 dwellings which are not commitments but identified as deliverable/developable through the Strategic Housing Land Availability Assessment

## **G** Glossary

**Affordable housing** – Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Aggregate -** Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials

**Allocated land/sites** - Land which is defined in the development plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose.

**Annual Monitoring Report (AMR)** - Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

**Apportionment** -A specified amount of aggregates to be produced annually on a sub-regional basis.

**Appropriate Assessment -** Undertaken as part of a Habitats Regulations Assessment to establish the impacts a Local Development Document will have on a range of European designated sites.

**Area of Search -** A technique used to identify areas of land which are considered to contain mineral resources and which are generally free from major mappable constraints

**Biodiversity** - A measure of the number and range of species and their relative abundance in a community.

**Brownfield land -** See previously developed land.

**Coalbed Methane (CBM)** -Natural gases produced during coal formation which are either adsorbed onto the coal or dispersed into pore spaces around the coal seam. Can be extracted and used as an energy source.

**Community facilities** - Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

**Community Infrastructure Levy** - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Conservation Areas** -Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by Local Planning Authorities under the Town and Country Planning Acts.

**Contaminated land** - Land that is polluted by noxious or toxic substances.

**Derelict land** - Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

**Development brief** - Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.

**Economic development** - Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Edge of centre** - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employment land** - Development of land falling within use classes B1, B2 and B8 or applicable sui generis uses of the Use Classes Order 1987 as amended.

**Exception sites** - Small sites solely for affordable housing which would not otherwise be released for general market housing.

**Financial viability** - An objective financial viability test of the ability of a development project to meet its costs including cost of planning obligations, whilst ensuring an appropriate site value to the land owner and a market risk adjustment return to the developer in delivering that 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 on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

**Housing land supply** - The number of additional dwellings becoming available, either under construction or on land with planning permissions, or allocated within a local plan.

**Index of Multiple Deprivation (IMD)** - Key source of evidence of deprivation at Lower Super Output Area level across England. It measures disadvantage and consists of 7 domains, income, employment, health deprivation and disability, education, skills and training, barriers to housing and services, crime and living environment.

**Listed building** - A building included in a list compiled by the Secretary of State for National Heritage as being of special architectural or historic interest.

**Local Development Document (LDD)** -The collective term for documents prepared by a local planning authority which contain statements and policies regarding the development and use of land and the allocation of sites.

**Local Development Framework (LDF)** – A portfolio of local development documents which include the Local Development Scheme, development plan documents, Supplementary Planning Documents, the Statement of Community Involvement and the Annual Monitoring Report.

**Local Development Scheme (LDS)** - A public document setting out the Council's programme for the production of its Local Development Documents.

**Local Plan** - A plan setting the statutory planning framework for the area.

**Local Planning Authority -** The body responsible for carrying out the statutory planning functions.

**Local Strategic Partnership** - Set up under legislation in 2000, LSPs operate across an authority area and are an overarching community partnership to help deliver change. Often led by the local council, their membership should be representative of the local community.

**Main town centre uses** - Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**MSA - Minerals Safeguarding Area -** Areas where proven mineral resources exist identified to alert against potential sterilisation.

**National Planning Policy Framework (NPPF)** - Sets out the government's policies for Local Plans and planning decisions.

**North West of England Plan Regional Spatial Strategy to 2021 (RSS)** - A document prepared by the North West Regional Assembly on behalf of the Secretary of State which set a spatial development framework for the region. It was adopted in September 2008 and was revoked on 20 May 2013.

**Neighbourhood Development Order** - An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood Plan** - A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Out of centre** - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

**Preferred Areas-** Preferred Areas are defined by the Government as areas of known resources where planning permission might reasonably be anticipated by industry. These areas will contain viable mineral deposits and have been assessed against planning criteria as the least environmentally damaging sites. They are areas of land with reasonable evidence for the existence of commercially extractable minerals, which are largely unaffected by substantial planning constraints and which are adequate, collectively, to meet the anticipated need for the mineral.

**Previously Developed Land (PDL)** – Land 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. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. Also know as brownfield land.

Primary Aggregates/Minerals - Minerals that are extracted or won from where they naturally occur.

**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 sufficient housing supply exists/likely to exist over different time bands.

**Strategic Housing Market Assessment (SHMA)** - An assessment of a housing market produced by authorities or partnership authorities.

**Supplementary Planning Document (SPD)** - Guidance notes produced by the local authority, which give advice on particular aspects of policies in development plan documents. They can provide a guide for developers. They do not form part of the development plan and are not subject to independent examination.

**Sustainability Appraisal (SA)** - A means of appraising the social, environmental and economic effects that policies and plans may have in the long term. Sustainability appraisals are required for each development plan document and must fully incorporate the requirements of the Strategic Environmental Assessment Directive.

**Sustainable Drainage Systems (SuDS)** - A sequence of management practices and control structure, often referred to as SuDS, designed to drain water in a more sustainable manner than some conventional techniques. Typically these are used to attenuate run-off from development sites.

## **H** Monitoring framework

and significant effects indicators will be included within each Annual Monitoring Report. Contextual indicators measure In addition to the Local Plan Policy indicators set out in the following monitoring framework, additional contextual indicators changes in the wider social, environmental and economic circumstances of the borough. 'Significant effects indicators' measure the likely significant effects of the plan (positive and negative) as identified through the Sustainability Appraisal. Policy STRAT 1 Sustainable development is an overarching policy which provides the basis for development in the principle of close working with Cheshire East Council for the potential, if justified, consideration of land allocations in areas other contextual indicators included in each Annual Monitoring Report. Policy STRAT 7 Middlewich establishes the of Cheshire West and Chester adjoining Middlewich. Due to the nature of this policy it is not possible to include specific borough. This policy will be monitored through the implementation and monitoring of other policies within the Plan and monitoring indicators or targets within the monitoring framework.

STRAT 2 Strategic development	int	
Indicator	Target	Baseline where applicable
Number of net dwelling completions in monitoring year	Projected completions for year set out in housing trajectory	
Number of net dwelling completions in previous five years	Projected completions for previous five years set out in housing trajectory	
Number of net dwelling completions since 2010	Projected completions since 2010 set out in housing trajectory	Projected completions since 2010 set 3,100 dwelling completions since 2010 as at 1 and in housing trajectory
Supply of deliverable housing sites	Five year supply based on housing trajectory	
Amount of employment land developed 2010 – 2030	365 hectares	65 hectares of employment land developed 2010 – 2013

Amount of employment land developed since 2010 plus	365 hectares	65 hectares of employment land developed 2010 – 2013
amount of employment land available in supply		315.7 hectares of employment land available in supply as at 1 April 2013
STRAT 3 Chester		
Indicator	Target	Baseline where applicable
Number of net dwelling completions in Chester spatial area 2010 – 2030	5,200 dwellings by 2030	1,019 net dwelling completions 2010 – 2014
Number of net dwelling completions on Wrexham Road site 2010 – 2030	1,300 dwellings (1,264 by 2030)	0 dwellings completed
Delivery of Northgate leisure and retail scheme and new theatre	Development completed by 2020	Current application 14/02792/FUL pending for change of use for part of development site (former cinema)
Delivery of Chester Business Quarter	Development completed by 2027	A masterplan for the Chester Central office development is provided under planning permission 12/04895/FUL which provides for full permission for the first office building and outline permission for further mixed use development on the remainder of the site
Amount of employment land and premises lost to other uses at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate	No loss	

STRAT 4 Ellesmere Port		
Indicator	Target	Baseline where applicable
Number of net dwelling completions in Ellesmere Port spatial area 2010-2030	4,800 dwellings by 2030	710 net dwelling completions 2010 – 2014
Number of net dwelling completions on Ledsham Road site 2010-2030	1,570 dwellings by 2029 (based upon planning application 13/04015/OUT)	12/03849/FUL - Planning permission granted for 145 dwellings, 13/04015/OUT – Outline planning permission granted subject to s106 legal agreement (pending) for in the region of 1,500 dwellings (inclusive of 145 dwellings with extant planning permission)
STRAT 5 Northwich		
Indicator	Target	Baseline where applicable
Number of net dwelling completions in Northwich spatial area 2010 – 2030	4,300 dwellings by 2030	355 net dwelling completions 2010 – 2014
Amount of additional employment land provided 2010 – 2030	30 hectares by 2030	Baseline to be established in Annual Monitoring Report 2014/15
Delivery of Winnington urban village scheme including up to 1,200 dwellings	Development completed by 2029	86 dwellings completed 2013 – 2014
Delivery of Wincham urban village scheme including up to 950 dwellings	Development completed by 2030	Outline planning permission grated subject to s106 legal agreement (pending)
Delivery of Northwich Riverside projects including Barons Quay	Development completed by 2017	12/05368/FUL – planning permission granted Work due to commence Autumn 2014

Amount of employment land and premises lost to other uses at Gadbrook Park	No loss	Baseline to be established in Annual Monitoring Report 2014/15
STRAT 6 Winsford		
Indicator	Target	Baseline where applicable
Number of net dwelling completions in Winsford spatial area 2010 – 2030	3,500 dwellings by 2030	141 net dwelling completions 2010 – 2014
Amount of additional employment land provided 2010-2030	35 hectares	Baseline to be established in Annual Monitoring Report 2014/15
Number of net dwelling completions at Station Quarter site 2010 – 2030	1,000 new dwellings (775 by 2030)	Current application for part of site awaiting determination Site allocated in Draft Winsford Neighbourhood Plan – awaiting referendum
Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park	No loss	Baseline to be established in Annual Monitoring Report 2014/15
Delivery of new food store in town centre	Development completed by 2030	
STRAT 8 Rural area		
Indicator	Target	Baseline where applicable
Number of net dwelling completions in Rural Area 2010 - 2030	4,200 dwellings by 2030	875 dwellings completed 2013 – 2014

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Number of net dwelling completions in key service centres 2010 – 2030	Cuddington and Sandiway 200 by 2030	58 dwellings completed 2010 – 2014
Farndon 200 by 2030	9 dwellings completed 2010 - 2014	
Frodsham 250 by 2030	112 dwellings completed 2010 - 2014	
Helsby 300 by 2030	26 dwellings completed 2010 - 2014	
Kelsall 200 by 2030	20 dwellings completed 2010 - 2014	
Malpas 200 by 2030	46 dwellings completed 2010 - 2014	
Neston and Parkgate 200 by 2030	48 dwellings completed 2010 – 2014	
Tarporley 300 by 2030	42 dwellings completed 2010 - 2014	
Tarvin 200 by 2030	54 dwellings completed 2010 - 2014	
Tattenhall 250 by 2030	16 dwellings completed 2010 - 2014	
Amount of additional employment land provided 2010 – 2030	10 hectares by 2030	Baseline to be established in Annual Monitoring Report 2014/15
STRAT 9 Green Belt and countryside	tryside	
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
STRAT 10 Transport and accessibility	ssibility	
Indicator	Target	Baseline where applicable
Carbon emissions from transport	Reduce from 2010 baseline	972.9kt CO <sub>2</sub> emissions from transport sources in 2010

Delivery of Chester Bus Interchange	Development completed by June 2016	Funding for scheme awarded
Delivery of New Bride Road/A5117 link road	Development completed by 2030	Feasibility study completed
Relevant planning applications determined in accordance with policy	100 per cent	
STRAT 11 Infrastructure		
Indicator	Target	Baseline where applicable
Provision of necessary infrastructure/contributions as part of development	100 per cent of relevant schemes	
ECON 1 Economic growth, employment and enterprise	ployment and enterprise	
Indicator	Target	Baseline where applicable
Number of borough residents in employment	Increase from 2010 baseline	
Unemployment rate	Reduce from 2010 baseline	6.7 per cent unemployment 2010
Number of businesses	Increase from 2010 baseline	11,630 businesses 2013
Relevant planning applications determined in accordance with policy	100 per cent	
ECON 2 Town centres		
Indicator	Target	Baseline where applicable
Delivery of Northgate leisure and retail scheme and new theatre, Chester	Development completed by 2017	Current application 14/02792/FUL pending for change of use for part of development site (former cinema)

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Delivery of Barons Quay scheme, Northwich	Development completed by 2017	12/05368/FUL – planning permission granted Work due to commence Autumn 2014
Vacancy rates on primary shopping streets	Reduce from baseline	Baseline to be established in Annual Monitoring Report 2014/15
Relevant planning applications determined in accordance with policy	100 per cent	
ECON 3 Visitor economy		
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
SOC 1 Delivering affordable h	SOC 1 Delivering affordable housing and SOC 2 Rural exception sites	tes
Indicator	Target	Baseline where applicable
Number of affordable housing completions in monitoring year	6,600 affordable homes by 2030 (based upon 30 per cent of housing 22,000 net additional dwellings) 100 per cent affordable housing on relevant rural exception schemes	
SOC 3 Housing mix and type		
Indicator	Target	Baseline where applicable
Provision of mix of housing as part of developments	100 per cent of relevant schemes	

SOC 4 Gypsy and Traveller an	SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation	dation
Indicator	Target	Baseline where applicable
Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	Gypsy and Traveller pitches – 15 pitches 2013 – 2018, 15 pitches 2018 – 2023 and 16 pitches 2023 – 2028	
	Travelling Showpersons plots – 11 plots 2013 – 2018, 1 plot 2018 – 2023 and 1 plot 2023 – 2028	
	Transit site – 5-10 pitches by 2030	
Supply of deliverable sites	Five year supply based on above needs	
SOC 5 Health and well-being		
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
SOC 6 Open space, sport and recreation	recreation	
Indicator	Target	Baseline where applicable
Amount of open space	At least maintain baseline amount	Baseline to be established in Annual Monitoring Report 2014/15
Relevant planning applications determined in accordance with policy	100 per cent	

ENV 1 Flood risk and water manag	anagement	
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy and/or Environment Agency advice	100 per cent	2010 – one permission granted contrary to Environment Agency advice
ENV 2 Landscape		
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
ENV 3 Green Infrastructure		
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
ENV 4 Biodiversity and geodiversit	rersity	
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
Number of sites recognised for biodiversity or geodiversity importance	At least maintain baseline amount	Baseline to be established in Annual Monitoring Report 2014/15

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ENV 5 Historic environment		
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
Number of heritage assets at risk	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings – 10, Schedule Monuments – 22, Conservation Areas – 8
ENV 6 High quality design and so	l sustainable construction	
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
ENV 7 Alternative energy supplies	olies	
Indicator	Target	Baseline where applicable
Relevant planning applications determined in accordance with policy	100 per cent	
Installed capacity from renewable energy sources	Increase from baseline	Baseline to be established in Annual Monitoring Report 2014/15
ENV 8 Managing waste		
Indicator	Target	Baseline where applicable
Capacity of waste management facilities	Sufficient capacity to meet identified needs throughout the Plan period	1,316,500 tonnes per annum capacity as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)

		4,000,000m³ landfill (including hazardous) capacity as at 2013
Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge	No loss	
Relevant planning applications determined in accordance with policy	100 per cent	
ENV 9 Minerals supply and safeguarding	feguarding	
Indicator	Target	Baseline where applicable
Supply of permitted reserves of sand and gravel	Maintain at least 7 year landbank throughout the Plan period	5.53 years as at 31.12.2010
Relevant planning applications determined in accordance with policy	100 per cent	



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

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 ਲਓ।

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.

اگرآپ کومعلومات کسی دیگرزبان یا دیگرشکل میں در کارہوں توبرائے مہر بانی ہم سے پوچھئے۔

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