

1	Introduction	2
2	Cheshire West and Chester Spatial Portrait	10
3	The Local Development Scheme	16
4	Business Development, Services and Town Centres	19
5	Housing	26
6	Environmental Quality	35
7	Transport and Accessibility	45
8	Minerals	47
9	Waste	50

Appendices

1	Glossary of Terms	57
2	Significant Effects Indicators	62
3	LDF Evidence Base	67
4	Housing	72
5	CRWLP Significant Effects Monitoring	75

1 Introduction

Planning and the Local Development Framework

1.1 This document is the third Annual Monitoring Report for Cheshire West and Chester Council published to comply with the requirements of Section 35 of The Planning and Compulsory Purchase Act 2004. The Government has advised that it intends to remove the requirement for local planning authorities to submit an annual monitoring report to the Government, however it intends to retain the overall duty for local authorities to monitor the effectiveness of their Local Plans and planning function. The Parliamentary Under Secretary of State wrote to authorities in March 2011 announcing the withdrawal of guidance on local plan monitoring. This removal will be implemented through future legislation.

1.2 This report covers the period 1st April 2010 to 31st March 2011 and is still required to be submitted to the Secretary of State. It contains information on the implementation of the local development scheme and the effectiveness of existing local plan policies. However, this report is being produced at a time when there are many changes being made to the national planning regime with the Government's Localism Act 2011 removing the top down approach and giving local communities more say in the planning process. Through the Localism Act local authorities will have greater flexibility in how they monitor their planning function.

1.3 Review and monitor are key elements of the Government's "plan, monitor and manage" approach to the planning system and are essential for the successful delivery of the council's Local Development Framework (LDF). Monitoring helps to establish what is happening now and what may happen in the future, and then compares these trends against existing policies and targets in the LDF, to determine what needs to be done. It provides a crucial mechanism for feedback within the process of policy making and implementation, whilst also identifying key challenges and opportunities which enable adjustments and revisions to be made where necessary.

1.4 The five key objectives for monitoring and the AMR are:

- To review actual progress of the preparation of local development documents against the timetable and milestones set out in the LDS;
- To assess the extent to which policies in adopted documents in the LDF are being implemented;
- Where policies are not being implemented, explain why and set out what measures are being taken to make sure that the policy is implemented; or whether the policy should be amended or replaced;
- To identify the significant effects of implementing policies in the LDF and whether they are working as intended;
- To set out whether policies need to be amended and/or replaced.

1.5 At present the Development Plan that covers the Borough consists of the following:

- North West of England Plan Regional Spatial Strategy to 2021 (2008)
- Cheshire Structure Plan Alteration (2006)
- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)

- Chester District Local Plan (2006)
- Vale Royal Borough Local Plan (2006)
- Ellesmere Port and Neston Local Plan (2001)

1.6 The policies within these documents have been saved until such time they are replaced by new Cheshire West and Chester Local Development Framework policies. The policies in these plans will continue to guide development and provide a basis for determining planning applications for the areas they cover in the authority and each Local Plan will need to be implemented and monitored until they are superseded by the Cheshire West and Chester Local Development Framework.

1.7 As indicated above the Government is making a number of reforms to the planning legislation through the Localism Act 2011. The main planning reform measures in the Act are as follows:

- The abolition of Regional Spatial Strategies,
- The abolition of the Infrastructure Planning Commission and return to a position where the Secretary of State takes the final decision on major infrastructure proposals of national importance,
- Amendments to the Community Infrastructure Levy, which allows Councils to charge developers to pay for infrastructure. Some of the revenue will be available for the local community to decide how it will be spent.
- The introduction of neighbourhood plans (designed to help communities guide development growth),
- The introduction of development orders,
- The removal of the requirement for local planning authorities to submit an annual monitoring report to Government but retains the overall duty to monitor.

1.8 The Government has made a commitment to review all national planning policies and guidance. In July 2011, the Government published a draft National Planning Policy Framework (NPPF). The NPPF sets out the Government's economic, environmental and social planning policies for England in a very condensed format. It also sets out the Government's vision of sustainable development and introduces a 'presumption in favour of sustainable development'.

1.9 This is a radical streamlining of existing Planning Policy Statements, Planning Policy Guidance notes and some circulars into a single consolidated document. It supports the Government's planning reform and decentralization and aims to make the planning system more responsive to changing economic conditions. The emphasis is on a positive, plan-led approach to sustainable growth and encourages local communities to have a stronger role in the future development of their communities. The draft NPPF sets out the Government's economic, social and environmental objectives and the policies to deliver them. These policies apply to the preparation of Local and Neighbourhood Plans and to development management decisions on individual planning applications. In many areas, existing policy has been streamlined but the core approach remains the same.

1.10 New policy approaches are introduced relating to:

- A presumption in favour of sustainable development. Local Planning Authorities should plan positively for new development and approve all individual proposals wherever possible.
- Supporting the implementation of neighbourhood planning.

- Ensuring local Councils and other public bodies work collaboratively and engage constructively throughout the planning process. This is part of the 'duty to cooperate' being introduced through the Localism Act.
- Council's will need to maintain a 5 year supply of deliverable housing sites (including an additional 20% allowance to ensure choice and competition in the housing market).
- Ensuring viability and deliverability of sites and the scale of development identified within the Local Plan.
- Promoting the reduction of greenhouse gases and identifying suitable areas for renewable and low carbon energy.
- Introducing a new 'local green space' designation to protect locally significant green areas.

1.11 The Draft NPPF can be viewed at:

<http://www.communities.gov.uk/publications/planningandbuilding/draftframework>.

1.12 The Council has responded to the consultation on the draft NPPF and has raised a number of areas of concern. The response can be viewed on the Council's website.

Format of Report

1.13 This report will be split into the following chapters, each containing contextual, local, core and significant effects indicators where appropriate.

1. Introduction
2. Spatial Portrait - Cheshire West and Chester
3. The Local Development Scheme
4. Business Development, Services and Town Centres
5. Housing
6. Environmental Quality (Natural and Built)
7. Transport & Accessibility
8. Minerals
9. Waste

Information Sources

1.14 Monitoring systems continue to be developed within the LDF team in order to collate information in a coherent and user-friendly way. These systems will be reviewed and where necessary amended in order to ensure that the highest quality information is available to inform the Councils Core Strategy and subsequent Development Plan Documents (DPDs).

1.15 External sources are used to collect some of the information included in the AMR. These include the Office of National Statistics and the Environment Agency.

1.16 Monitoring indicators are used in the report to assess the implementation and effects of different policies. A tiered approach to indicators is used as follows:

- *Contextual indicators*: describe and measure changes in the wider social, environmental and economic circumstances that exist in the Cheshire West and Chester borough. They help to relate policy outputs to the local area.
- *Local Indicators*: set by the council to assess issues that are specific to the borough, and not already covered by the core indicators
- *Core Indicators*: set by the Department for Communities and Local Government (DCLG) and used to assess the performance and successfulness of planning policies
- *Significant Effects Indicators*: based upon sustainability indicators in the Sustainability Appraisal Scoping Report

1.17 This year's report will only include information relating to the significant effects indicators where the information required is already collected in relation to an existing indicator i.e. where significant effects indicators are the same as existing contextual, core or local indicators.

1.18 The following table shows:

- How the core indicators have been divided between the chapters/themes in the document
- Identifies and describes the contextual and local indicators in each chapter/theme in the document.
- Identifies the significant effects indicators as detailed in the Sustainability Appraisal. A table of these indicators and further details of the SA objectives can be found at Appendix 2 of this report.

Chapter / Theme	Indicator Reference	Indicator Type*	Description
Spatial Portrait	S2(a)	SE	Number of deprived areas in the worst 5% nationally
	S2(b)	SE	Number pf LSOA in the bottom 30%
	S3(a)	SE	Number of people living in fuel poverty by 2016 - 2018
	S14(a)	SE	Annual average domestic consumption of electricity (Kw Hrs)
	S14(b)	SE	Annual average domestic consumption of gas (Kw Hrs)
	S17(b)	SE	Indices of deprivation
	S19(a)	SE	Domestic burglaries per 1,000 households
	S19(b)	SE	Violent crime per year per 1,000 population
	S19(d)	SE	Recorded levels of fear of crime (Quality of Life Survey)
Business Development, Services and Town Centres	1C	C	Unemployment rates in the Borough as at 1 April
	2C / S16(e)	C/SE	Employment distribution by type
	3C	C	Average wage/salary

Chapter / Theme	Indicator Reference	Indicator Type*	Description
	BD1 / S16(b)	CO/SE	Total amount of additional employment floorspace by type
	BD2 / S6 (c)	CO / SE	Total amount of employment floorspace completed on previously developed land, by type (m2).
	BD3 / S16(a)	CO / SE	Amount of employment land available by type (hectares).
	BD4 / S18(b)	CO / SE	Amount of completed floorspace for town centre uses
	BD5 (L) / S18(a)	L / SE	Change in the number of vacant units on primary shopping streets / town centres
	BD6 (L)	L	Re use of rural buildings for employment.
	S17(a) / S18(c)	SE	City and town centre health checks
	S16(c)	SE	VAT registered and de-registered businesses
	S16(d)	SE	Qualifications: % of working age population with no qualifications
	S16(f)	SE	GVA
	S19(c)	SE	Number of planning applications meeting 'Secured by Design' principles
Population & Housing	4C	C	Existing housing stock in the Borough
	5C	C	Housing tenures in the Borough
	6C	C	Average house prices in the Borough
	7C	C	Household composition / size
	8C / S15(f)	C / SE	Number of vacant and unfit dwellings in the Borough
	9C	C	Number of gypsy and traveller pitches currently provided in the Borough
	H1 / S15(h)	C / SE	Planned housing period and provision
	H1(b) / S15(i)	C / SE	Planned housing period and provision - Growth Points
	H2(a)	CO	Net additional dwellings previous years

Chapter / Theme	Indicator Reference	Indicator Type*	Description
	H2(b)	CO	Net additional dwellings for reporting year April 09 - March 2010
	H2(c)	CO	Net additional dwellings in future years
	H2(d)	CO	Managed delivery target
	H3 / S6(b) / S15(g)	CO / SE	Number of gross new dwellings completed on previously developed land
	H4 / S15(j)	CO / SE	Net additional Gypsy and Traveller pitches delivered
	H5 / S15(d)	CO / SE	Gross number of affordable housing completions
	H6 / S15(c)	CO	Housing quality - Building for Life Assessments
	H7 (L)	L	Housing completions by type and number of bedrooms
	H8	L	Loss of dwellings to other uses
	S15(e)	SE	Extra care schemes approved in the Borough
	S15(a)	SE	Number of new homes meeting Lifetime Homes standard
	S10(c) / S15(b)	SE	Number of new dwellings achieving the national stepped targets for Code for Sustainable Homes
	S19(c)	SE	Number of planning applications meeting 'Secured by Design' principles
Environmental Quality	10C / S1(a)	C / SE	Landscape designations in the Borough
	11C	C	Designated Green Belt in the Borough
	12C / S7(c)	C / SE	Flood Risk Zones in the Borough
	13C / S9(b)	C	Air Quality Management Areas (AQMA's)
	14C / S11(a)/S11(b)	C / SE	Heritage Assets
	E1 / S7(a) / S8(a) / S10(d)	CO / SE	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
	E2	CO	Change in areas of biodiversity importance

Chapter / Theme	Indicator Reference	Indicator Type*	Description
	E3 / S10(b) / S14(e)	CO / SE	Renewable energy generation by installed capacity and type
	E4 (L)	L	Number of Green Flag awarded open spaces in the Borough
	E5 (L)	L	Number of sites removed from the list of contaminated sites held by Environmental Health, as a result of planning application approvals, which require the remediation of land.
	E6 (L)	L	Number of villages/parishes with adopted Village Design Statements/Character Assessments.
	E7 (L)	L	Number of conservation areas in the Borough with an up to date character appraisal
	E8 (L)	L	Area of woodland created in Cheshire West and Chester
	S1 (b)	SE	Number/area of new statutory and non-statutory nature conservation sites
	S1(c)	SE	Number of trees planted in rural and urban areas
	S5(a)	SE	Number and area of Regionally Important Geological sites
	S5(b)	SE	Improved street and environmental cleanliness (NI 196)
	S5(c)	SE	Number of fly-tipping incidents
	S5(d)	SE	Area of best and most versatile agricultural land
	S6(a)	SE	Previously developed land that has been vacant or derelict for more than 5 years
	S7(b)	SE	Number of properties in flood zones 2 and 3
	S8(b)	SE	Water quality/ecological status of rivers on the Borough
	S9(a) / S9(c) / S9(d) / S10(a)	SE	Changes in air pollution levels
	S12 (a)	SE	Total amount of open space (ha) per 1,000 population
	S14(d)	SE	% of energy supply mix provided from renewable energy resources

Chapter / Theme	Indicator Reference	Indicator Type*	Description
Transport and Accessibility	15C	C	Car ownership in the Borough
	16C	C	Mode of transport to work used by residents in the Borough
	17C	C	Workplace of residents in the Borough
	S19 (e)	SE	Total number of people killed or seriously injured (KSI) in road traffic collisions in the Borough
	S19(f)	SE	Total number of children (aged under 16) killed or seriously injured in road traffic collisions in the Borough
Minerals	M1 / S4(a)	CO / SE	Production of primary land won aggregates
	M2 / S4(b)	CO / SE	Production of secondary and recycled aggregates
	M3	C	Permitted aggregate reserves and landbanks
	M4	C	Assessment of aggregate reserves
	M5	C	Silica sand landbank
Waste	W1/S13(h)	CO/SE	Capacity/change on stock of new waste management facilities
	W2/ S13(a)/ S13(d)/ s13(f) S14(e)	CO/SE	Amount of Municipal Waste arisings and management by waste planning authority
	W3	C	Percentage Change in Municipal Solid Waste Arisings
	W4	C	Kilogrammes of waste collected per head of household
	W5	C	Amount of Commercial and Industrial Arisings and Waste Management
	W6	C	Amount Construction, Demolition & Excavation Waste Arisings and Management
C - Contextual / CO - Core / L - Local / SE - Significant Effects			

2 Cheshire West and Chester Spatial Portrait

2.1 Cheshire West and Chester Borough Council is a unitary authority which comprises the councils of Ellesmere Port and Neston, Chester, Vale Royal and Cheshire County Council.

2.2 The area of Cheshire West and Chester covers 916 square kilometres, abutting the national boundary of Wales to the west, and to the north the more densely urbanised areas of Wirral, Halton, Liverpool and Warrington. The borough also adjoins the more rural areas of East Chester and Shropshire.

2.3 The area contains key settlements of Chester City and Ellesmere Port to the west, Frodsham to the north and Northwich, Winsford and Tarporley to the east.

Map 2.1 Cheshire West and Chester Sub Region



Population

2.4 In 2006 the population of Cheshire West and Chester was estimated to be 327,500. By 2012 this figure is forecast to grow 345,700. Large parts of central and southern Cheshire West and Chester are rural and the rural population is some 85,760 or 26% of the total population.

2.5 There is an ageing population forecast for the borough which indicates that the number of people aged 75 and over will double by 2031, and 32% of the population will be aged 60 or above, in comparison to 24% of the population (aged 60+) in 2008. Changes in the population structure of the borough have implications for the delivery of current services and the future provision and delivery of employment and housing for example.

Housing

2.6 Planning Policy Statement 3: Housing (November 2006) (PPS3) requires that Local Planning Authorities implement a "plan, monitor and manage" approach to housing delivery within their areas. An essential feature of this is that the housing requirement and the way that it is met, should be kept under regular review. Local Authorities must have a much stronger focus on the identification of sufficient land to deliver housing requirements over a 15 year period.

2.7 The council must be able to state whether they have a 5 year supply of "deliverable" sites for housing, and also a 15 year supply using a Strategic Housing Land Availability Assessment (SHLAA). The 5 and 15 year supply of sites is to be maintained and updated on an annual basis.

2.8 The council has produced a Housing Land Monitor Report 2010-2011 which gives a detailed picture of the current housing land supply position for the borough and should be read alongside historical Housing Land Monitor Reports. This is available to view from the Spatial Planning team or on the council's website at: www.cheshirewestandchester.gov.uk

Transport and accessibility

2.9 The borough benefits from good sub-regional and regional transport links which include:

- M6 to the east
- M56 to the north, linking Wales and Manchester
- M53 linking Chester and Ellesmere Port, to Wirral and Liverpool
- A55 linking Chester and North Wales
- Hourly train service from Chester to London
- Regular train services between Chester, Liverpool and Manchester and into North Wales and Shropshire
- Cross Cheshire train services on the mid-Cheshire line connecting Chester, Northwich and Manchester

Employment and the economy

2.10 The UK economy is currently in recession and future economic growth and investment is constrained. However, West Cheshire is part of economically active sub-region, with economic output (GVA per head) 24% higher than the regional average and 9% above the national average.

2.11 The borough is diverse in its employment distribution as Chester is a centre for service industries with Chester Business Park being a successful location for the financial sector; Ellesmere Port has high level manufacturing in automotives and chemicals; and the towns of Winsford and Northwich offer a

balanced distribution of service sector employment (Northwich) and manufacturing and industry (Winsford).

Natural and Built Environment

2.12 Large parts of the borough are rural which includes areas of designated Green Belt across the northern part of the borough from Chester in the west to Northwich in the east. Cheshire West and Chester is a borough of contrasting landscapes - wooded river valleys and sandstone hills, meres and mosses, estuaries and heaths, industrial wastelands and old parklands - all set within a matrix of intensively productive farmland and urban development. The diversity of landscape types, in turn, supports a fragile and vulnerable wealth of different types of wildlife habitats, some of which are of national and international importance. CWaC has a wide variety of nature conservation sites to be protected including SACs, SPA, Ramsar and SSSI's.

2.13 The built environment is characterised by a large number of conservation areas and Listed Buildings (see Environment chapter for further details).

2.14 Flooding in the borough: In the West Cheshire area the most serious (and predictable) flooding is still usually from river systems. The main source of flooding in the West Cheshire area is fluvial. Affected properties are generally on low lying land in the rivers' natural floodplain.

2.15 West Cheshire has a rich architectural heritage, from the City of Chester to market towns and villages; from the area's distinctive "black and white" architecture, to Georgian, Victorian and modern development.

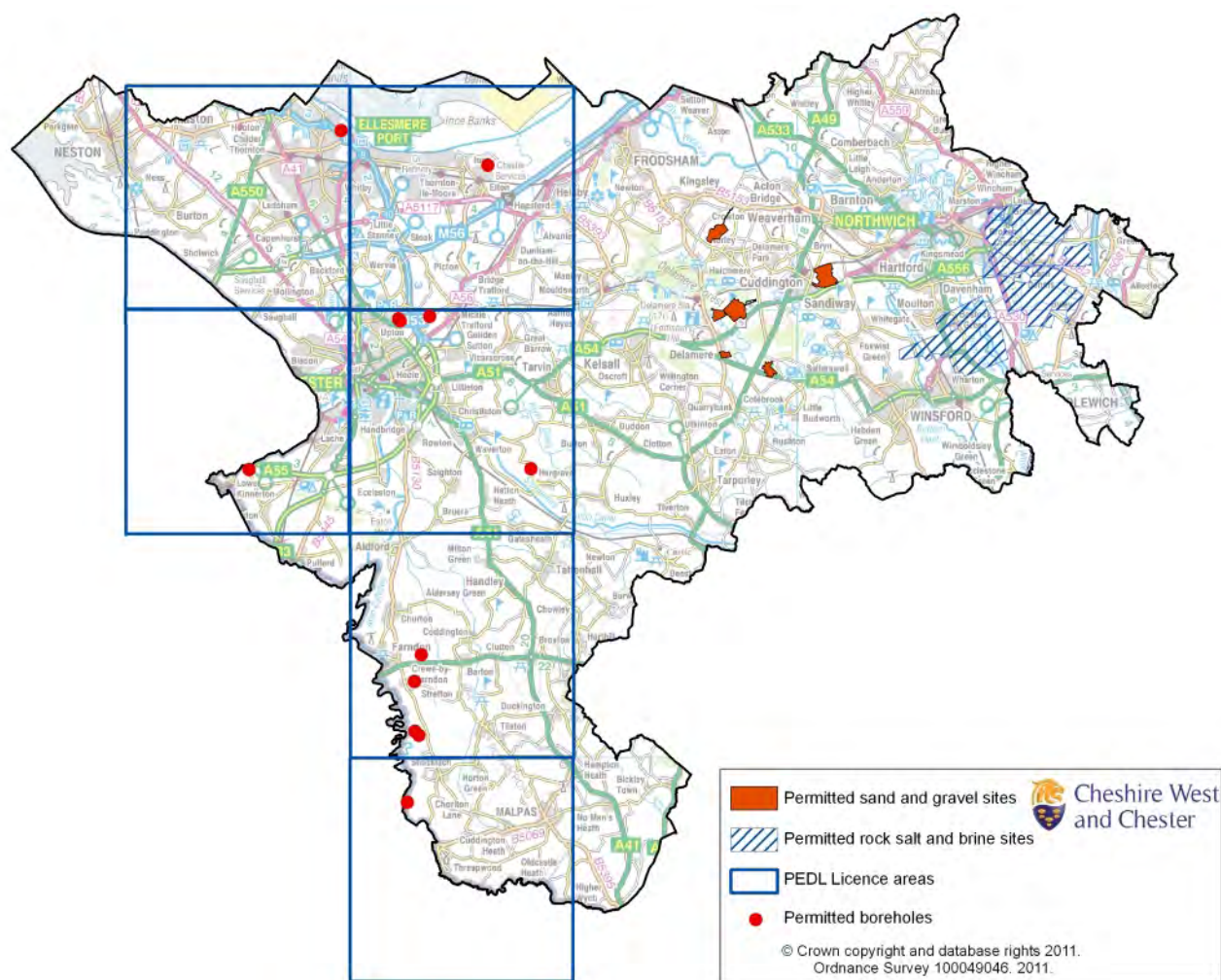
Minerals

2.16 Cheshire West and Chester contains significant quantities of key minerals resources, specifically construction sand and gravel and salt. In addition, coal and clay can also be found but is not worked. Construction sand and gravel is relatively easily accessed in parts of the borough. Sites in Cheshire West and Chester (combined with sites in Cheshire East) are major contributors of aggregate sand and gravel in the North West amounting to 40% of the region's overall supply during 2009. Salt is extracted underground either in the form of rock salt or brine. The borough contains some of the most nationally significant resources of salt in the UK with approximately 85% of the nation's salt being sourced from the Cheshire Basin⁽ⁱ⁾.

2.17 There are currently nine permitted mineral extraction sites in the borough. Seven sites extract construction sand and gravel and are generally concentrated in and around the Delamere area. Rock salt is extracted to the north east of Winsford and brine in areas south east of Northwich. There are also 6 PEDL licences (Petroleum Exploration Development License) in place across Cheshire West and Chester with 11 associated borehole permissions.

i Combined contribution from Cheshire West and Chester and Cheshire East sites.

Map 2.2 Minerals operations in Cheshire West and Chester



Waste

2.18 During the monitoring period a total of 192,109 tonnes of Municipal Solid Waste (MSW) and household waste was produced in Cheshire West and Chester, of which 48.4% was composted or recycled and 49.6% was sent to landfill. During 2009 a total of 345,000 tonnes of Commercial and Industrial waste (C&I) was generated across Cheshire West and Chester, of which 63.8% was recycled or composted, 28.7% was landfilled and 6.9% incinerated or treated.

2.19 There are several existing operational waste management facilities in Cheshire West and Chester. These include the Gowy Landfill, Wimbolds Trafford, Chester, the Cleanaway high temperature incinerator in Ellesmere Port and the Minosus Underground Storage Facility at the Winsford Rock Salt Mine. There are also several traditional waste management facilities such as household waste recycling centres, waste transfer stations, composting sites and landfill/landraise sites located across the Borough. Planning permission has been granted for two significant waste management facilities including Kinderton Lodge Landfill Site near Middlewich (but in administrative area of the borough) and the Ince Resource Recovery Park (RRP) and Refuse Derived Fuel (RDF) Generating Station at Ince Marshes, Ellesmere

Port. Kinderton Lodge Landfill Site was granted an Environment Agency Landfill permit in April 2010 but is yet to become operational, Ince RRP and RDF are currently subject to applications for minor amendments and development is yet to commence. An appeal has also been lodged against a refusal of planning permission at Brunner Mond.

2.20 A Waste Private Finance Initiative (PFI) was underway to procure new waste facilities for the management of Cheshire's Municipal Solid Waste. It was being taken forward in partnership between Cheshire West and Chester and Cheshire East Authorities. However, following the Government Spending Review in October 2010, grant funding for this PFI has now been withdrawn. Future options for additional waste management facilities are now under review.

The Sustainable Communities Strategy

2.21 This is a key document for 'West Cheshire Together (The Local Strategic Partnership (LSP) that provides the overarching shared vision and priorities for the future social, economic and environmental wellbeing of the borough for the next 16 years (2010 to 2026). It will describe how people who live, work and visit the borough want it to develop over time. Its purpose is to enable Cheshire West and Chester Council, in partnership with other agencies and local people, through 'West Cheshire Together' LSP, to discharge its responsibilities for promoting the social, economic and environmental wellbeing of the area and providing community leadership.

2.22 It is very much a partnership plan whose role and purpose is to address difficult cross cutting issues which affect the social, economic and environmental wellbeing of the area. Its purpose is not to repeat the contents of other key strategies and documents, but rather to influence their future direction.

Altogether Better - Council Plan 2011-15

2.23 This document sets out the Council's priorities for 2011 to 2015. It informs decision making at all levels of the Council and

- shows how we will make a real difference to our area;
- sets the framework we use to plan and deliver our services;
- influences the way we shape our budget;
- helps us to monitor our progress and take stock of our achievements.

2.24 The key theme that runs throughout this document is our ambition to work together with communities to deliver a better quality of life for all.

2.25 'Making it Happen' is the key driver for all of the Council directorates, and is delivered through a range of plans and strategies including the Local Development Framework.

Growth Point Status

2.26 In July 2008 it was confirmed that a Cheshire West and Chester Growth Point bid had been successful. Growth Point was initially concerned with meeting increased housing targets, but now, difficult market conditions have meant that the emphasis has changed, and the focus now is on rebuilding

capacity within the local house-building market. By working with developers and key stakeholders during this difficult economic period, the authority and its partners can assist in making sites ready and available to be delivered when the market eventually picks up.

3 The Local Development Scheme

Cheshire West and Chester Local Development Scheme

3.1 The original LDS was prepared when the four constituent authorities were still in existence and as such the LDS does not reflect the aspirations of Cheshire West and Chester . Since the authority came into being significant changes have occurred that have needed to be taken into account in the preparation of the Core Strategy.

3.2 The changes to the development plan system introduced through the recently passed Localism Act still requires the Local Authority to make an up-to-date text of the LDS available to the public.

3.3 These changes have also meant that it is very difficult for the authority to set out clearly an achievable timetable for LDF document preparation. The authority is therefore currently considering the recently passed Localism Act and what implications this has for LDF production.

3.4 In the last year the Council has carried out consultation on the Core Strategy development option between March and the end of June 2011. Work has continued on putting together the Evidence Base to support the Core Strategy and significant pieces of evidence base have been completed or are nearing completion see Paragraphs 3.7 and 3.8 below.

3.5 These will be used to formulate the next formal stage of the consultation on the Core Strategy the preferred options for 2012. The Council is currently considering the implications of the Localism Act before revising the LDS and is seeking ways to move quickly from a Core Strategy to a Local Plan.

3.6 A detailed list of the evidence base for the CWAC LDF, including estimated completion dates, is provided in Appendix 3.

3.7 The evidence base for the LDF is continuously being developed. During the monitoring period the following studies, plans and strategies have been completed:

- Cheshire Retail Study Update
- Sub Regional Green Infrastructure Framework
- Strategic Housing Market Assessment Update
- Open Space Audit and Assessment of Need
- Biodiversity Audit and Local Wildlife Site Phase 1 Survey
- Chester Central Development Framework
- Chester Prosperity Study
- Local Economic Assessment
- Ellesmere Port Transport Model
- Additional transport Modelling
- Winsford Waterfront Development Brief
- Chester Central Development Framework
- Strategic Development Options Report

3.8 Studies which have commenced after the monitoring period are listed below :

- Low Carbon and Renewables Study
- Strategic Housing Land Availability Assessment (Update)
- Green Belt Study
- Integrated Transport Strategy (Phase 2 to test individual sites)
- Detailed Assessment of Potential Strategic Sites/Locations
- Air Quality Study

3.9 The Council's Corporate Plan and Sustainable Communities Strategy are now in place and will have to be incorporated into the Core Strategy.

3.10 In addition to the above, the Neighbourhood Plan 'Front Runner' in Tattenhall and District Parish received approval from Department of Communities and Local Government in March of this year. The Working Group, which consists of members of the Parish Council, members of the wider community and supported by the Borough Council, have developed a project plan with timetable and have already commenced engagement with the wider community, including through a launch event.

3.11 In August, a further 'front runner' application was successful for Winsford Town Council to take forward a Neighbourhood Plan. It is being supported by Cheshire West and Chester Council and the Weaver Valley Regeneration Board. A steering group of partners has been established and consultants commissioned to assist in its preparation. The Plan will cover a 15 year timeframe and establish a comprehensive regeneration strategy for the town to encourage further investment to create, amongst other things, jobs, homes and a vibrant and successful town centre.

Saved Policies

3.12 The Planning and Compulsory Purchase Act 2004 provides for the saving of policies in adopted or approved local, structure and unitary development plans for a period of 3 years from the commencement of the Act (28 September 2004). Policies in adopted or approved plans at the commencement date expire on 27 September 2007 unless the Secretary of State makes a direction to extend such policies beyond that date. Where Local Plans have been adopted since the Act commenced, Schedule 8: Paragraph 13 of the Act, allows for policies in those plans to be automatically saved for three years from the date of adoption. The Secretary of State can also make a direction to extend these policies beyond the 3 year saved period following a request from the Local Planning Authority to do so.

3.13 Chester City Council Local Plan was adopted in 2006 and the policies contained within this document (with the exception of Policy HO1) were saved in 2009 until such time as they are replaced by parts of the LDF.

3.14 Ellesmere Port and Neston Borough Council Local Plan was adopted in 2002 and the policies contained within this document (with the exception of Policy H8) were saved in 2007 until such time as they are replaced by parts of the LDF.

3.15 Vale Royal Borough Council Local Plan was adopted in 2006 and the policies contained within this document (with the exception of Policy H1 and Policy H3) were saved in 2009 until such time as they are replaced by parts of the LDF.

3.16 The Cheshire Replacement Structure Plan was adopted in 2006. The majority of the policies in this Plan were replaced by policies in the 'North West of England Plan' (RSS) in September 2008. However, following discussions with the Structure Plan authority the Regional Planning Board made a request to the Secretary of State to save some of the Structure Plan policies once the new RSS was adopted. Eleven of the Replacement Structure Plan policies were saved (GEN5; GEN8; HOU6; T4; T5; T7; T8; T9; T10; TR3 and TR4).

3.17 The Cheshire Replacement Minerals Local Plan was adopted in June 1999 and all the policies in this document were saved in 2007 until such time that they are replaced by parts of the LDF. The Cheshire Replacement Waste Local Plan was adopted in July 2007 and its policies were saved in 2010 until such time as they are replaced by relevant policies in the LDF.

Staff Resources

3.18 The Local Development Framework Team sits within the Spatial Planning Team which also comprises Growth Point and Minerals and Waste. There are 10.5 full time equivalent professional planning staff that are all working on the Core Strategy alongside carrying out daily planning tasks and compiling the evidence base for the LDF. The team works closely with the Growth Point Team and the Minerals and Waste Policy Team.

3.19 With respect to the Minerals and Waste Policy Team, following Local Government Reorganisation a shared service for the delivery of minerals and waste planning policy was set up with Cheshire East. In April 2010, the shared service was ended and replaced with a Service Level Agreement (SLA) relating to evidence base work only. The Minerals and Waste team within CWaC consists of 3.2 FTE staff.

4 Business Development, Services and Town Centres

Contextual Indicators

Unemployment rates

Area	Unemployment Rate (%)
Cheshire West and Chester	3.1
North West	4.2
Great Britain	3.7
Cheshire and Warrington LEP area	2.9

4.1 The unemployment rate for the Borough is lower than the regional and national averages. However, it is higher than the overall average for the Cheshire and Warrington Local Enterprise Partnership area.

Employment distribution by type

Employment by Industry ⁽¹⁾

Industry	CWAC employee jobs	CWAC employee jobs %	NW %	GB %
Manufacturing	14,900	9.9	11.6	10.2
Construction	7,500	5	5.2	4.8
Services:	125,700	83.4	82.1	83.5
Distribution, hotels and restaurant	39,400	26.2	23.5	23.4
Transport and Communications	6,000	4	5.8	5.8
Finance, IT and other business activity	36,300	24.1	19.7	22
Public admin, education and health	36,400	24.2	28.2	27
Other services	7,500	5	4.9	5.3
Tourism related	14,300	9.5	8.2	8.2

1. Source: Cheshire West and Chester Local Economic Assessment 2011, based on 2008 ONS business enquiry data

4.2 The majority of employment within the Borough is in the service industries (83.4%), which is above the regional average. Employment in manufacturing industries remains important, although Borough wide this is slightly less than the North West and Great Britain averages. There are however economic variations within the Borough as identified in the Council's Local Economic Assessment (Feb 2011).

Local Economic Assessment; Story of Place (Feb 2011)

4.3 The Council has published a Local Economic Assessment that assesses the economic conditions of the Borough and contains statistical economic evidence for setting future policies and strategies in the area. It identifies that Cheshire West and Chester is not a single economic geography and for many measures aggregating economic data at local authority level can be misleading. The Authority lies within the economic spheres of influence of Manchester and Liverpool. The study also identifies the economic mix within the Borough is extremely diverse; the former local authority area of Chester City is reliant on service industries, whilst the former area of Ellesmere Port retains strengths in manufacturing. In recent years the Weaver towns of Northwich and Winsford have seen employment growth in service sector industries.

Average wage/salary

Earnings by residence (2010)

Gross Weekly Pay (£)⁽¹⁾	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Full time workers	530.4	471.2	501.8
Male (F.T)	573.8	504.3	541.9
Female (F.T)	420.2	418.1	440.0

1. Source: nomis: Official Labour Market Statistics. Earnings by residence (2010). www.nomisweb.co.uk

4.4 The gross weekly pay for full time workers in the Borough is above both the regional and national averages. This reflects the high proportion of managerial and professional occupations within the Borough.

Core Indicators

4.5 Employment floorspace by type is defined by Use Class Orders B1(a-c), B2 and B8 (please refer to the glossary). It should be noted that both gross/net floorspace figures are not available for all developments completed within the monitoring period.

BD1: Total amount of completed additional employment floorspace by type (gross and net) (m²)
(2)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	TOTAL
2008-2009	Gross	8724.2	0	210	434	5648	51718	66734.2
	Net	8661.4	0	210	434	5648	51718	66671.4
2009-2010	Gross	18848.81	625	0	119.6	24386	2046	46025.41
	Net	18848.81	625	0	119.6	24386	2046	46025.41
2010-2011	Gross	1387.35	0	1377	3520.2	3734	252	10270.55
	Net	1387.35	0	1125	3396.2	3734	252	9894.55

4.6 During the monitoring period approximately 10,000m² of employment floorspace was developed, with most being developed for B1 uses. This is significantly less than previous years and reflects the current economic climate. There was approximately 3000m² of additional floorspace created at an extension to Roberts Bakery at Gadbrook Park in Northwich.

BD2: Total amount of employment floorspace completed on previously developed land* - by type (m²)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	TOTAL
2008-2009	Gross	7216.2	0	210	434	5570	31635	45065.2
	% on PDL*	82.7	0	100	100	98.6	61.2	67.5
2009-2010	Gross	15119.81	625	0	119.6	24386	2046	42296.41
	% on PDL	80	100	0	100	100	100	91
2010-2011	Gross	921.4	0	1377	3295	1790	252	7635.4
	% on PDL	66.4	0	100	93.6	47.9	100	74.3

4.7 The majority of employment floorspace (74%) developed during the monitoring period was on previously developed land. Where greenfield employment development did take place, this was primarily for B1a or B8 uses.

BD3: Amount of employment land available by type (hectares)

	B1(a)	B1(b)	B1(c)	B2	B8	Mixed b Uses	TOTAL
2008-2009	96.669	0	0.99	158.8	3.11	230.37	489.939
2009-2010	72.73	0	6.08	153.54	5.89	219.38	457.62
2010-2011	67.1	0	5.66	146.03	0.51	211.97	431.27

4.8 There is an overall employment land supply of 431.27ha across the Borough. This includes 144.67 B2 reserved for specialist uses at Ince Marshes; discounting this amount would result in an overall supply of 286.6ha.

4.9 An Employment Land Review (BE Group, October 2009) has been undertaken to review the supply and demand for employment land within West Cheshire. There are several large sites that make up the bulk of the land resource and these have been reviewed through the Study. It is likely that some of these sites may be retained by specific employers, lost from the land supply as they are likely to be developed for alternative uses or could be economically unviable to be developed for employment use. The Study suggests that in reality the borough's employment land resource could be much lower than this overall land supply figure.

4.10 The findings of the Employment Land Review (2009) will be reviewed alongside more recent employment monitoring information and will be used to inform the preferred options for the Core Strategy.

BD4 (i): Amount of completed floorspace (gross and net) for town centre uses in town centres (m²)

Year		A1	A2	B1(a)	D2	TOTAL
2009 /2010	Gross	2512.3	58	7605	0	10175.3
	Net	1854.2	58	7605	0	9517.2
2010 / 2011	Gross	2211	-147.5	30	0	
	Net	1461	-147.5	30	0	

4.11 Over the monitoring period, there has been less retail development in town centres than in the previous year. This drop seems to be due to fewer new A1 Retail developments coming forward.

4.12 In contrast, the loss of A2 Financial and Professional Services development has been primarily the conversion of sites to other uses. The majority of this figure is from the conversion of a former bank site in Chester into a restaurant.

4.13 The amount of floorspace that has been developed for B1a uses is significantly less than previous years. This reflects the current economic climate.

4.14 There have been no D2 Assembly and Leisure developments within the borough's town centres during this monitoring period.

BD4 (ii) Amount of completed floorspace (gross and net) for town centre uses in the Local Authority area (m²)

Year		A1	A2	B1(a)	D2	TOTAL
2009 / 2010	Gross	6041.5	290	18848.81	538	25718.31
	Net	4266.3	290	18848.81	518	23923.11
2010 / 2011	Gross	7286.93	83.5	1387.35	690	9447.78
	Net	4244.53	83.5	1387.35	690	6405.38

4.15 In contrast to Table BD4 (i), this monitoring period has seen a similar level of net new retail floorspace across the whole borough, when compared to the previous year. There has, however, been a large increase in gross new retail floorspace across the same time. The majority of this development has come forward in Cheshire Oaks, and other out-of-town retail parks, as well as the completion of a Sainsbury's supermarket in Neston.

4.16 The figure for A2 Financial and Professional Services reflects of the impact of the conversions in the town centres seen in Table BD4 (i). However, the effect of this has been tempered by a comparative increase in change of use applications across the borough.

4.17 The figure for D2 Assembly and Leisure uses is the product of two change of use applications for Gyms in industrial parks. Only those D2 developments that could be feasibly located within a town centre are included in this analysis. D2 uses that could not be accommodated in a town centre, and so are not considered, are predominantly those of a outdoor sports or recreation nature, such as riding schools, golf courses, and fishing lakes.

Local Indicators

BD5 (L): Change in the number of vacant units on primary and secondary shopping streets / town centres

4.18 The areas that are included in the monitoring of this local indicator are:

- Primary and Secondary Shopping Streets in Chester as defined in the Chester District Local Plan
- Primary shopping areas of Ellesmere Port Town Centre, and Neston Town Centre as defined in the Ellesmere Port and Neston Local Plan.
- Town centres of Northwich, Winsford and Frodsham as defined in the Vale Royal Borough Local Plan.

Location	2009	2010	2011
Chester: Primary and Secondary Shopping Streets	12%	9%	10.85%
Northwich Primary Shopping Area	14.35%	14.38%	17.02%
Winsford Town Centre	15.23%	22.82%	15.84%
Ellesmere Port Town Centre	Not available	17.58%	14.37%
Frodsham	2.5%	4.06%	2.63%

4.19 Vacancy rates have increased in both Chester and Northwich, but have fallen in Winsford, Ellesmere Port and Frodsham.

4.20 Survey information was not collected for Ellesmere Port before 2010.

4.21 In 2009 Cheshire West and Chester and Cheshire East Councils commissioned consultants to undertake a combined update of the Cheshire Town Centre Study (2007) and the Chester Retail Study (2006). This study provides essential background information that forms part of the evidence base for the council's Local Development Framework, as well as assisting consideration of retail planning applications in the borough. The study draws on new research in the form of a telephone survey (May 2010) of 4,000 households covering Cheshire West and Chester and the surrounding area to assess shopping patterns within the sub-region and to provide comparisons with previous studies where possible. The study was completed in March 2011, and has identified a network of centres, assessed the need for additional development and undertaken town centre health checks.

4.22 Retail capacity and health check information is provided for the main retail centres in Cheshire West and Chester which are Chester, Ellesmere Port, Frodsham, Neston, Northwich and Winsford.

4.23 The study showed that Chester is a key shopping and leisure destination for the borough, and a strong regional centre. Despite this, there is evidence of some decline, and a need for investment and intervention in the medium to long term to maintain its position in the region. There is identified food and non-food retail capacity in the medium to long term.

4.24 Ellesmere Port and Neston both have strong food retail offers, yet have poor and declining levels of non-food retail floorspace. Ellesmere Port has limited food retail need in the medium to long term, with no quantified need in Neston at all. There is a non-food retail need in Neston in the longer term, whilst there is likely to be some capacity in Ellesmere Port town centre also. Figures for Ellesmere Port are split between the town centre and Cheshire Oaks, with much of the identified non-food retail capacity being taken up by existing permissions at Cheshire Oaks. Immediate investment and intervention is required to strengthen these centres.

4.25 Northwich has shown signs of deterioration of retail offer since 2000. There is an identified immediate need for a large amount of food retail, as well as capacity for non-food retail in the short term. Northwich is considered vulnerable, with need for immediate investment and intervention.

4.26 Winsford has a high level of vacant units, and has immediate capacity for both food and non-food retail development.

4.27 Frodsham is identified as a strong centre, with no need for additional retail capacity up till 2026.

BD6 (L): Re use of rural buildings for employment

4.28 The re-use of rural buildings for business use (B1, B2 & B8 use classes) is monitored to assess the effectiveness of Chester District Local Plan policies and the Supplementary Planning Document (SPD): Re-use of Rural Buildings. These policies give preference to the conversion of rural buildings for business use, prior to tourism or residential development. This is also identified as a significant effects indicator. The following information therefore relates to the former Chester District only.

4.29 During the 2010-2011, 125m² of B1a floorspace and 662m² of B8 employment floorspace was developed at Lea Newbold, Chester.

Issues and Actions

Policy monitoring

4.30 This year's report will provide a base line for monitoring policies in the Cheshire West and Chester LDF. In future reports, this section of each chapter will be used to review policy performance and to identify areas of policy that may need to be changed through the LDF process.

Future Actions

- Review the findings of the BE Group Study (2009) to take account of more up to date monitoring information and revised economic forecasts in developing the Core Strategy Preferred Options.
- Continue to monitor changes in vacancy rates on primary and secondary shopping streets, or in designated town centre areas, on a yearly basis (quarterly for Chester City Centre).
- Retail monitoring data from each of the former Authorities (i.e. Outstanding planning commitments) should be aligned for next year's monitoring period, as far as possible.
- The Council will continue to monitor outstanding planning commitments.

5 Housing

Contextual Indicators

5.1 The housing market conditions in the UK have continued to be difficult over the last year. Housebuilding has slumped to its lowest level since 1924 due to a range of factors. Builders still have problems getting construction credit and the economic uncertainty facing many households is affecting home buying along with the continuing difficulties in obtaining mortgages and deposits. The position locally is not unique and reflects the fall in house building within the region and nationally. People are extending or improving their homes instead of moving while the average first-time buyer is aged well into their thirties. It is therefore not surprising that the completions in Cheshire West and Chester have fallen this year.

Housing stock in the borough

House Type ⁽¹⁾	Total	%
Detached	40,279	28.3
Semi-detached	47,156	33.1
Terraced	26,554	18.7
Bungalow	12,559	8.9
Maisonette	696	0.5
Flat / Apartment	13,834	9.7
Caravan / Park Home	501	0.4
Other	705	0.8

1. Source: Cheshire West and Chester Housing Land Monitor Report 2009, and Cheshire West and Chester Strategic Housing Market Assessment 2009

Housing tenure in the borough

Tenure ⁽¹⁾	%
Owner occupied	78.6
Social rented	14.3
Private rented	7.1

1. Source: Cheshire West and Chester 2009 Strategic Housing Market Assessment

Average House Price in the Borough

5.2 The average (median) house price in the borough (as at September 2011) was £151, 571. This is a fall of £13,069 since 2006, when the average price was £164,667.

5.3 The average house price for England and Wales as at September 2011 was recorded as £161,461⁽ⁱⁱ⁾, therefore CWaC average house prices are approximately 6% (£9,890) below the national average.

Household size / composition

Household Description ⁽¹⁾	%
Single (aged 60 or less)	14.4
Couple (aged aged 60 or less)	17.1
Older (singles or couples aged 60 or more)	29.4
Two parent families	30.4
Lone parents	5.4
Other multi person household	0.3

1. Source: Cheshire West and Chester 2009 Strategic Housing Market Assessment

Vacant and Category 1 dwellings

5.4 At 1 April 2011 The HSSA reported a total of 4777 vacant properties, of which 76 were in Local Authority ownership and 3 were 'Other Public Sector'. A total of 2642 of these dwellings have been vacant for 6 months or longer.

Year	Total	Vacant for more than 6 months
2008 / 2009	3567	1674
2009 / 2010	4571	2303
2010 / 2011	4777	2642

5.5 The Housing Health and Safety Rating System (HHSRS) is a risk based evaluation tool used by local authorities to identify and protect household occupants against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and came into effect on 6 April 2006. The HHSRS applies to residential properties in England

ii Source: Land Registry House Price Index, September 2011.

and replaces the Fitness Standard as an element of the Decent Homes Standard. The HHSRS assesses 29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other) hazard(s). If a local authority discovers serious category 1 hazards in a home, then it has a duty to take the most appropriate action.

5.6 Number of dwellings in Category 1 of the Housing Health and Safety Rating System

	No of dwellings
CWaC	15091

5.7 From the HSSA (private sector dwellings), 43 properties were made free from hazards as a direct result of action taken by the Local Authority in the monitoring period.

5.8 As at 1 April 2011 a total of 15091 dwellings were recorded as being Category 1 (Source: Private Sector Stock Condition Survey). Rates of Cat1 hazard failure in CWaC are below the national average.

Gypsy and Traveller pitches provided in the Borough

5.9 There are currently 60 residential Gypsy and Traveller pitches on six sites with permanent planning permission.

Pitch Type ⁽¹⁾	Location	No. Of Pitches
Permanent	Maryburgh Caravan Park, Gow, Hapsford	22
	Grassy Lane (A5117) Elton	5 (Max. 10 caravans)
	Country Meadow Fields, Bridge Trafford	3
	Travellers Rest, Winsford	16
	The Old Pumping Station, Frodsham	13
	Prevan Place, Elton	1

1. Source: Cheshire West and Chester Council Housing and Spatial Planning

5.10 In addition there are 24 pitches on seven sites that have been granted temporary planning permission:

Pitch Type ⁽¹⁾	Location	No. Of Pitches
Temporary	The Paddocks, Dunham-on-the-Hill	3
	Whitegate Stables, Mickle Trafford	5
	Green Acres, Childer Thornton	3
	Green Meadows Chalet Park, Alvanley	4
	Little Meadow Park, Elton	4
	Prevan Place, Elton	2
	Land adjacent to Hillcrest, Dunham-on-the-Hill	3

1. Source: Cheshire West and Chester Council Housing and Spatial Planning

5.11 A site for Travelling Showpersons (a total of 14 plots) is located at the Amusement Depot, Winsford.

Core Indicators

H1: Planned housing period and provision

	Start of Plan period	End of Plan period	Total housing required	Source of Plan target
CWaC	2003	2021	23,700	Regional Spatial Strategy (RSS)

H1b: Planned housing period and provision - Growth Point Programme of Development

	Start of Plan Programme	End of Plan Programme	Total housing required	Source of Plan target
CWaC	2007 / 2008	2016	23% addition to Regional Spatial Strategy figures (14,000)	Growth Point Programme of Development

H2(a): Net additional dwellings in previous years

Table 5.1

	2003 / 04	2004 / 05	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10
CWaC	1062	1118	1336	799	707	723	733

H2(b): Net additional dwellings for the reporting year (1 April 2010 - 31 March 2011)

Year	Net Dwellings
1st April 2010 - 31st March 2011	654

5.12 During this monitoring period the housing monitor recorded a total of 654 net housing completions in the Borough, this consisted of 681 completions (gross) and 26 demolitions / losses.

H2(c): Net additional dwellings in future years

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
CWaC	663	564	960	742	884	944	2284	2018	1242	1674
Target	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317

5.13 The figures shown in the table above are based upon the Council's Housing Land Monitoring Report 2011 and are those used to calculate the 5 year housing land position. The figures have been broken down by source in Appendix 4 of this report.

H2(d): Managed delivery target

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
CWaC	1768	1918	2055	2274	2552	2954	3178	3758	6273	End of plan period

H3: Number of gross new dwellings completed on previously developed land (PDL)

	Gross Dwellings	% on PDL
2008 / 2009	634	84%
2009 / 2010	785	94%
2010 / 2011	602	88%

5.14 In June 2010 changes were made to PPS3 to remove garden land from the definition of brownfield land. This will not have effected the monitoring results for the 2009 / 2010 period, however it will be consideration when making comparisons against future years.

H4: Net additional Gypsy and Traveller pitches delivered

	Permanent	Transit	TOTAL
2008 / 2009	5	0	5
2009 / 2010	0	0	0
2010 / 2011	0	0	0

H5: Gross affordable housing completions

	TOTAL
2008 / 2009	228
2009 / 2010	283
2010 / 2011	323

5.15 The affordable housing delivery rates have fallen well short of the need that has been identified in existing Housing Needs Surveys across the borough. For this monitoring period the level of provision has been 323 affordable dwellings compared with an annual requirement for CWaC of 1296 affordable dwellings. This year has seen another an increase in affordable housing completions however it is still considerably lower than the actual requirement for the borough.

5.16 Currently the requirements for affordable housing in new developments is between 25% and 50% (see relevant Local Plan policies or Supplementary Planning Guidance where appropriate), and the ratio depends on which former authority area the development is in.

5.17 The delivery of affordable housing within Cheshire West and Chester will be based upon an up-to-date evidence base provided through the Joint Strategic Housing Market Assessment (SHMA) and will lead to a new policy in the Core Strategy. This will be supported by a Supplementary Planning Document (SPD) for affordable housing that will set out the detail for delivery geographically across the authority area which will replace the current adopted SPDs of the former Local Authorities in Cheshire West and Chester.

5.18 Both the Core Strategy policy and the Affordable Housing SPD will need to set out spatially how the different needs, identified by the SHMA will be met. Until such a time that the Core Strategy policy is adopted the Council will use the findings of the SHMA as a basis for negotiation with developers to address the affordable housing needs identified at an early stage in the development management process.

H6: Housing Quality - Building for Life Assessments

5.19 It has not been possible to monitor this indicator for the 20010 report. However two Development Management Planning Officers from the authority are currently completing the necessary Building for Life Assessments training in order to be able to carry out the H6 assessments in the future. It is anticipated that this indicator will be included in the 2010 Cheshire West and Chester AMR.

Local Indicators

H7 (L): Housing completions by dwelling type and number of bedrooms for new dwellings.

	House / Bungalow				Flat / Apartment			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
2008 / 2009	0	60	131	141	45	186	2	8
2009 / 2010	0	54	138	54	194	218	9	0
2010 / 2011	0	54	225	84	37	142	29	0

Source: CWaC Housing Flows Reconciliation return for the year ending 31 March 2010.

5.20 The breakdown of new dwellings completed by type and number of bedrooms is detailed in the table above. This information is extracted from the Housing Flows Reconciliation and therefore only includes information for new build dwellings i.e. the data does not take account of dwellings created through conversions and change of use. The total number of dwellings shown in this table will therefore differ from the total annual net and gross completions shown in other tables in tis report.

H8 (L): Loss of dwellings

5.21 During the monitoring period a total of 26 losses were recorded for the year ending 31st March 2010.

Source	No of Dwellings
Demolitions of permanent dwellings	0
Change of use from dwelling to non-dwelling	26
Total	26

5 Year Land Supply

5.22 Planning Policy Statement 3 places a requirement on the Local Planning Authority to identify and maintain a rolling 5 year supply of deliverable housing sites. The Housing Land Monitoring Report 2011 identifies a 2.3 year supply of housing land as at March 2011.

National Land Use Database (NLUD)

5.23 Each year the council completes a National Land Use Database (NLUD) return for the Homes and Communities Agency (HCA). This database provides a record of all significant previously developed sites within the Cheshire West and Chester. The council's latest NLUD return recorded 816 hectares of previously developed vacant and derelict land and buildings in the borough. Of this total, 523 hectares has been derelict or vacant for 5 or more years, however there are a number of large constrained or contaminated sites in the authority area for which future development options are limited. The council and the HCA have recently undertaken a study of the Brownfield Land Strategy to help better understand the barriers to bringing some long term brownfield sites back in to meaningful use.

Issues and Actions

Policy Monitoring

5.24 This year's report will provide a base line for monitoring saved policies and emerging policies in the Cheshire West and Chester LDF. In future report's this section of the each chapter will be used to review policy performance and to identify areas of policy that may need to be changed through the LDF process.

Future Actions

- SHLAA: The Council is currently reviewing and updating the Strategic Housing Land Availability Assessment 2010 (SHLAA). The SHLAA is an assessment of how many units can be accommodated on identified sites and the timeframes for when these sites are likely to be available. The updated SHLAA findings will inform the *Preferred Option* for the Core Strategy.
- The 2009 SHMA has been updated in order to take account of changes in the housing market and economy. The evidence contained within the SHMA remains up to date, relevant and robust.

Growth Point

5.25 When West Cheshire Growth Point was initiated in 2008, its objective was to deliver over 14,000 new dwellings between 2007/08 and 2016/17, equating to some 1600 dwellings per annum. These aspirations for growth were, however, conceived at a time when the development market and its associated values were high, making delivery achievable. Things have very much changed and the Borough now faces a number of challenges if it is to fulfil its growth ambitions. It is within this context that the Growth Point Team, whilst still challenged with the objective of growth, is working towards rebuilding capacity within the local house-building market. By working with developers and key stakeholders during this difficult economic period, the authority and its partners can assist in making sites ready and available to be delivered when the market eventually picks up.

5.26 Work is progressing to investigate the potential use of disused Council owned land for housing. Growth Point team is working to make appropriate sites "market ready" for housing development, including reclamation and servicing work, and obtaining planning permissions.

5.27 In a number of cases, developments have stalled and Growth Point team has intervened to try and find out why. The common thread between them is often the issue of viability and work has been undertaken to look at how schemes can be made to work, particularly in relation to deferred planning obligations. Work is also being undertaken to consider other reasons why housing sites haven't been progressed, including discussions with developers to bring forward sites already allocated for housing development.

5.28 A number of significant residential development proposals are currently going through the planning process. Where these proposals are appropriate, Growth Point team is working to overcome any obstacles to development to help move towards a positive outcome within a reasonable timescale.

5.29 The Growth Point team is also working on a number of studies concerned with ensuring that new development is sustainable and contributes positively to the existing area. These include:

- Work is currently underway on the preparation of an Infrastructure Delivery Plan (IDP). The IDP will identify existing and future deficits in a wide range of facilities, such as transport infrastructure, power supplies, schools, health, leisure and community facilities. The study will seek to identify new infrastructure requirements necessary to accommodate future growth in the Borough and identify potential funding sources. This will be a major piece of work which will form a critical piece of evidence for the LDF Core Strategy as well as guiding the provision of new or improved infrastructure within the Borough. It will also contribute to the preparation of a preliminary charging schedule for the Community Infrastructure Levy (CIL).
- The Green Infrastructure Strategy, sets out thematic & spatial priorities for the area to protect and enhance existing key environmental assets and provide new green spaces designed to deliver wide range of environmental and social benefits
- The Water Cycle Strategy (completed), is concerned with making sure that development can be accommodated within environmental limits in terms of water supply and wastewater treatment, without putting pressure on resources or causing flood risk.

6 Environmental Quality

Contextual Indicators

The Natural Environment

Nature Conservation Designations

6.1 Conserving both the natural environment and our building heritage continues to be of significant importance both to the Government and to this Council however in terms of economic austerity less progress can be made as the development industry is finding it difficult to find the finance for such schemes.

6.2 The landscape of Cheshire West and Chester represents a wide and varied number of habitats and has many designations of national, regional and local importance ranging from Ramsar sites and Sites of Special Scientific Interest (SSSIs), to Areas of Special County Value (ASCVs) and Areas of Special Local Value. Proposals Maps for the adopted Local Plans of the former authorities of Chester City, Ellesmere Port and Neston, and Vale Royal locate each of these designations, and are available to view on the Spatial Planning pages of the Council's website.

Feature / Designation	Details ⁽¹⁾
Sites of Special Scientific Interest (SSSIs) wholly or partially within the Borough	28 sites (5,119 hectares)
Site of Biological Importance (SBI)	288 sites 34.4% of sites (including RIGS) in positive management
Areas and Sites of Nature Conservation Value (ANCV and SNCV)	39 ANCVs (plus 4 Strategic Wildlife Areas) 215 SNCVs
Nature 2000 sites (SPA, SAC and Ramsar)	Mersey Estuary - Ramsar / SPA The Dee Estuary - Ramsar, SPA and SAC Midland Meres and Mosses - Phase 1 Ramsar Midland Meres and Mosses - Phase 2 Ramsar River Dee and Bala Lake - SAC Oak Mere - SAC West Midland Mosses - SAC

1. Source: Natural England, Cheshire West and Chester Conservation

Green Belt

6.3 The designated area of Green Belt in the borough covers approximately 39,230 hectares (Source: CWaC Current Facts and Figures. EnvL6 "Areas of Designated Green Belt" Feb 2009.), and is over 15% of the total Green Belt area in the North West of England (Greater Manchester, Merseyside, Cheshire and Lancashire). The Green Belt lies between Chester (urban area) to the south and Ellesmere Port to the north, and reaches eastwards across the borough towards the Cheshire East border.

Flood Risk Zones

6.4 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 a high risk of flooding as it was originally marshland that would flood naturally and is currently managed by canalised drains. 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.

6.5 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 northeast of Northwich. Some sites within the Northwich Vision regeneration project are at risk of flooding and work has been undertaken to understand the nature of this risk through an Area Flood Risk Assessment Study and Mitigation Study for Northwich.

6.6 Winsford has been identified as an area that is at risk of flooding. Work is ongoing to look at the flood risk in Winsford's proposed development areas and provide a guide to possible mitigation and design methods to address any risk of flooding through the Winsford Area Flood Risk Assessment.

6.7 The tidal and fluvial River Dee puts parts of Chester at risk of flooding. The main area of flood risk can be found in parts of Chester city and the Sealand Basin area, but the village of Farndon is also at risk from the fluvial River Dee.

6.8 In addition to the Strategic and Area Flood Risk Assessments which have been prepared, the Council has also completed a Water Cycle Strategy to ensure that additional demands for water and wastewater services are fully taken into account when additional growth is proposed. This is particularly important in Growth Point locations, where the cumulative impacts of increased growth on the water environment could be significant, and need to be anticipated and planned for.

6.9 The Floods and Water Management Act 2010 creates a more comprehensive risk based regime for managing the risks of floods and coastal erosion and will embrace all sources of flooding. The Act gives the Environment Agency a strategic overview role and creates a new duty for local authorities to lead on flood risk management. The Act promotes the increased use of Sustainable Drainage Systems and will end the automatic right to connect to the sewers for surface water drainage.

Air Quality Management Areas (AQMAs)

6.10 The local authority is obliged to review and assess local air quality (The Environment Act 1995) in terms of the impacts of seven key pollutants against health based objectives. Where any of these objectives is exceeded there is a requirement to carry out a Detailed Assessment Progress Report and subsequently an Air Quality Management Area (AQMA) may be designated.

6.11 As at 1 April 2011 the following AQMAs have been designated in the Borough:

- A5032 (Whitby Road - Station Road) Ellesmere Port - May 2005
- Tarvin Road / Christleton Road area, Chester - February 2008

6.12 The source of the problem in both cases is nitrogen dioxide from road traffic. An Air Quality Action Plan is in place for the AQMA within Ellesmere Port and is in the process of being produced for the Chester area AQMA.

6.13 The Detailed Assessment report (December 2010) for the Chester Boughton AQMA found that the national annual mean objective for nitrogen dioxide (NO₂) is being exceeded at residential locations outside of the existing AQMA. The report therefore concluded that the Council should extend the existing AQMA boundary for Boughton.

The Built Environment

Heritage Assets

6.14 The heritage assets (as at July 2010) held within the borough are detailed in the table below. Despite the problems in the wider economy it is very encouraging that there have been no loss of historic assets during the monitoring period.

Heritage Asset	Number
Listed Building ⁽¹⁾	2503
Grade I	86 (3 %)
Grade II*	176 (7 %)
Grade II	2238 (89 %)
Other ⁽²⁾	3 (>1 %)
Classified at risk ⁽³⁾	16 (>1 %)
Conservation Areas ⁽⁴⁾	96
Locally Listed Buildings ⁽⁵⁾	1312
Ellesmere Port and Neston	78
Vale Royal	1234
Registered Battlefields ⁽⁶⁾	1 (63 ha)
Registered Parks and Gardens of Special Historic Interest ⁽⁷⁾	7 (614 ha)
Grade I	0
Grade II*	2
Grade II	5
Areas of Archaeological Importance ⁽⁸⁾	1 (150 ha)
Scheduled Monuments ⁽⁹⁾	116
Scheduled Monuments classified as at risk ⁽¹⁰⁾	19

Heritage Asset	Number
Areas of Archaeological Potential ⁽¹¹⁾	11 (537 ha)
Sites of Archaeological/Historic Importance ⁽¹²⁾	6309

1. List of Buildings of Special Architectural or Historic Interest maintained by the Secretary of State. This figure is the number of entries on the list.
2. Unrevised ecclesiastical grades and buildings or structures not assigned a grade.
3. Heritage at Risk Register 2010, English Heritage.
4. County Historic Environment Record & Borough/City Councils.
5. Designated by the Former Borough Councils
6. English Heritage Battlefields Register.
7. English Heritage Register of Parks & Gardens of Special Historic Interest.
8. Ancient Monuments & Archaeological Areas Act 1979
9. Schedule of Monuments maintained by the Secretary of State.
10. Heritage at Risk Register 2010, English Heritage.
11. Cheshire Historic Towns Survey, Cheshire County Council 2002
12. County Historic Environment Record. This figure is the number of records.

Core Indicators

E1: Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Planning Reference	Address / Location	Nature of proposed development	Reason for EA objection / comments	LA Planning Decision
10/02283/OUT	Former Factory Site, Warrington Road, Cuddington, Northwich	Residential led development (Use Class C3) with open space, allotments and ancillary development.	Non-mains drainage proposed in sewered area.	Approved Officer report states that objection subsequently withdrawn following confirmation that foul drainage would be discharged to the main drain.
10/04188/OUT	Winnington Business Park, Winnington Avenue, Northwich	Proposed commercial development for the creation of 33 units.	Unsatisfactory Flood Risk Assessment submitted for surface water.	Approved Initial objection subsequently withdrawn following submission of additional information.

Planning Reference	Address / Location	Nature of proposed development	Reason for EA objection / comments	LA Planning Decision
10/10782/FUL	The Granary, Chapel Lane, Handley, Chester	Residential development consisting of 33 two-storey dwellings with associated access and ancillary works.	No Flood Risk Assessment submitted.	Approved Officers report states that EA has no objection and advises that surface water run-off should not be increased from the development.
10/11376/FUL	Mollington Grange Farm, Parkgate Road, Mollington, Chester	Erection of 70 bed care home.	No Flood Risk Assessment submitted.	Approved Officers report states that EA has no objection subject to conditions relating to surface water disposal and contaminated land.
10/13125/FUL	6, Knutsford Way, Sealand Industrial Estate, Chester	Service reception with associated offices and customer facilities, parts storage with retail and trade sales, workshop, car sales, drive in service reception and car wash.	No Flood Risk Assessment submitted.	Approved
10/00758/OUT	Bare Brick House, Station Road, Ince, Chester.	Residential development of 161 dwellings, access and medical centre.	No Flood Risk Assessment submitted.	Pending Initial objection, subsequently withdrawn following submission of additional information.
10/02364/WAS	Land to south west of the junction of Limes Lane and A49, Higher Whitley.	Importation of inert materials to restore land to agricultural use.	No Flood Risk Assessment submitted.	Pending
10/12466/FUL	Frog Hall Farm, Frog Lane,	Redevelopment of redundant dairy	Unsatisfactory Flood Risk Assessment	Pending

Planning Reference	Address / Location	Nature of proposed development	Reason for EA objection / comments	LA Planning Decision
	Tattenhall, Chester.	farm buildings and associated land to provide a continued care home and retirement community.	submitted for surface water.	

6.15 Across the borough 8 applications received objections and/or comments from the Environment Agency on the grounds of flood risk or drainage issues. Of these applications 1 has been granted permission and 4 received an initial objection which was subsequently withdrawn prior to the granting of planning permission by the Council. 3 applications are pending a decision. Therefore during the monitoring period 1 planning application was granted contrary to the advice of the Environment Agency.

E2: Change in areas of biodiversity importance

6.16 It has not been possible to monitor this indicator for this years report. Mechanisms for monitoring this indicator will be reviewed and amended where possible in order to make this possible.

6.17 Please see future actions.

E3: Renewable energy generation by installed capacity and type

6.18 It has not been possible to monitor this indicator for this years report. Mechanisms for monitoring this indicator are being reviewed in order to make this possible.

Local Indicators

E4 (L): Number of Green Flag awarded open spaces in the Borough

6.19 Cheshire West and Chester Council has been awarded seven Green Flags for its parks and countryside sites. The flag is a national award for public spaces and parks and to achieve this the space must meet strict criteria including; be welcoming, safe and well maintained, have a management plan in place and work with the community for the park's development. Each site is independently judged and has to re-submit every year to ensure standards are maintained. The winning sites are:

- Whitby Park, Ellesmere Port
- Stanney Fields Park, Neston
- Westminster Park, Chester
- Furey Wood, Northwich
- Helsby Quarry Local Nature Reserve, Helsby
- The Little Wood, Bowyers Waste, Oakmere
- Castle Park, Frodsham

6.20 Other organisations involved in the continuing improvement of the sites include, The Mersey Forest, British Trust Conservation Volunteering and Action Weaver Valley.

E5 (L): Number of sites removed from the list of contaminated sites held by Environmental Health, as a result of planning application approvals, which require the remediation of land.

6.21 Discussions have taken place with the Council's Environmental Health Officers in order to review this indicator and to look at the data that should be collected in order to inform the report. It has not been possible to collect data for the new authority area for this years report, however work is progressing on amending this indicator.

E6 (L): Number of villages/parishes with adopted Village Design Statements / Landscape Character Assessments.

6.22 The parishes and villages listed below have an adopted Village Design Statement or Landscape Character Assessment:

- Hartford Village Design Statement
- Kelsall Parish Landscape and Design Statement
- Mickle Trafford Village Design Statement
- Tarporley Village Design Statement
- Tattenhall Village Design Statement
- Tarvin Village Design Statement
- Weaverham Village Design Statement
- Whitegate and Marton Village Design Statement
- Alvanley Village Design Statement
- Moulton Village Design Statement
- Frodsham Town Design Statement

6.23 In addition to the above adopted documents, Village Design Statements are also currently being prepared for the parishes of Threapwood and Little Leigh.

E7 (L): Number of conservation areas in the borough with an up to date character appraisal

6.24 Of the 96 Conservation Areas in the Borough, a total of 30 have an up to date Conservation Area Appraisal⁽ⁱⁱⁱ⁾.

E8 (L)*: Area of woodland created in Cheshire West and Chester.

6.25 The Mersey Forest have reported that 6.46 ha of new woodland planting has taken place within the Borough during the 2010/2011 monitoring period. The Mersey Forest area covers parts of the former Ellesmere Port and Neston and Vale Royal Borough Council districts.

iii 'Up to date' = Appraisals completed within the last 5 years.

Issues and Actions

Policy Monitoring

6.26 This year's report will provide a base line for monitoring saved policies and policies in the emerging Cheshire West and Chester LDF. In future reports this section of each chapter will be used to review policy performance and to identify areas of policy that may need to be changed through the LDF process.

Future Actions

- **Open Space Audit and Assessment of Need** - The Council recently completed an Open Space Audit and Assessment of Need (2011) to map out the quantity, quality and accessibility of open space, sport and recreation facilities across the borough in order to prioritise areas for improvement and to protect important sites. The study will inform the Council's Local Development Framework and assist the Council in achieving a number of wider aspirations, such as development of a Green Infrastructure Framework, Green Space Strategy and the improvement of open space, sport and recreation provision in Cheshire West and Chester. Overall the study concluded that Cheshire West and Chester has predominantly good quality and accessible open spaces, although there are specific areas of priority. The Council is currently updating this background report to bring its recommendations into line with the authority's 2011 Ward boundaries.
- **Biodiversity Audit Phase 1 Survey 2010** - The Biodiversity Study will provide concise, robust and comprehensive evidence base to develop planning policies as part of the future Development Plan Documents, it will also provide a new Local Wildlife Sites System for the borough, taking into account the previous county/district systems and DEFRA's local sites guidance.
- **Green Infrastructure Framework** - The Green Infrastructure Framework for North East Wales, Cheshire & Wirral (2011) provides a guide for GI planning, investment and delivery. It highlights where the existing GI assets are, locates the weaker areas and guides priorities for future investment. It has been produced to assist with, and guide actions for, the delivery of GI across North East Wales, Cheshire and Wirral as part of its long term sustainable development.
- When looking at potential development sites in the future, it will be very important to demonstrate how and where new Green Infrastructure can be provided; what existing natural assets will be enhance a proposal and how the new Green Infrastructure will link with existing Green Infrastructure.
- A key output of the Framework is to guide physical actions on the ground. A number of Green Infrastructure Action Plans are to be prepared for specific local areas that will set out how GI can be delivered on the ground. These include Action Plans for GI linkages between Ellesmere Port and Chester, the Lower Dee Corridor, and Northwich and Winsford GI work by the Mersey Forest and Groundwork.
- **Chester Historic Characterisation Assessment** - The Characterisation Study was commissioned to record the character of the built environment and natural and designed landscape of Chester city centre and to identify buildings of townscape merit. The document will be used to inform the

Local Development Framework by enabling a greater understanding of the existing character of Chester and the capacity to which it can accommodate development and future change.

The identification of over 200 Buildings and Structures of Townscape Merit indicates a wealth of locally important buildings that, while not being of list-able significance, contribute significantly to the townscape character of Chester and which should be specifically protected.

The outcome revealed that Chester does indeed have a wealth of heritage assets, with perhaps more varied character than one might expect, but that the study area also included a number of sites and areas, including within the walled city, of more negative character that could potentially accommodate significant change if appropriately designed.

7 Transport and Accessibility

Contextual Indicators

Car ownership in the borough

Vehicle ⁽¹⁾	No. Of people (CWaC)	No. Of people (North West Region)
No car / van	26,969	849,769
1 car / van	57,342	1,224,554
2 cars / vans	39,073	605, 586
3 cars / vans	7,398	104,120
4(+) cars / vans	2,110	28,760

1. Source: Office of National Statistics: Neighbourhood Statistics. Data set UV62. Census 2001. www.ons.gov.uk

Mode of transport used by residents of the borough to travel to work

Mode of Transport ⁽¹⁾	Chester District	Ellesmere Port and Neston	Vale Royal	Great Britain
Car	60.18 %	64.71 %	68.35 %	69 %
Passenger in car	5.88 %	8.86 %	6.57 %	
Foot	10.83 %	7.17 %	7.61 %	11 %
Bus	6.33 %	4.12 %	2.37 %	8 %
Train	1.3 %	1.74 %	0.83 %	4 %
Bicycle	3.35 %	3.57 %	2.25 %	3 %
Taxi	0.65 %	0.96 %	0.22 %	
Motorcycle	0.86 %	1.34 %	1.09 %	
Underground	0.11 %	0.17 %	0.11 %	

1. Source: Neighbourhood Statistics, 2001 Census

Workplace of residents in the borough

Location of workplace	% of residents
Within CWaC	64.4
Cheshire East	7.4
Halton	2.8
Warrington	2.9
Wirral	4.3
Other	18.2

Issues and Actions**Future Actions**

7.1 Transport and accessibility are essential for the delivery of sustainable development and for creating sustainable communities.

7.2 Cheshire West and Chester Council published its new Local Transport Plan (LTP) in March 2011. This sets out a long term strategy for transport priorities between 2011 and 2026. The top three priorities are managing well maintained roads, supporting the economy and, thirdly, tackling carbon emissions arising from transport. A further three supporting priorities are also included in the strategy. These cover road safety, security and health; improving accessibility to jobs and services; and how transport can improve our overall quality of life. An accompanying implementation plan for the first year of the strategy has also been prepared. This should be published shortly pending final agreement on spending allocations.

7.3 The LTP will be kept under review on a regular basis. At this stage it is proposed to update the document if there are any significant changes to funding from the Department for Transport. Scheme delivery and performance will be monitored on a regular basis to make sure we are on track to delivery our goals and priorities.

7.4 The Local Infrastructure Plan (LIP) will identify programmed infrastructure from both public and private sector, in addition to that delivered through the development process. It will provide an overview of the infrastructure from both public and private sector, in addition to that delivered through the development process. It will provide an overview of the infrastructure requirements and where known, who is responsible for the delivery, a broad indication of phasing, costs and funding mechanisms at the local level.

8 Minerals

8.1 During the 2010-11 monitoring period 9 applications for minerals development were received by Cheshire West and Chester council, 8 of which were approved and 1 withdrawn. 7 of these applications were for Coalbed Methane exploration i.e. the temporary drilling of appraisal boreholes and 2 related to the variation of conditions of permission for existing gas storage operations.

Core Indicators

M1: Production of primary land-won aggregates

Table 8.1 Sales of land-won aggregate sand and gravel 2002-2009

	2002	2003	2004	2005	2006	2007	2008	2009
Sand & Gravel ⁽¹⁾	1.4	1.4	1.1	1.58	1.44	1.51	1.17	0.87

1. Data compiled from North West Aggregate Working Party (AWP) Reports of corresponding year. Figures are for the Cheshire-wide area and are not disaggregated to the authority areas of Cheshire West and Chester and Cheshire East.

8.2 Minerals production and reserve figures are currently based upon the former Cheshire wide sub-region and therefore disaggregated figures for Cheshire West and Chester are not currently available. Data for Cheshire West and Chester has been gathered for the 2010-11 monitoring period and will therefore be reported in next years' report. During 2009 sales of sand and gravel decreased from 1.17mt in 2008 to 0.87mt. The Cheshire sub-region provided 40% of the overall sand and gravel sales from within the North West region.

M2: Production of secondary & recycled aggregates

Table 8.2 Production of secondary and recycled aggregate

Secondary Aggregate (2005)⁽¹⁾	Recycled Aggregate (2006)⁽²⁾
270,000 tonnes for aggregate use	596,326 tonnes for aggregate use

1. Data compiled from Capita Symonds (2007) 'A survey of arisings and use of alternatives to primary minerals in England, 2005' commissioned by Communities and Local Government.
2. Data compiled from Smiths Gore (2007) 'A study to fill the evidence gaps for CDEW streams in the North West region of England commissioned by the North West Regional Technical Advisory Body (RTAB) and the North West region MPAs'

8.3 Current information on the production and use of secondary and recycled aggregates is limited as consistent data collection from the industries involved has proved problematic. The most recent picture can be obtained from the findings of two bespoke surveys published in 2007 as summarised in Table 8.2 (See also Indicator W7 Amount of Construction, Demolition & Excavation Waste arising and management).

8.4 Key findings show that in 2005, 270,000 tonnes of secondary aggregates were utilised amounting to 37.5% of total arisings (720,000 tonnes). In 2006, 596,326 tonnes of recycled aggregates were recovered from Construction Demolition and Excavation waste arisings. This is expected to rise up to 2020.

Contextual Indicators

M3: Permitted aggregate reserves and landbanks

Table 8.3 Aggregates landbanks

	Permitted Reserves as at 31.12.2009 ¹ (mt)	Annual Average Apportionment (mt p/a) ¹	Landbank as at 31.12.2009 ¹ (years)
Sand & Gravel	12.76	1.97	6.48

¹ Data compiled from North West RAWP Annual Monitoring Report 2009 (incorporating 2008 statistics)

8.5 During 2009 permitted reserves of sand and gravel declined by 22.2% across the Cheshire sub-region from 16.48mt in 2008 to 12.76mt. This reduction is larger than would have been expected and is partially as a result of the reassessment of reserves at one site within the Cheshire area. The landbank for sand and gravel as at 31.12.2009 is 6.48 years which is below the requirement outlined in MPS1 of 7 years.

M4: Assessment of aggregate reserves

Table 8.4 Assessment of aggregate reserves

	Permitted reserves as at 31.12.2009 (mt)	Total sales 2001-2009 (mt)	Total provision (mt)	Apportionment requirement to 2016 (mt)	Provision shortfall/surplus to 2016 (mt)
Sand & Gravel	12.76	12.17	24.93	31.5	-6.57

8.6 Additional reserves will need to be released if the overall sub-regional apportionment supply of 31.5mt is to be met during the apportionment period. However, revised apportionments were adopted during 2010 which provide separate figures for both Cheshire West and Chester and Cheshire East, therefore reserves will be reassessed against new requirements in the next monitoring year.

Issues and Actions

Policy Implementation

8.7 In addition to the four indicators reported in this chapter a suite of indicators have been collated in order to monitor the specific policies of the Cheshire Replacement Minerals Local Plan. This is part of a comprehensive monitoring regime established by the former Cheshire County Council to monitor the progress and effectiveness of the Minerals Local Plan. The full set of baseline information for minerals is published in a separate technical appendix to this AMR - 'Minerals and Waste Technical Report 20010/11'.

Future Actions

8.8 There are a number of actions required as a result of the findings of the above indicators. The information below details these actions with regards to specific indicators:

8.9 MIN1: Work is required to establish the implications of the newly adopted sub-regional apportionment for Cheshire West and Chester.

8.10 MIN2: Continue policy implementation in encouraging the use of secondary aggregate and in particular recycled waste materials. Further consideration needs to be given to the consistent capture of data on the production and end use of recycled and secondary aggregates.

8.11 MIN3: Continue to monitor aggregate reserves and landbank. See *also* Indicator MIN4: Assessment of aggregates reserves.

8.12 MIN4: Work is required to establish up to date reserve and landbank data for Cheshire West and Chester in light of newly adopted sub-regional apportionments.

9 Waste

9.1 Please note that for some waste indicators, figures shown are for the Cheshire sub-region i.e. the area formerly administered by Cheshire County Council. Separate figures for Cheshire West and Chester are included where data is available.

Core Output Indicators

W1: Capacity/change on stock of new waste management facilities

9.2 During the period 2010-11 no permissions were granted for new waste management facilities. During 2009-10, 3 planning permissions were granted for new waste management facilities (2 permissions for inert landfill and 1 permission for Resource Recovery Park, which includes part outline and full planning permission).

Table 9.1 Capacity of waste management facilities permitted in Cheshire West and Chester 2010-11

Total	0	0
Other developments	0	0
Other waste management	0	0
Storage of waste	0	0
Recycling facility: construction, demolition and excavation waste	0	0
Other treatment	0	0
Sewage treatment works	0	0
Any combined mechanical, biological and/or thermal treatment (MBT)	0	0
Anaerobic digestion	0	0
In-vessel composting	0	0
Open windrow composting	0	0
Household civic amenity site	0	0
Material Recovery / Recycling Facility	0	0
Transfer station	0	0
Metal recycling site	0	0
Pryolysis / Gasification	0	0
Landfill gas generation plant	0	0
Other incineration	0	0
Energy from Waste incineration	0	0
Hazardous landfill	0	0
Non-Hazardous Landfill	0	0
Inert Landfill	0	0
	Total capacity (m³, tonnes or litres)	Maximum annual operation- al through- hput (tonnes or litres)

W2: Amount of Municipal Waste arisings and management type by waste planning authority

Table 9.2 Amount of Municipal Solid Waste arising 2010-11

	Landfill	Incineration with Energy from Waste	Incineration without Energy from Waste	Recycled/ Composted	Other	Total Waste Arisings
Amount of MSW Waste Arising 2009-10⁽¹⁾	95,357 tonnes	0	0	92,948 tonnes	393 tonnes	192,109 tonnes
%	49.6%	0%	0%	48.4%	0.2%	
Amount of MSW Waste Arising 2010-11⁽²⁾	92,190 tonnes	0	0	92,256 tonnes	0	184,446 tonnes
%	49.9%	0%	0%	50.1%	0%	

1. Data compiled from DEFRA Local Waste Management Statistics Publication and are for Cheshire wide area only
2. Data compiled from DEFRA Local Waste Management Statistics Publication and are for Cheshire wide area only

9.3 The Cheshire Replacement Waste Local Plan monitoring framework sets a target to recycle/compost 40% of Municipal waste by 2010^(iv) which has been exceeded in Cheshire West and Chester over the previous two monitoring periods. The data for 2010-11 continues a marginal positive trend in reducing the amount of MSW being sent to landfill with over 50% of arisings being recycled/composted, however a continuing more significant increase in the rate of recycling and composting should be aimed for.

9.4 The National Waste Strategy (as set out in the Cheshire Replacement Waste Local Plan) has a target for recovering value from at least 53% of Municipal Solid Waste (MSW) by 2010, and 67% by 2015. However, further increases are needed if the 2010 target of 53% is to be met.^(v) Currently all value recovered is through recycling or composting with no energy recovery through Energy from Waste.

-
- iv The target originally set in the Cheshire Replacement Waste Local Plan was that set out in the Waste Strategy 2000 which was replaced by the Waste Strategy for England 2007. Therefore the Waste Plan targets have been updated to reflect the targets of the new national waste strategy.
- v The target originally set in the Cheshire Replacement Waste Local Plan was that set out in the Waste Strategy 2000 which was replaced by the Waste Strategy for England 2007. Therefore the Waste Plan targets have been updated to reflect the targets of the new national waste strategy.

Contextual Indicators

W3: Percentage change on Municipal Solid Waste arisings

Table 9.3 Percentage change in Municipal Solid Waste (MSW) arisings 2009-2011

	2009-10	2010-11
Total MSW arising (tonnes)	192,109 tonnes	184,446 tonnes
% +/- from previous year	-1.24%	-4.2%

9.5 The Cheshire Replacement Waste Local Plan has a monitoring target of achieving less than 3% annual growth in Municipal Solid Waste arisings. This target has been met with MSW arisings falling since 2003-04 in the Cheshire wide area. Cheshire West and Chester has achieved an increasing decline in arisings of MSW, arisings during 2010-11 fell by more than 4% from 2009-10 levels.

W4: Kilogrammes of waste collected per head of population

9.6 Despite a fall in the overall arisings of MSW, the amount of waste collected per head of population during 2010-11 increased to 590kg from 513kg in 2009-10 returning figures to 2006-07 levels.

W5: Amount of Commercial and Industrial Waste arising and management

Table 9.4 Amount of Commercial and Industrial Waste arising and management 2008-09

Total	345,000 tonnes	100%
Landfill	99,000 tonnes	28.7%
Waste Water Treatment		
Treatment Plant	13,000 tonnes	3.7%
Transfer Station		
Recycling	196,000 tonnes	56.8%
Land Recovery		
Incineration without Energy Recovery	11,000 tonnes	3.1%
Incineration with Energy Recovery		
Composting	21,000 tonnes	6.1%
	2009	2009 %

9.7 In 2010 Urban Mines carried out the 'Cheshire East and Cheshire West and Chester Councils - Waste Needs Assessment'. The assessment found that a total of 345,000 tonnes of commercial and industrial waste arose within Cheshire West and Chester during 2009. Of this, 56.8% was recycled, 6.1% composted, 3.1% incinerated, 3.7% treated and 28.7% sent to landfill.

W6: Amount of Construction, Demolition and Excavation Waste arising and management

Table 9.5 Amount of Construction, Demolition and Excavation Waste arising and management

	Recycled aggregate/ soil	Beneficial re-use on landfill	Exempt activities	Disposal by Landfill	Total
2006 (tonnes)	593,326	86,285	260,481	431,608	1,374,700
2006 %	43.4%	6.3%	18.9%	31.4%	100%

9.8 In 2007 Smiths Gore carried out a bespoke survey commissioned by the North West Regional Technical Advisory Body (RTAB) in association with minerals and waste planning authorities in the North West, the results of which are outlined in Table 9.5. This survey remains the most up to date data available.

9.9 The survey identified the volume and management of Construction, Demolition & Excavation (CD&E) Waste arisings in 2006. The findings remain the most up to date published source of data on for this waste stream in Cheshire. Until further data on CD&E Waste arisings and its management is released, comparative assessment of targets relating to this waste stream cannot be made.

9.10 A total of 1,374,700 tonnes of CD&E Waste was generated in 2006 of which 43.4% was used to form recycled aggregate. Projections for CD&E Waste growth indicate that in 2020 the amount of waste arisings in Cheshire may range from 1,396,999 tonnes to 1,539,368 tonnes.

Issues and Actions

Policy Monitoring

9.11 The waste indicators relate specifically to the Cheshire Replacement Waste Local Plan adopted in 2007.

9.12 In addition to the six indicators reported in this chapter a suite of significant effects indicators have been collected in order to monitor the significant effects and the specific policies of the Cheshire Replacement Waste Local Plan. This is part of a comprehensive monitoring regime established by the former Cheshire County Council to monitor the progress and effectiveness of the Waste Local Plan including any significant environmental impacts.

9.13 A summary of the results of this monitoring can be found at [Appendix 5](#) of this report. The full set of baseline information is published in a separate technical appendix to this AMR called the Minerals and Waste Technical Report 2010/11.

Future Actions

9.14 There are a number of actions required as a result of the findings of the above indicators. The information below details these actions with regards to specific indicators:

9.15 W1: Continue with policy implementation and revised monitoring regime to support the delivery and monitor the need for new waste management facilities.

9.16 W2: Continue with policy implementation. Consideration to be given to the effects of reduced landfilling on the consented lifespans of existing landfill facilities and impact on delivery of final restoration schemes. Consideration also to be given to increasing recycling/composting and potential for recovery of energy from waste.

9.17 W3: Continue with policy implementation and support actions which continue the downward trend in MSW arisings.

9.18 W4: Continue policy implementation and support actions to reduce kg of waste per head of population and resume the downward trend experienced since 2006-07.

9.19 W5: Continue with policy implementation. Future assessments will be reliant upon the availability and quality of data on this waste stream. Support should be given to actions that will improve the data quality and availability for this waste stream as this data is required for successful monitoring of the Cheshire Replacement Waste Local Plan and in preparing the waste policy in the emerging LDF.

9.20 W6: Continue with policy implementation. Future assessments will be reliant upon the availability and quality of data on this waste stream. Support should be given to actions that will improve the data quality and availability for this waste stream as this data is required for successful monitoring of the Cheshire Replacement Waste Local Plan and in preparing the waste policy in the emerging LDF.

1 Glossary of Terms

Affordable housing	Encompass a range of both subsidised and market housing specifically designed for people that cannot compete in the current housing market.
Aggregates	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 / site	Land which is defined in Local Plans as acceptable in principal for development for a particular purpose which is not already in use for that purpose.
Apportionment	A specified amount of aggregates to be produced annually on a sub-regional basis. The figures derive from Government published guidelines on the levels of aggregate to be supplied in England and the Regions over a 16 year period
Area of Special County Value (ASCV)	Areas in the county (designated by former Cheshire County Council) which are particularly important because of the quality of their landscape, ecology, archaeology or history and which merit protection from development.
Biodegradable Municipal Waste (BMW)	The biodegradable proportion of municipal waste e.g. garden waste and food
Brownfield	see Previously Developed Land
Buildings at risk	A register, published annually, that brings together information on all Grade I and Grade II* listed buildings and scheduled monuments known to English Heritage to be "at risk" through neglect and decay or vulnerable to becoming so.
Commercial and Industrial Waste (C&I)	Waste arising from commercial and industrial premises, excluding municipal waste e.g. businesses, recreation or manufacturing.
Conservation Area	Areas of special architectural or interest, the character or appearance of which is desirable to preserve or enhance. Such areas are designated by the Local Planning Authority under the Town and Country Planning Act.
Contaminated land	Land that is polluted by noxious or toxic substances.
Construction Demolition and Excavation Waste (CD&E)	Waste arising from construction, excavation or demolition activity.
Core Strategy	A DPD that sets the vision, objectives and strategy for the spatial development of the borough. This will also include key principles for other Local Development Documents e.g. the general distribution of housing and employment land.
Density (of dwellings)	Relates to the number of dwellings per hectare on a site.

Derelict land	Land damaged by by industrial or other development that is incapable of beneficial use without treatment.
Department for Communities and Local Government (DCLG)	Department of Central Government that deals with communities, housing and planning. Formerly the Office of the Deputy Prime Minister.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination, and together with the Regional Spatial Strategy, form the development plan. They include the Core Strategy, Area Action Plans and Development Management Policies documents.
Green Belt	Area of designated land, largely rural in character, adjacent to the main urban areas and protected from development by permanent and severe restrictions on building. The emphasis is on restricting the sprawl of urban centres, preventing neighbouring towns from joining and preserving the individual character of settlements. Green Belts may also provide suitable locations for recreational development.
Greenfield	Land on which no previous development has taken place, unless the land was used for agriculture or forestry purpose or, the remains of of any previous structures 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.
Housing need	Refers to households lacking their own housing or living in housing that is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance.
Housing trajectory	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the LDF.
Indicators	Measures of data or information intended to show what is happening. Also used to measure progress against targets and measure change over time.
Landbank	Quantity of mineral remaining to be worked at sites with planning permission for extraction. Usually expressed as the number of years that permitted reserves will last at the indicated level of supply and given rate of extraction
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 Area Agreement (LAA)	Agreement between central government, a local authority, the Local Strategic Partnership and other key partners at the local level. LAAs help to join up public services more effectively and allow greater flexibility for local solutions to local circumstances.

Local Development Scheme (LDS)	The council's programme for the production of its Local Development Framework documents.
Local Government Reorganisation	The Secretary of State announced in December 2007 that the local authorities of Chester, Ellesmere Port and Neston, and Vale Royal, and Cheshire County Council, would be abolished in April 2009, and replaced with a new unitary authority to cover the west of the former county area. The new authority is Cheshire West and Chester.
Local Plan	A plan proposed or adopted by a Local Planning Authority - the policies of the adopted Local Plans of the three former authorities of Chester, Ellesmere Port and Neston, and Vale Royal have been saved, and will be replaced by the emerging Cheshire West and Chester LDF.
Mineral Planning Authority (MPA)	The authority responsible for all aspects of minerals planning. In unitary authorities the Local Planning Authority is usually also the Minerals Planning Authority, as is the case in Cheshire West and Chester.
Municipal Solid Waste (MSW)	All wastes collected by the local authority or their agents.
North West Regional Aggregates Working Party (NWRAP)	Regional working party set up to collect data on the production of aggregates. Membership comprises of constituent Mineral Planning Authorities (MPAs), representatives from the aggregates industry and relevant Central Government representatives. NWRAP produces annual monitoring reports detailing aggregates production and reserves for the region.
North West Regional Technical Advisory Body (NWRTAB)	Supports and advises on waste management options and strategies at the regional level. Comprises of representatives from the North West waste planning and disposal authorities as well as industry
Open space	<i>Formal:</i> comprises uses including playing fields, bowling greens, golf courses, cricket pitches, tennis courts, equipped children's play areas, parks etc. <i>Informal:</i> Areas that fulfil a recreational/amenity function but which do not have a specific use, hence the term 'informal'. They include areas of open space within housing estates used for informal play, dog walking areas etc.
Previously developed land (PDL)	A site which is or has been occupied by a permanent (non-agricultural) structure, and associated infrastructure, including the area of land attached to a structure for example a residential garden (curtilage). Also referred to as brownfield land
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes
Proposals Map	This will illustrate all of the policies set in DPDs on an Ordnance Survey base at a registered scale.

RAMSAR sites	Areas of wetland which are of international importance which have been identified by Natural England and designated by the Secretary of State. All listed RAMSAR sites are also Sites of Special Scientific Interest.
Reclamation	The treatment of derelict land to bring it into a condition suitable for development. Works can include removal of unwanted buildings and landscape improvements.
Recycled Aggregates	Aggregates produced from recycled construction or demolition waste such as crushed rubble or concrete
Redevelopment	Development that takes place after the demolition of existing buildings.
Regionally Important Geological/ Geomorphological Sites (RIGS)	Sites of geological or geomorphological importance other than SSSI's, which are considered worthy of protection. They are selected in Cheshire by the Cheshire RIGS group.
Renewable energy	Energy flows that occur naturally and repeatedly in the environment i.e. from the sun, wind and water as well as heat generated from within the earth itself, and energy derived from plant material and from combustible or digestible industrial, agricultural and domestic waste materials.
Regional Spatial Strategy (RSS) (North West of England Plan)	A document prepared by the North West Regional Assembly on behalf of the Secretary of State which sets a spatial development framework for the north west region. The North West of England Plan was adopted in September 2008 and is currently under review.
Safeguarded land	An area of land lying between the outer edge of an urban area and the inner edge of the Green Belt around that urban area, which is protected from development. It is designed to provide for potential development needs in the future without the need to reduce the Green Belt boundary as Green Belt boundaries are supposed to endure for many years beyond the Plan period.
Saved policies	Existing adopted Local Plans are saved from the date of commencement of the Planning and Compulsory Purchase Act 2004. Any policies in Local Plans adopted after the commencement of the Act will become saved policies from their adoption or approval. The Cheshire West and Chester LDS details the saved policies from the former Local Plans.
Scheduled Ancient Monument	Sites judged by criteria to be of national importance. Many ancient monuments are of regional or local importance.
Secondary Aggregates	Aggregates derived from the by-products of mineral or other industrial processes.
Site of Biological Importance (SBI)	A non-statutory designation referring to areas which are considered by former Cheshire County Council and the Cheshire Wildlife Trust to contain important habitats. There are three levels of SBI: (a) site of county importance, (b) site of District importance, and (c) sites of more local importance.

Site of Special Scientific Interest (SSSI)	An area of land identified by Natural England as being of special natural interest by reason of any of its flora, fauna, geological or physiographical features.
Statement of Community Involvement (SCI)	The council's standards and approach to how the community is to be involved in the preparation, alteration and review of all Local Development Documents.
Strategic Environmental Assessment (SEA)	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.
Strategic Housing Land Availability Assessment (SHLAA)	Requirement of Planning Policy Statement 3: Housing; an assessment of the housing land supply and potential within a local authority area with the intention of demonstrating that sufficient housing supply exists/is likely to exist over different time scales. These assessments replace Urban Capacity Study's.
Strategic Housing Market Assessment (SHMA)	Requirement of Planning policy Statement 3: Housing; an assessment of the housing market produced by authorities or partnership authorities. The assessment should highlight the nature of the housing markets affecting the Borough and the level and form of housing need.
Supplementary Planning Document (SPD)	Providing further guidance and information related to policies within the Core Strategy and other Development Plan Documents.
Sustainability Appraisal (SA)	Form of assessment that considers the potential social, environmental and economic effects of change through development or regeneration, and which fully incorporates the requirements of the Strategic Environmental Assessment directive.
Use classes	<p>Specification of types of uses of buildings based upon the Use Class Order</p> <ul style="list-style-type: none"> • A1 - Shops <i>e.g. Shops, post offices, travel agencies, hairdressers</i> • A2 - Financial and Professional services <i>e.g. Banks, estate agents</i> • A3 - Restaurants and Cafés • A4 - Drinking establishments <i>e.g. Public houses, wine bars</i> • B1 - Business (B1a - Offices, B1b - Research and development of products or processes, B1c - Light industry) • B2 - General industrial • B8 - Storage and distribution • C1 - Hotels • C2 - Residential institutions <i>e.g. Care homes, hospitals, boarding schools</i> • C3 - Dwellinghouses - Family houses, single households • D1 - Non-Residential institutions <i>e.g. Health centres, creche, art galleries</i> • D2 - Assembly and leisure <i>e.g. cinemas, concert halls, swimming baths</i> • Sui Generis - <i>e.g. petrol filling stations, scrap yards, theatres</i>

2 Significant Effects Indicators

This list has been produced using the information provided in the CWaC Scoping Report and should be read alongside the full report. There are areas where indicators are yet to be developed; the progress of these indicators will be reported and monitored in future AMRs.

SA Objective	Significant Effects Indicator	AMR Ref.
1. <i>To protect and enhance the Boroughs biodiversity and wildlife habitats</i>	The % area of land designated as SSSI and SBI in the Local Authority area and in favourable condition	S1 (a)
	Number / area of new statutory and non - statutory nature conservation sites	S1 (b)
	Number of trees planted in rural and urban areas	S1 (c)
2. <i>Improve health and reduce health inequalities</i>	Number of deprived areas in the worst 5% nationally	S2 (a)
	Number of LSOA in the bottom 30%	S2 (b)
3. <i>Reduce poverty and increase social inclusion and value diversity and equality</i>	Number of people living in fuel poverty by 2016 - 2018	S3 (a)
4. <i>To reduce the consumption of natural resources</i>	Production of primary won aggregates	S4 (a)
	Production of secondary and recycled aggregates	S4 (b)
5. <i>To protect land and soil quality</i>	Number and area of Regionally Important Geological sites (RIGs)	S5 (a)
	Improved street and environmental cleanliness (National Indicator 196)	S5 (b)
	Number of fly-tipping incidents	S5 (c)
	Area of Best and Most Versatile Agricultural Land	S5 (d)
6. <i>To optimise the re-use of previously developed land and buildings</i>	Previously developed land that has been vacant or derelict for more than 5 years	S6 (a)
	Percentage of new and converted dwellings built on previously developed land	S6 (b)
	Amount of employment floorspace on previously developed land	S6 (c)

SA Objective	Significant Effects Indicator	AMR Ref.
7. To minimise the risk of flooding	Number of planning applications granted contrary to the advice of the Environment Agency on flood risk grounds	S7 (a)
	Number of properties in flood zones 2 and 3	S7 (b)
	Flood risk areas within the Borough	S7 (c)
8. To protect, maintain and improve the quality of water resources, minimise the risk of pollution and improve water efficiency	Number of planning applications granted to the advice of the Environment Agency on water quality grounds	S8 (a)
	Water quality / ecological status of rivers in the Borough	S8 (b)
9. To protect air quality where it is of a high standard and to improve it elsewhere	Annual average background nitrogen dioxide concentration in AQMAs ($\mu\text{g}/\text{m}^3$)	S9 (a)
	Number of Air Quality Management Areas (AQMAs)	S9 (b)
	Number of tonnes of NO_x emitted annually from road transport	S9 (c)
	Number of tonnes of PM10 emitted annually from road transport	S9 (d)
10. Address the need to mitigate and adapt to climate change	Kt CO_2 emissions per capita arising from domestic, industrial and commercial practises and transport	S10 (a)
	Renewable energy capacity installed by type	S10 (b)
	Number of new dwellings achieving the national stepped targets for code for sustainable homes	S10 (c)
	Number of planning permissions granted contrary to the advice of the Environment Agency on flooding grounds	S10 (d)
11. To preserve and enhance sites, features, areas and settings of archaeological, historical and cultural heritage importance	Number of listings on the Heritage 'at risk' register	S11 (a)
	Number of built heritage features (Conservation Areas, Listed Buildings and Scheduled Monuments)	S11 (b)
12. To protect, enhance and manage the character and appearance of the	Total amount of space (ha) per 1,000 persons	S12 (a)

SA Objective	Significant Effects Indicator	AMR Ref.
<i>landscape and townscape, maintaining and strengthening local distinctiveness and sense of place</i>		
13. <i>Achieve sustainable waste management by reducing the production of waste, increasing opportunities for recycling and reducing the amount of waste being sent for final disposal to landfill</i>	Municipal solid waste arisings	S13 (a)
	Kilogrammes of household waste collected per head	S13 (b)
	Total amount of commercial and industrial waste	S13 (c)
	% of municipal solid waste landfilled	S13 (d)
	% of commercial and industrial waste landfilled / land recovered	S13 (e)
	% of municipal solid waste recycled and composted	S13 (f)
	% of commercial and industrial waste recycled	S13 (g)
	Capacity of new waste management	S13 (h)
	Capacity by waste planning authority	S13 (i)
14. <i>To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources</i>	Annual average domestic consumption of electricity (Kilowatt Hours)	S14 (a)
	Annual average domestic consumption of gas (Kilowatt Hours)	S14 (b)
	% of municipal solid waste sent for energy recovery	S14 (c)
	% of energy supply mix provided from renewable energy resources	S14 (d)
	Amount of renewable energy generation by installed capacity and type	S14 (e)
15. <i>Provide sufficient housing to meet identified needs including affordable housing, and specialist groups</i>	Number of new homes meeting Lifetime Homes standard	S15 (a)
	Number of new homes meeting the Code for Sustainable Homes level 6	S15 (b)
	Housing quality - Building For Life assessments	S15 (c)
	Number of gross affordable housing completions	S15 (d)

SA Objective	Significant Effects Indicator	AMR Ref.
	Extra care schemes approved	S15 (e)
	Number of vacant and unfit dwellings	S15 (f)
	Number of gross new dwellings completed on previously developed land	S15 (g)
	Planned housing period and provision	S15 (h)
	Planned housing period and provision - Growth Point	
	Net additional gypsy and travellers pitches' delivered	S15 (j)
16. To support sustainable economic growth and competitiveness, provide opportunities for ongoing private sector investment and support investment in tourism	Employment land supply	S16 (a)
	Amount of employment land developed by type	S16 (b)
	VAT registered and de-registered businesses	S16 (c)
	Qualifications: NVQ Level 2 and above. NVQ level 4 and above. % of working age population with no qualifications	S16 (d)
	Employment distribution by sector	S16 (e)
	GVA	S16 (f)
17. To promote regeneration of deprived areas and deliver urban / rural renaissance and improve image	City / town centre health checks	S17 (a)
	Indices of deprivation	S17 (b)
18. To maintain and improve the vitality and viability of City, town and local centres	Vacancy rates within town centres	S18 (a)
	Amount of floorspace developed for town centre uses	S18 (b)
	City / town centre health checks	S18 (c)
19. To create a safe environment to live in and reduce the fear of crime	Domestic burglaries per 1,000 households	S19 (a)
	Violent crime per year per 1,000 population in the Local Authority area	S19 (b)
	Number of planning applications meeting 'Secured by Design' principles	S19 (c)
	Level of fear of crime (Quality of Life survey)	S19 (d)

SA Objective	Significant Effects Indicator	AMR Ref.
	Total number of people killed or seriously injured (KSI) in road traffic collisions in the Borough	S19 (e)
	Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions in the Borough	S19 (f)

3 LDF Evidence Base

The table below lists the range of studies, plans, strategies and documents that the Council intends to produce that are an integral part of the LDF evidence base and will inform the development of the core strategy preferred options. Please note, this table has been compiled using information from the CWAC LDS 2010 which is to be reviewed and amended. This may have some impact on the range of evidence required, therefore this list may not be fully inclusive and completion dates may change.

Title	Description	Progress
Housing		
CWAC Strategic Housing Land Availability Assessment (SHLAA) 2010	Identify sufficient land to deliver housing requirements over 15 year period, demonstrate continuous 5 year supply of housing. Assesses how many units can be accommodated on these sites and time frames that they are likely to become available.	
Gypsy and Traveller and Travelling Showperson Study	The study will identify specific sites where the provision of Gypsy and Traveller and Travelling Showpersons pitches would meet planning and other necessary requirements to 2016, 2021 and 2026 to meet the defined need.	Completed May 2011
Environment		
Green Belt Study	A study of the Green Belt around Chester against PPG2.	To be completed Spring 2012
Biodiversity Audit and Local Wildlife Site Phase 1 Survey	Reviews existing sites important for wildlife Reviews the criteria and assesses all the sites. Establishes new Local wildlife system for regular monitoring and ongoing review	Ongoing. Due for completion Spring 2011
Water		
Water Cycle Strategy	Determine whether growth can be accommodated without breaching water quality/environmental limits, whether infrastructure or capacity upgrades are necessary and to ensure cumulative impacts of growth do not push West Cheshire water resource zones into deficit.	Completed March 2011

Title	Description	Progress
Surface Water Management Plan	Framework through which key local partners with responsibility for surface water and drainage in their area, work together to understand causes of surface water flooding and agree the most cost effective way of managing surface water flood risk.	Completed Summer 2011.
Winsford Area Flood Risk Assessment	Examines flood risk of Winsford's proposed development areas and provides a guide to possible mitigation and design methods.	Completed October 2011.
Employment and Retail		
Cheshire Retail Study Update	Update evidence base (Cheshire Retail Study) on retail capacity and health of town centres. Will also inform settlement profiling/hierarchy.	Completed March 2011
Transport		
Additional transport modelling	New 'Saturn' transport model for Ellesmere Port and updated for Northwich and being updated for Chester looking at transport modelling capacity.	Completed Autumn 2011.
Highways Agency modelling work	Modelling of impact of potential development sites on the Strategic Road Network.	Ongoing 2011/2012
Minerals		
Audit of existing minerals sites	Desk based study/industry interviews/questionnaires on existing hard rock, construction sand, and salt extraction sites.	Construction Sand Completed Ongoing - completion January/Feb 2012
Safeguarding of mineral resources	Identify and define Mineral Safeguarding Areas (extending 5km beyond administrative boundary).	Due to complete January 2012

Title	Description	Progress
Waste		
Audit of existing waste management sites	Desk based study to compile a list of existing waste management sites to inform the needs assessment (see below).	Completed 2011
Waste Management Needs assessment	Desk based study in liaison with Regional Technical Advisory Body. Modelling of data for all waste streams to work out capacity requirements for waste management and implications for new waste management facilities.	Completed October 2011
Audit of secondary aggregate processing sites	Audit of existing fixed sites for aggregate recycling including audit of capacities, working details and markets.	Due to complete January 2012
Development Sites		
Detailed Assessment of Potential Strategic Sites/Locations	Assessment and shortlisting of potential strategic sites/locations including consideration of any minerals and waste sites.	Held in abeyance until housing and employment figures confirmed.
Air Quality		
Air Quality Study	To ensure growth can proceed without detrimental impact on areas with air quality problems, and identify mitigation measures. (Air quality assessments will also be integrated with local transport studies).	Due to complete December 2012
Green Infrastructure		
Green Infrastructure Framework	The framework will set out thematic & spatial priorities for the area to protect and enhance existing key environmental assets and provide new green spaces designed to deliver wide range of environmental and social benefits.	Completed Spring 2011
Biodiversity Study	To assemble a concise & robust systematic & comprehensive biodiversity evidence base.	Ongoing due to complete Spring 2012

Title	Description	Progress
Previously Developed Land		
National Land Use Database / Brownfield Land Strategy	Identify and evaluate brownfield sites together with their potential for development.	Completed November 2011 (Annual Return)
Infrastructure		
Infrastructure Delivery Plan	Identifies programmed infrastructure from both public and private sector, in addition to that delivered through development process. Provide overview of infrastructure requirements and, where known, who is responsible for delivery, broad indication of phasing, costs and funding mechanisms at local level.	Stage 1 completed November 2011, all to be finished by Summer 2012 depending on level of development provided.
Assessments		
Health Impact Assessment	Assessment of potential effects of LDF policies on health of population, and distribution of these effects within the population. (Coordinated with PCT).	Ongoing - final report to accompany submission of Core Strategy
Equality Impact Assessment	Likely impacts of LDF on different sections of the community and how the needs of different community groups have been taken into account.	Completion December 2011
Sustainability Appraisal/ Assessment	Assessment of environmental, social and economic impacts of the LDF.	Completion December 2011
Rural Proofing	Consideration of whether LDF policies are likely to have a different impact in rural areas because of particular rural circumstances or needs, and if they are likely to be significant enough to require adjustments to policies.	Completion December 2011
Habitats Regulations Assessment	Identifies European protected sites where there could be potential adverse effect as a result of the LDF/Growth Point, baseline characteristics and nature conservation objectives. (In consultation with Natural England and Countryside Council for Wales).	Ongoing

Title	Description	Progress
Other Evidence		
Settlement Profiling	Assessment to identify new settlement hierarchy which will inform location of future development, taking into account sustainability principles. The profiles will be used as evidence to implement the requirements of the Localism Bill once published.	Work started August 2009 - ongoing
Settlement Assessment	To identify a hierarchy of settlements, which will take account of sustainability principles and will inform the location of future development.	November 2011
Chester Historic Characterisation Assessment	Study including historic assets, the vision for Chester, how the historic environment will be enhanced and preserved.	Completed May 2011
Low Carbon and Renewable Energy Study	A study exploring opportunities for low carbon and renewable sources of energy in the borough, and potential targets for sustainable buildings and decentralised energy generation.	Ongoing - due for completion January 2012

4 Housing

Planned housing provision in Cheshire West and Chester

The figures used for this years housing trajectory are those included in the council's Housing Land Monitor Report 2011 and information contained in the Strategic Housing Land Availability Assessment 2010. Forecasting information from the SHLAA 2010 has been amended where appropriate to take account of planning permissions that may have been granted and delivery timescales have been moved back by one year where no change has taken place.

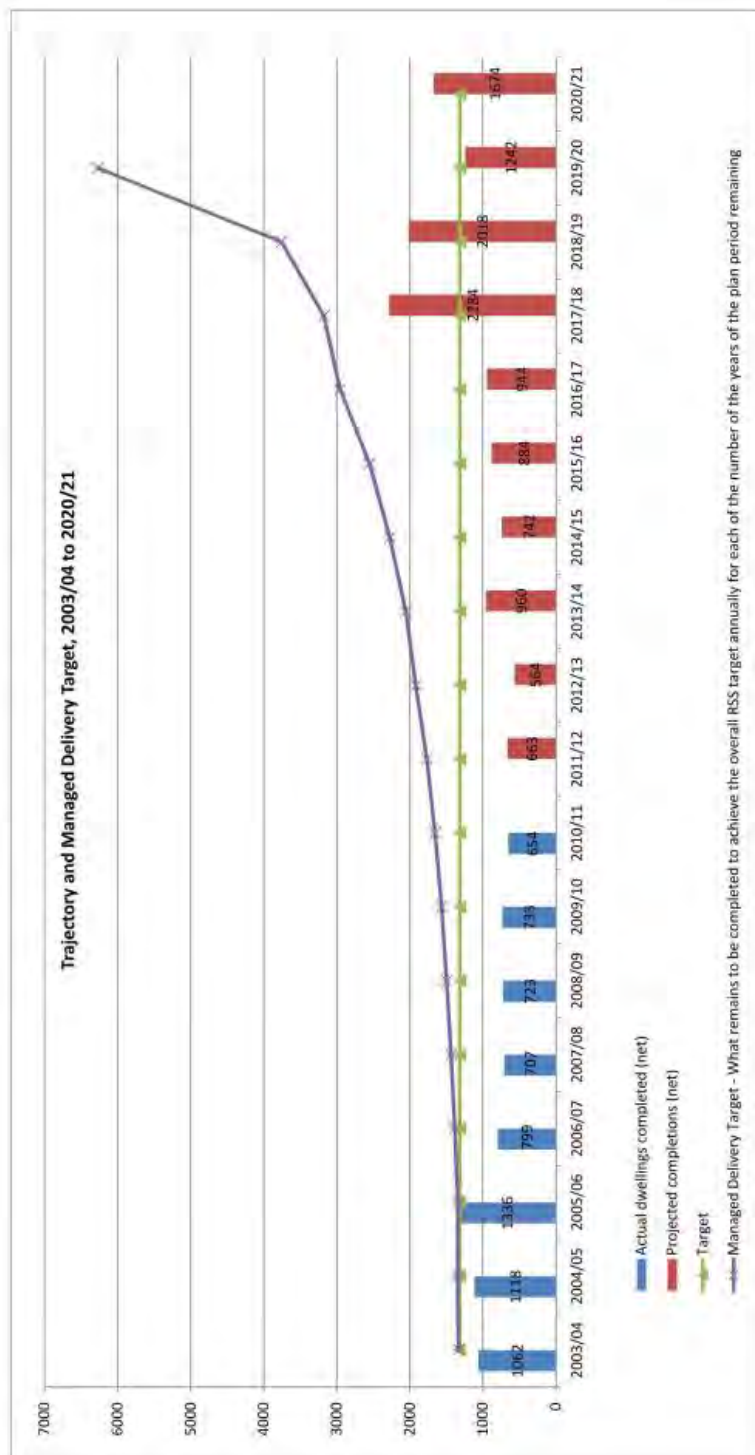
The projected completions are the council's forecast of completion rates over the current plan period taking account of existing commitments, sites subject to Section 106 legal agreements, allocated sites and sites identified in existing Strategic Housing Land Availability Assessments, and also includes the provision of projections for the remaining years of the plan period.

Housing Supply Forecasts

Housing Forecasts by Source of Supply

	11/12	12/13	13/14	14/15	15/16	16/14	17/18	18/19	19/20	20/21
Current Permissions	663	536	701	464	460	185	164	109	67	50
Applications awaiting S106	-	28	259	278	298	297	263	250	160	130
Remaining Allocations	-	-	-	-	38	251	247	140	143	120
SHLAA 2010 supply	-	-	-	-	88	211	1610	1519	872	1374

	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Annual Requirement	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317	1317
Actual dwellings completed (net)	1062	1118	1336	799	707	723	733	654	-	-	-	-	-	-	-	-	-	-
Projected completions	-	-	-	-	-	-	-	-	663	564	960	742	884	944	2284	2018	1242	1674
Cumulative completions	1062	2180	3516	4315	5022	5745	6478	7132	7795	8359	9319	10061	10945	11889	14173	16191	17433	19107
Managed Delivery Target	1332	1345	1346	1385	1437	1497	1566	1657	1768	1918	2055	2274	2552	2954	3178	3758	6273	/



5 CRWLP Significant Effects Monitoring

Introduction

As part of the preparation of the Cheshire Replacement Waste Local Plan (CRWLP) both a Sustainability Appraisal and Strategic Environmental Assessment were carried out to support the Plan. Under the Environmental Assessment of Plans and Programmes Regulations 2004 the Waste Planning Authority are required to monitor the significant environmental effects of the CRWLP.

As part of the monitoring framework for the CRWLP the former Cheshire County Council established a significant effects monitoring framework using the recommendations of the Sustainability Appraisal and Strategic Environmental Assessment reports as a basis.

A revised set of significant effects monitoring indicators, including some new indicators, was established during the 2008-09 monitoring period to monitor the set of sustainability objectives for the CRWLP. The full results of this review were published in the separate technical background document to the 2008-09 Annual Monitoring Report.

A summary of the significant effects monitoring is provided here for this AMR 2010-11. Table 1 shows the performance of the Sustainability Appraisal Objectives of the CRWLP against the significant effects monitoring indicators, Table 2 details the sustainability objectives of the CRWLP.

Commentary

The significant effects monitoring for 2010-11 continues to indicate a positive trend regarding the delivery of the CRWLP in supporting the set of sustainability objectives identified. There has however been some minor negative impacts on a small number of the objectives, particularly in regard to the number of employees within waste industries in Cheshire West and Chester.

Positive trends are also continuing for the indicators relating to Municipal Solid Waste (SE1, SE2, SE3 and SE4) which support the sustainability objectives relating to delivering the waste hierarchy, minimising the impacts on climate change and securing the sustainable management of waste, whilst encouraging the use of new or emerging technologies. In particular MSW arisings have reduced by 4.2%, there has also been a marginal increase in the levels of recycling/composting with a corresponding fall in the amount of MSW being sent to landfill.

Actions Required

- Support actions that continue to increase the amount of MSW being sent to landfill and encourage movement up the waste hierarchy.
- Support actions that will improve the data for Construction, Demolition and Excavation waste streams.
- Continue to report the number of newly operational facilities as well as newly permitted sites.

- Consider the benefits of promoting educational/visitor opportunities at new waste management facilities and the mechanisms that could be used to encourage and deliver these.
- Continue to monitor the suite of 42 significant effects monitoring indicators for the duration of the CRWLP period

Table 1: Significant Effects Monitoring (+ Positive trend, - Negative trend, / No change, ? further information is required)

SE Indicator Ref	Indicator	SO Objective	+ - / ?	Comments
SE1(W)	Capacity of new waste management facilities by type	SO1, SO8	-	No permissions were granted for new waste management facilities during the monitoring period.
SE2(W)	Amount of Municipal Waste arising and managed by management type	SO18, SO20	+	MSW arisings have continued to fall during the monitoring period with an increased diversion from landfill therefore supporting the objective of reducing waste.
SE3(W)	Kilogrammes of household waste collected per head of population	SO18, SO20	-	Despite the fall in overall MSW arisings there has been an increase in the kg of MSW collected per head of population.
SE4(W)	Percentage change in Municipal Solid Waste arisings	SO18, SO20	+	Same as SE2(W)
SE5(W)	Cost of municipal waste disposal per tonne	SO7	?	Local authority data is not currently available for the period 2010-11 due to reporting issues (please see: Local Authority collected waste for England - annual statistics)
SE6(W)	Proportion of residents served by kerbside collection of recyclables	SO5	+	100% of residents are served by roadside collection of recyclables therefore improving access to recycling facilities.
SE7(W)	Percentage change in Commercial and Industrial waste arisings	SO3, SO18, SO20	/	No previous disaggregated figures available for pre-2009 - change will be monitored as new data becomes available.
SE8(W)	Percentage of Commercial and Industrial waste recycled	SO3, SO5, SO18, SO20	/	No previous disaggregated figures available for pre-2009 - change will be monitored as new data becomes available.

SE Indicator Ref	Indicator	SO Objective	+ - / ?	Comments
SE9(W)	Percentage of Commercial and Industrial waste composted	SO5, SO18, SO20	/	No previous disaggregated figures available for pre-2009 - change will be monitored as new data becomes available.
SE10(W)	Percentage of Construction Demolition and Excavation waste recycled	SO18, SO20	/	No new data is available. Previous data indicates 43% of Construction Demolition and Excavation Waste was recycled in Cheshire during 2006.
SE11(W)	Number of recorded fly-tipping incidents	SO11	+	There has been a 44% fall in the number of recorded fly-tipping incidents.
SE12(W)	Cost of clearing fly-tipping	SO11	/	No change.
SE13(W)	Number of employees in waste industries as a percentage of total employment in Cheshire West and Chester	SO2	-	There has been a significant fall in the number of employees in waste industries, falling from 0.6% to 0.3%.
SE14(W)	Number of jobs proposed to be created by new waste sites which have planning permission	SO2	/	No relevant planning applications permitted during the monitoring period.
SE15(W)	Number of permission granted on sites not identified within the Waste Local Plan, brought forward under Policy 5 of the plan (departures from the CRWLP)	SO26	/	No relevant planning applications permitted during the monitoring period.
SE16(W)	Number of applications that recover value from waste as a percentage of planning applications determined	SO1, SO17, SO19	/	No relevant planning applications permitted during the monitoring period.
SE17(W)	Average modal split of waste traffic for waste sites granted planning permission (excludes WWTW)	SO18, SO21, SO22	/	No relevant planning applications permitted during the monitoring period.
SE18(W)	Change in air pollution levels	SO16	?	More information is required.

SE Indicator Ref	Indicator	SO Objective	+ - / ?	Comments
SE19(W)	Level of methane emissions from landfill sites (nationally)	SO17	+/-	Total methane emissions have increased to 0.44% of total UK greenhouse gas emissions. However, the level of emissions from landfill sites has fallen from 43% to 36.5%.
SE20(W)	Reduction in level of CO2 emissions (National Indicator 186 - Total CO2 emissions per capita)	SO17	+	CO ₂ emissions have fallen by 1.5 per capita from 17.6 in 2008 to 16.1 in 2009.
SE21(W)	Number of applications granted with a condition to control noise levels due to proximity of sensitive receptors	SO10	/	No relevant planning applications permitted during the monitoring period.
SE22(W)	Number of incidences when noise levels on sites with conditions to control noise were exceeded	SO10	+	There have been no incidences when noise has exceeded permitted levels.
SE23(W)	Number of planning permissions granted for waste management sites in or close to AQMA	SO16	/	No relevant planning applications permitted during the monitoring period.
SE24(W)	Water quality / ecological status of rivers in the borough	SO15	/	Water quality remains as moderate to poor.
SE25(W)	Number of applications granted permission in areas of groundwater resource vulnerability	SO15	/	No relevant planning applications permitted during the monitoring period.
SE26(W)	Number of planning permissions granted for waste sites within indicative flood plains (FRZ2 and FRZ3)	SO14	/	No relevant planning applications permitted during the monitoring period.
SE27(W)	Number of planning applications determined in accordance with Agency advice on flood risk	SO9, SO14	/	No relevant planning applications permitted during the monitoring period.

SE Indicator Ref	Indicator	SO Objective	+ - / ?	Comments
SE28(W)	Number of planning permissions granted on sites with nature conservation or geological designations	SO9	/	No relevant planning applications permitted during the monitoring period.
SE29(W)	Number of planning applications granted subject to conditions which seek to protect habitats and wildlife, and geological features	SO9	/	No relevant planning applications permitted during the monitoring period.
SE30(W)	Number of planning permissions granted for new built waste management facilities or landfill sites on greenfield sites	SO13	/	No relevant planning applications permitted during the monitoring period.
SE31(W)	Number of planning applications received within an Area of Special County Value	SO24	/	No relevant planning applications permitted during the monitoring period.
SE32(W)	Number of planning applications granted within and Area of Special County Value that are subject to conditions which seek to protect the landscape value	SO24	/	No relevant planning applications permitted during the monitoring period.
SE33(W)	Number of planning permissions granted on sites within Conservation Area of include Listed Buildings	SO23, SO24	/	No relevant planning applications permitted during the monitoring period.
SE34(W)	Number of planning permissions granted subject to conditions which seek to protect Conservation Areas and Listed Buildings	SO23, SO24	/	No relevant planning applications permitted during the monitoring period.
SE35(W)	Number of planning permission granted on sites which include a Scheduled Ancient Monument of have archaeological interest	SO23, SO24	/	No relevant planning applications permitted during the monitoring period.

SE Indicator Ref	Indicator	SO Objective	+ - / ?	Comments
SE36(W)	Number of Enforcement Actions taken for failure to carry out development in accordance with approved restoration scheme	SO25	-	There has been one conviction for non-compliance with Notices issued in 2009.
SE37(W)	Number of planning applications approved within aerodrome safeguarding zone determined in accordance with the advice of the aerodrome safeguarding authority	SO11	/	No relevant planning applications permitted during the monitoring period.
SE38(W)	Number of planning applications determined in accordance with the advice of the Environmental Bodies (Environment Agency, English Heritage, Natural England)	SO28	/	No relevant planning applications permitted during the monitoring period.
SE39(W)	Number of new waste sites granted planning permissions adjacent to existing waste sites	SO12	/	No relevant planning applications permitted during the monitoring period.
SE40(W)	Number of applications proposing the inclusion of educational facilities / visitor centre	SO6	+	One application was received included proposals to include both, however permission was not granted.
SE41(W)	Number of new liaison committees established for waste sites	SO27	/	No change.
SE42(W)	Number of complaints received in relation to operating waste sites with planning permission	SO4, SO10, SO11, SO16,	+	4 complaints were received during the 2010-11 monitoring period in comparison to 6 during 2009-10.
SE43(W)	Nature of complaints made in relation to operating waste sites with planning permission	SO4, SO10, SO11, SO16	/	No change.

Table 2: List of Sustainability Objectives

SA Objective Reference	SA Objective
SO1	To encourage investment in new or emerging technologies which produce or support sustainable products and services
SO2	To promote and retain employment opportunities, including those in rural areas
SO3	To help meet the needs of existing businesses and improve business competitiveness
SO4	To avoid significant environmental impacts on land and premises in employment use
SO5	To improve access to services and to facilities that encourage re-use and recycling of waste, for all sectors of the community
SO6	To promote educational opportunities
SO7	To enable today's population to meet its own needs at reasonable cost
SO8	To maintain or increase the ability of future generations to meet their needs
SO9	To protect and enhance natural habitats and wildlife, and important geological features
SO10	To protect the living conditions and amenities of local residents from adverse effects of waste development, including noise, vibration, dust, odour and traffic impacts
SO11	To protect community safety and well-being
SO12	To avoid adverse cumulative environmental impacts of waste management and associated development on local communities
SO13	To protect agricultural resources and the best and most versatile agricultural land
SO14	To guard against increased risk of flooding, and achieve an overall reduction in flood risk
SO15	To protect and enhance water resources
SO16	To protect and enhance air quality
SO17	To help minimise the impacts of waste development on climate change
SO18	To reduce the consumption and wasteful use of primary resources, and encourage the development of alternatives to primary resources
SO19	To minimise the requirement for energy use, promote energy efficiency, and increase the use of energy from renewable sources
SO20	To secure the sustainable management of waste, minimise its production, and increase re-use, recycling and recovery rates

SA Objective Reference	SA Objective
SO21	To reduce the need to travel and to reduce journey lengths
SO22	To encourage the use of more sustainable transport modes
SO23	To protect places, features and buildings of historic, cultural and archaeological importance
SO24	To protect and enhance the quality, integrity and distinctiveness of the landscape and townscapes, including historic landscapes of cultural significance
SO25	To promote effective and sympathetic restoration and after use of sites
SO26	To ensure flexibility in the Plan
SO27	To promote good governance
SO28	To use sound science responsibly