

Cheshire West & Chester Council

Local Plan

Annual Monitoring Report

December 2012

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Cheshire West
and Chester

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1 Introduction

Planning and the Local Development Framework

1.1 This report covers the period 1 April 2011 to 31 March 2012 and is the fourth Annual Monitoring Report (AMR) for Cheshire West and Chester Council, published to comply with the requirements of Section 35 of The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) which requires local planning authorities to produce a report containing information in relation to the following:

- implementation of the Local Development Scheme (LDS)
- extent to which the policies set out in the Local Development Documents are being achieved.

1.2 It was previously a requirement for local planning authorities to submit their AMR to the Secretary of State. The Localism Act has removed this part of the legislation, but still requires the report to be made available to the public. The AMR also forms part of the evidence base to be used to inform the preparation of future planning documents, including the emerging Local Plan.

1.3 Monitoring helps to establish what is happening now and what may happen in the future; it then compares these trends against existing policies and targets in the Local Development Framework (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 LDF policies. The policies in these plans will continue to guide development and provide a basis for determining planning applications for the areas they cover. Each Local Plan will need to be implemented and monitored until they are superseded by the Cheshire West and Chester LDF.

1.7 As indicated above the Government has made a number of reforms to the planning legislation through the Localism Act 2011. Powers which came into force in April, include a "duty to co-operate", make it a legal requirement for authorities to work together on housing numbers and employment land allocations. It also introduced a new right for residents or businesses in a neighbourhood to draw up a Neighbourhood Plan.

1.8 The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. This is a radical streamlining of existing Planning Policy Statements (PPS), Planning Policy Guidance (PPG) notes and some circulars into a single consolidated document. It supports the government's planning reform and decentralisation 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.

1.9 The NPPF does not change the statutory status of the development plan as the starting point for decision making. It states that 'proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place'.

1.10 The presumption in favour of sustainable development is described as 'a golden thread running through both plan-making and decision-taking'.

1.11 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role— contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure
- a social role— supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Format of report

1.12 Each chapter in this report contains contextual, local, core and significant effects indicators where appropriate.

Information sources

1.13 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 Council's Local Plan and subsequent Development Plan Documents (DPDs).

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

1.15 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.

1.16 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. Significant effect indicators have not been monitored for waste as these indicators are currently under review and will be reported in future AMRs.

1.17 Table 1.1 'Contextual, core, local and significant effect indicators':

- 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 B 'Significant effects indicators' of this report.

Table 1.1 Contextual, core, local and significant effect indicators

Chapter / theme	Indicator reference	Indicator type*	Description
C - contextual / CO - core / L - local / SE - significant effects			
Business development, services and town centres	1C	C	Unemployment rates in the borough as at 1 April
	2C / S16(e)	C/SE	Total employment
	3C	C	Average earnings
	BD1 / S16(b)	CO/SE	Total amount of completed additional employment floorspace by type
	BD2 / S6(c)	CO/SE	Total amount of employment floorspace completed on previously developed land, by type
	BD3 / S16(a)	CO/SE	Amount of employment land available by type
	BD4(i) / S18(b)	CO/SE	Amount of completed floorspace for town centre uses in town centres
	BD4(i) / S18(b)	CO/SE	Amount of completed floorspace for town centre uses in local authority area
	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.
Housing	4C	C	Existing housing stock in the borough
	5C	C	Housing tenure in the borough
	6C	C	Average house price 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
	H2(a)	CO	Net additional dwellings in previous years
	H2(b)	CO	Net additional dwellings for reporting year

Chapter / theme	Indicator reference	Indicator type*	Description
	H2(c)	CO	Net additional dwellings in future years
	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
	H7 (L)	L	Housing completions by type and number of bedrooms for new dwellings
	H8 (L)	L	Loss of dwellings to other uses
Environmental quality	10C / S1(a)	C/SE	Nature conservation 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
	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/Landscape Character Assessments.

Chapter / theme	Indicator reference	Indicator type*	Description
	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
Transport and accessibility	15C	C	Car ownership in the borough
	16C	C	Mode of transport used by residents of the borough to travel to work
	17C	C	Workplace of residents of 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
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
	W3	C	Percentage change in municipal solid waste arisings
	W4	C	Kilogrammes of waste collected per head of population
	W5	C	Amount of commercial and industrial waste arisings and waste management
	W6	C	Amount of construction, demolition & excavation waste arisings and management

8 Significant effects monitoring

1.18 Once the Local Plan is adopted, the Council will be required to monitor the significant effects of implementing the plan. As part of the Local Plan preparation a Sustainability Appraisal, incorporating the requirements of the Strategic Environmental Assessment Directive, and a Habitats Regulation Assessment are being carried out. The outcomes of these will inform the monitoring proposals for the Local Plan. The development of the significant effects monitoring framework is an iterative process. A cost effective and reasonable monitoring scheme is being developed. This will take into account data gaps in the baseline positions and develop appropriate longer term monitoring measures to specifically monitor the significant effects of the Local Plan.

1.19 The proposed significant effects indicators set out in previous Annual Monitoring Reports are therefore under review and the proposed final set of indicators will be published alongside the submission Local Plan.

1.20 The Sustainability Appraisal Scoping Report Update 2012 sets out the environmental, social, cultural and economic baseline for the borough. The Preferred Policy Directions Sustainability Appraisal report begins to set out the significant effects monitoring framework for the Local Plan. This will be integrated into the overall monitoring framework for the Local Plan once adopted.

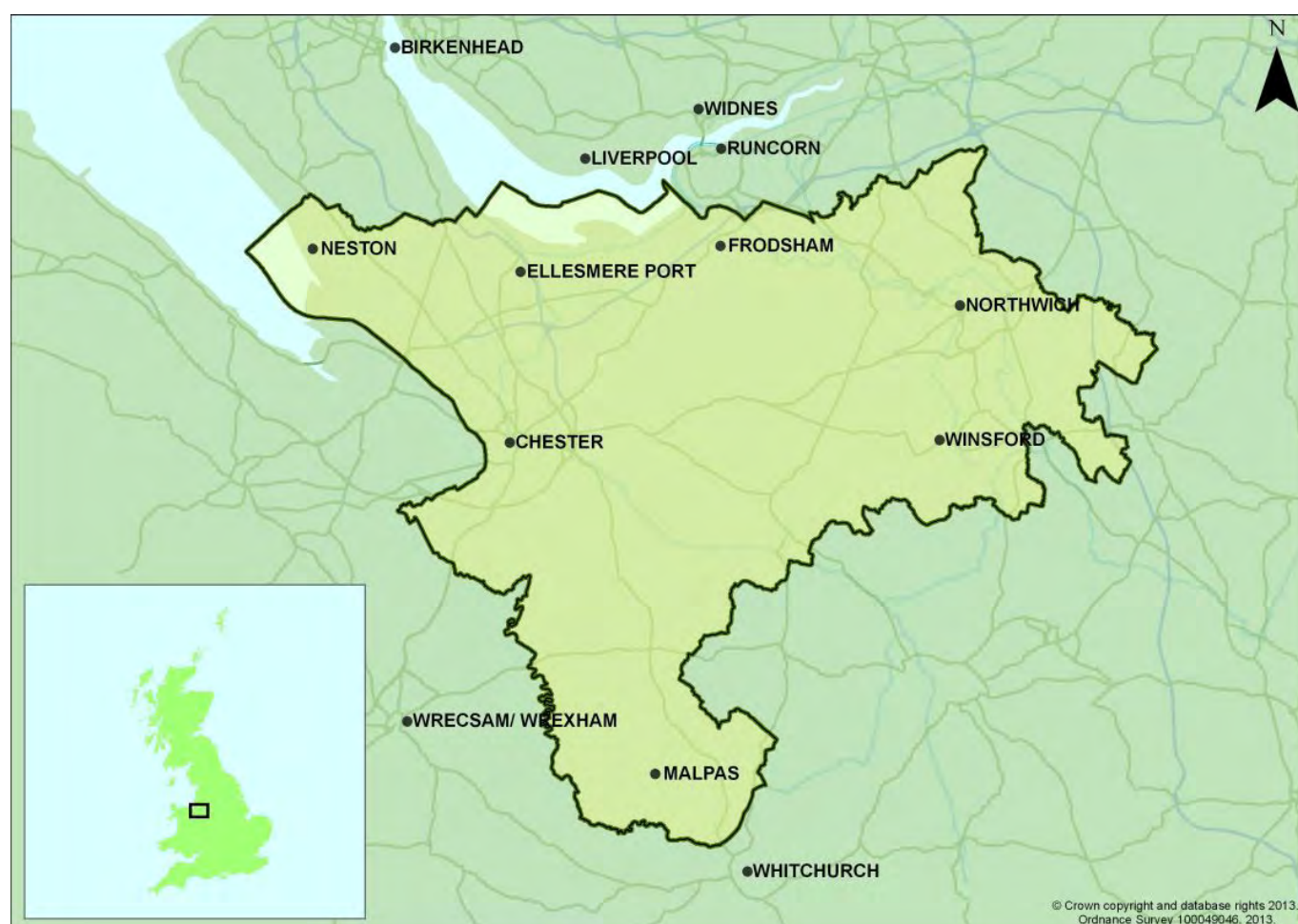
2 Spatial portrait

2.1 Cheshire West and Chester Council is a unitary authority which comprises of the former council areas 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 Cheshire East and Shropshire.

2.3 The area contains the 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 2011 the population of Cheshire West and Chester was estimated to be 329,500. This has increased from 322,200⁽ⁱ⁾ in 2001. The population is forecast to continue to increase over the next twenty years⁽ⁱⁱ⁾. The largest forecast increases are for those aged 65+ and 85+. Numbers of people of working age are forecast to decrease as are numbers of young children.

Housing

2.5 The North West of England Plan 2008 Regional Spatial Strategy (RSS) provides a housing number of 23,700 for Cheshire West and Chester for the period 2003-2021, which equates to 1,317 units per annum.

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

2.7 The Council has produced an Interim Housing Land Monitoring Report April 2012 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 via the Council's website at www.cheshirewestandchester.gov.uk

Transport and accessibility

2.8 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

i Office for National Statistics population estimates 2010. ONS Crown Copyright 2012. Office for National Statistics licensed under the Open Government Licence v.1.0.

ii Interim 2011 based sub national interim population projections produced by the Office for National Statistics. ONS Crown Copyright 2012. Office for National Statistics licensed under the Open Government Licence v.1.0. Population forecasts produced by Cheshire West and Chester Council as part of the Local Plan Preferred Policy Directions report.

Employment and the economy

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

2.10 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 automotive manufacturing 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

2.11 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. The borough has a wide variety of nature conservation sites to be protected including SACs, SPA, Ramsar and SSSI's.

2.12 The built environment is characterised by a large number of conservation areas and listed buildings (see Chapter 6 'Environmental quality' for further details).

2.13 In the West Cheshire area the most serious, and predictable, flood risk areas are still those at risk of flooding 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.

2.14 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

2.15 Cheshire West and Chester contains significant quantities of key mineral resources, specifically construction sand and gravel and salt. In addition, coal, coalbed methane and clay can also be found but not all are worked. Construction sand and gravel is relatively easily accessed in parts of the borough. Sites in Cheshire West and Chester are major contributors of aggregate sand and gravel in the North West. Salt is extracted underground either in the form of rock salt or brine in the eastern parts of the Borough around Northwich and Winsford. The borough contains some of the most nationally significant resources of salt in the UK with approximately 85 percent of the nation's salt being sourced from the Cheshire Basin⁽ⁱⁱⁱ⁾.

iii Combined contribution from Cheshire West and Chester and Cheshire East sites

2.16 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 six PEDL (Petroleum Exploration Development Licence) licences in place across Cheshire West and Chester with eleven associated borehole permissions. Preliminary extraction and assessment of resources has been carried out a number of sites.

Waste

2.17 During the monitoring period a total of 177,424 tonnes of municipal solid waste (MSW) and household waste arose in Cheshire West and Chester, of which 52 percent was composted or recycled and 48 percent 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 percent was recycled or composted, 28.7 percent was landfilled and 6.9 percent incinerated or treated.

2.18 There are several existing operational waste management facilities in Cheshire West and Chester. These include the Gowy Landfill in Wimbolds Trafford, 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: Kinderton Lodge Landfill Site near Middlewich (within administrative area of the borough); and the refuse derived fuel (RDF) biomass renewable energy plant at Ince Resource Recovery Park (RRP), 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 plant are currently subject to applications for the discharge of conditions, with some elements of the permissions implemented.

The Sustainable Communities Strategy

2.19 The Sustainable Communities Strategy 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 describes 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.

2.20 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

2.21 In December 2011 West Cheshire was one of four areas selected by government to trial community budgets. Since then the Council has been working hard to put place the building blocks to deliver whole area reform. This ambitious project brings together local public, community, voluntary and

private sector organisations to work together to deliver truly transformational changes across West Cheshire.

2.22 The core idea of community budgets is that a broad range of partners should agree common outcomes and then pool resources and join up activities to achieve those outcomes. Important dimensions are improving quality, efficient use of public money, promoting choice, localism, enabling civil society and prevention of social and economic problems.

2.23 The multi-agency Altogether Better Coordination (ABC) team has been appointed, with governance from a top level operational steering group (OSG), which in turn is directed by a public services board (PSB).

2.24 Altogether Better is one of four national whole place community budget pilot areas that will test new, radical and local approaches to delivering public services.

2.25 This programme is about real and lasting change. It will involve reviewing local public services alongside our partner organisations in the public, private, voluntary and community sector. The programme has developed a series of outline business cases that form the basis of the Council's approach to delivering this ambitious programme of work.

2.26 The Council aims to tackle the root causes of longstanding problems, promoting early intervention and deploying resources in the most effective way. Too often public services react and respond, serving local problems, rather than solving them. Altogether Better will promote new delivery models of services that are both innovative and effective. This opportunity captures West Cheshire's ambition to deliver efficient and customer focused services across a range of local partners.

2.27 Altogether Better means genuine collaboration between partners and a focus on an outcome for our customers. 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 the Council will make a real difference to our area
- sets the framework that will be used to plan and deliver our services
- influences the way the Council's budget is shaped
- helps monitor the Council's progress and take stock of our achievements.

2.28 The key theme that runs throughout this document is the Council's ambition to work together with communities to deliver a better quality of life for all.

2.29 '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.

3 The Local Development Scheme

3.1 The original Local Development Scheme (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 Local Plan.

3.2 The LDS will need to be reviewed and updated to reflect the progress made in the preparation of the Local Plan and to set out a realistic timetable for various documents. This will be presented in a separate report to the Local Development Framework Panel in early 2013.

3.3 During the monitoring period the Council has carried out consultation on the Core Strategy development options between March and the end of June 2011. Work has continued on putting together the evidence base to support the Local Plan and significant pieces of evidence base have been completed or are nearing completion.

3.4 Since the end of the monitoring period consultation has taken place on the draft findings of the assessments within the Green Belt Study during Spring 2012. The main aim of this study is to assess how well the Green Belt land around the urban area of Chester performs against the five purposes of including land within the Green Belt.

3.5 In addition significant work has taken place on the Council's Local Plan. A ten week consultation was undertaken between August and November 2012 on the Local Plan Preferred Policy Direction (PPD). The PPD signals the Council's planning policy intentions. Importantly, it identifies a new draft housing target for the borough and identifies draft targets for the main urban areas and its rural area. In terms of the rural target, it identifies specific draft housing targets for nine key service centres.

3.6 Three background papers accompanied the PPD which gave further information and background for key housing policy directions. These are:

- Housing requirement background paper
- Green Belt background paper
- Key service centres background paper

3.7 The scope of the consultation has been extensive across the borough and has included specific events for parish and town councils where requested, community forums, workshops and meetings with a variety of stakeholders along with additional publicity and media coverage.

3.8 The resultant draft Local Plan is scheduled to be published for consultation in summer 2013. Once consulted upon, the document will be submitted to a process of independent examination in public to test it for 'soundness'. That is expected to happen in the late 2013 early 2014, leading to adoption towards the spring of 2014.

Evidence base

3.9 A detailed list of the evidence base for the LDF, including estimated completion dates, is provided in Appendix C 'Local Plan evidence base'.

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

- Green Belt Study (stage one) - not published yet but will be in due course
- Strategic development options report
- Open space ward update
- Surface water management plan
- Winsford area flood risk assessment
- Waste management needs assessment
- Audit of secondary aggregate processing sites.
- Strategic housing market assessment (SHMA) update

3.11 Studies which have commenced after the monitoring period are listed below

- Infrastructure delivery plan
- Chester historic characterisation assessment
- Low carbon and renewable energy study

3.12 A review of both the SHMA 2009 and Strategic housing land availability assessment 2010 (SHLAA) are also proposed to commence.

Saved policies

3.13 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.

3.14 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.

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

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

3.17 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).

3.18 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.

Neighbourhood plans

3.19 The Localism Act introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans.

3.20 Neighbourhood plans can set out a vision, policies and proposals for future development of an area. If adopted the neighbourhood plan will form part of the statutory development plan for the area and be used in making decisions on planning applications.

3.21 Within the borough there are four nationally recognised neighbourhood planning front runners – Tattenhall, Winsford, Neston and Tarporley. These four neighbourhood plan pilots were identified by applying to a government funded scheme to test the process of preparing a neighbourhood plan. Each front runner has received a government grant and progress is being closely followed by council officers, local stakeholders and the Department for Communities and Local Government. Proposed by local planning authorities, front runner projects were designated in five waves between April 2011 and March 2012. There are also a number of other parishes and communities working on neighbourhood plans and a number who are looking to launch in the coming months.

3.22 The Council has worked with partners to provide a neighbourhood planning web site and toolkit using best practice from the authority area and elsewhere. This can be found via the Council's website www.cheshirewestandchester.gov.uk.

Duty to cooperate

3.23 The Localism Act and the National Planning Policy Framework (NPPF) set out a requirement for local authorities to fulfil a duty to cooperate on planning issues, to ensure that approaches are consistent, and to address issues that have cross border implications with neighbouring authorities and key statutory agencies.

3.24 Cheshire West and Chester has had, and continues to have, ongoing discussions on cross boundary planning issues with other councils. A number of cross boundary key issues where a complementary approach will be required include flood risk, provision of infrastructure including transport links, sustainability, employment needs through the Cheshire and Warrington Local Enterprise Partnership as well as protection of the environment and landscape.

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

4 Business development services and town centres

Contextual indicators

1C: Unemployment rates in the borough

Table 4.1 Unemployment rates (June 2012, ONS)

Area	Unemployment rate (%)
Cheshire West and Chester	7.5
North West	8.8
Great Britain	8.1

4.1 Unemployment has steadily increased since December 2004 (3.2 percent), although there have been small scale fluctuations in recent years. This level is 1 percent higher than in June 2011. However, it should be noted that the unemployment rate for the borough is lower than the regional and national averages.

2C: Total employment

4.2 Previous annual monitoring reports have included information on employment distribution by type, based on data from the ONS annual business inquiry (ABI) to 2008. The Business register and employment survey (BRES) has now replaced ABI data, and more recent information is available for 2008-2010.

4.3 The table below indicates total employees for the borough (rounded to the nearest 100).

Table 4.2 Total employees, BRES 2008-2010

Area	2008	2009	2010
Cheshire West and Chester	149,100	145,600	144,200
England	23,331,300	22,670,400	22,620,200
North West	3,008,600	2,963,200	2,917,600

4.4 The total number of employees in the borough has declined for the last two years with data available for 2008-2010. In total, there were 4,900 less employees in 2010 compared to 2008. The percentage decrease appears to have slowed for the period 2009-2010 compared to 2008-2009, in contrast to the North West average that declined at the same rate. However, the national decline appears to have slowed more quickly than West Cheshire over the same period.

3C: Average earnings

4.5 Wage rates from the ONS are based on gross annual pay for full time equivalent workers (FTE).

Table 4.3 Resident based earnings (source: ONS, 2011)

Resident based earnings - gross weekly pay £	Cheshire West and Chester	North West	Great Britain
Total full time workers	498.6	460.0	503.1
- Male full time workers	549.7	498.4	541.7
- Female full time workers	408.9	415.6	446.3

4.6 The resident based earnings for the borough are higher than the regional average, although below the average for Great Britain as a whole. The average borough and regional earnings have decreased slightly from the previous AMR. Within the borough there are spatial variations in wage levels, with the highest resident based earnings found in the Chester area.

Table 4.4 Earnings by workplace (source: ONS, 2011)

Resident based earnings - gross weekly pay £	Cheshire West and Chester	North West	Great Britain
Total full time workers	465.2	460.3	502.6
- Male full time workers	527.5	498.5	540.9
- Female full time workers	400.1	417.0	445.7

4.7 An analysis of workplace based earnings indicates that West Cheshire has the lowest levels when compared to the regional and national averages. This suggests that many residents out-commute from the borough to find higher paid employment. Again there is spatial variation within the borough, with the Ellesmere Port area having the highest workplace earnings.

ABC: A Growth Strategy for West Cheshire

4.8 The Altogether Better Programme is reviewing the delivery of public services across West Cheshire. The Working Well theme aims to create the right conditions for economic growth in the future. As part of the programme, a new economic strategy for West Cheshire is being produced focusing on the strategic objectives of enterprise and business, economic infrastructure, employment and skills and enabling behaviours for growth. This will set out a series of actions which will address the local determinants of growth and complement the Cheshire and Warrington Local Enterprise Partnership's Business Plan. One of the actions arising from the programme is the creation of an economic intelligence unit with the skills and capabilities to analyse the borough's economic performance. It also proposes to

introduce economic impact assessments to quantify the economic impacts of a policy, project, decision or investment, for both job creation and economic output.

Core indicators

4.9 Employment floorspace by type is defined by Use Classes Order (as amended) B1a-c, B2 and B8 (please refer to Appendix A 'Glossary of terms'). It should be noted that both gross/net 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)

Table 4.5 Completed employment floorspace by type (m²)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Total
2009-2010	Gross	18,848.81	625	0	119.6	24,386	2,046	46,025.41
	Net	18,848.81	625	0	119.6	24,386	2,046	46,025.41
2010-2011	Gross	1,387.35	0	1377	3,520.2	3734	252	10,270.55
	Net	1,387.35	0	1125	3,396.2	3734	252	9,894.55
2011-2012	Gross	3,871	0	0	4,222	1,988	37,659	47,740
	Net	3,871	0	0	4,222	1,988	37,659	47,740

4.10 The level of employment floorspace completions during this monitoring period is significantly higher than previous years. This is primarily the result of development in the Ellesmere Port area. This included 37,659m² of floorspace for mixed B use classes at Phoenix, North Road, Ellesmere Port. Employment development also took place on land at Cloister Way (3,754m² of general industrial use) and Station Road, Ellesmere Port (2,000m² of office use).

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

Table 4.6 Completed employment floorspace on previously developed land (m²)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Total
2009-2010	Gross	15,119.81	625	0	119.6	24,386	2,046	42,296.41
	% on PDL	80	100	0	100	100	100	91
2010-2011	Gross	921.4	0	1377	3295	1790	252	7635.4

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Total
	% on PDL	66.4	0	100	93.6	47.9	100	74.3
2011-2012	Gross	3,811	0	0	4,222	420	37,659	46,112
	% on PDL	98	0	0	100	21	100	97

4.11 The majority of floorspace (97 percent) was completed on previously developed land. There were only 2 sites where completed greenfield development took place. This was for small scale office use and for storage/distribution purposes.

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

Table 4.7 Employment land supply in the borough

Year	B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Other	Total
2009-2010	72.73	0	6.08	153.54	5.89	219.38	N/A	457.62
2010-2011	67.1	0	5.66	146.03	0.51	211.97	N/A	431.27
2011-2012 ⁽¹⁾	55.86	0	4.76	0.95	1.08	218.39	144.67	425.69

1. Note that these figures relate to large sites only, above a threshold of 500m² or 0.25ha in size

4.12 Table 4.7 identifies that there is an overall employment land supply of 425.69ha borough wide. Previous monitoring reports and the Employment land study (2009) identified that from this headline amount, 144.67ha of land is located at Ince Marshes and Kemira. The land at Ince Marshes (104.5ha) has planning permission for an energy from waste facility and resource recovery park. This will deliver significant economic benefits locally, however it has been categorised as 'other' as the form of development is classed as sui generis. As the site is developed it may be that some of the operations linked with Ince Resource Recovery Park fall within the B use classes. The land at Kemira, Ellesmere Port (40.17ha) has also been re-categorised as 'other' as it is reserved for specialist uses in oil and chemical related industries only.

4.13 A full schedule of the sites identified in the employment land supply is contained in Appendix D 'Employment land supply'. The headline employment land supply is made up of undeveloped employment allocations in existing local plans and sites with planning permission where development has not started or is under construction. It is likely that some of the sites identified are retained by specific employers, may be economically unviable for future employment use, or may have permission for alternative uses. As a result in reality, the employment land resource could be much lower than this headline supply figure indicates. Further information is contained in the Employment land study update (2012).

Employment land study update (2012)

4.14 An Employment land and premises study (BE Group, 2009) was undertaken to assess the supply, need and demand for employment land and premises (use class B) in the borough. This recommended a review of the position in 2012, given the recession and emerging planning policy changes at a national, regional and local level. Consequently, the Council have prepared a Draft employment land study update (November 2012). This reviews the property market situation, considers the demand for future employment land and provides updated information on the existing employment land supply in the borough. It identifies that over recent years the baseline supply of employment land has decreased as sites have been developed for either employment or alternative uses. It suggests that a realistic supply of employment land (excluding sites with planning permission for alternative uses) is approximately 280ha. Economic forecasts are more cautious given the recession. It identifies a need to plan for a flexible supply of sites, or a range of sizes and types, through the Local Plan period to 2030.

4.15 Consultation with key businesses, landowners and stakeholders will take place on the Draft employment land study and will inform the preparation of the final report. The final report is likely to be published early 2013.

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

Table 4.8 Completed floorspace in town centres

Year		A1	A2	A3	A4	A5	B1(a)	D2	Sub-total (A1, A2, B1(a), D2)	Total
2010 / 2011	Gross	2211	-147.5	N/K	N/K	N/K	0	0	2,063.5	2,063.5
	Net	1461	-147.5	N/K	N/K	N/K	0	0	1,313.5	1,313.5
2011/2012	Gross	-270.56	81	1431	258	0	30	-257.8	-417.36	-531.85
	Net	-270.56	81	1431	258	0	30	-257.8	-417.36	-531.85

4.16 Over the monitoring period, there has been a loss of A1 shops retail development in town centres. This is generally due to conversion of empty retail units to other A class uses.

4.17 There has been only one A2 financial and professional services use development completed within the plan period, in town centres area, and only three A3 restaurants and cafés uses. These figures are mainly comprised of those A1 shops units previously stated, that have been converted to other uses. There was a single completed conversion from A4 drinking establishments, to D2 assembly and leisure. There were no completed developments in town centres for A5 hot food take-away uses. The figures for D2 assembly and leisure comprise of a single completed conversion, from A4 drinking establishment.

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

Table 4.9 Completed floorspace for town centre uses

Year		A1	A2	A3	A4	A5	B1(a)	D2	Sub-total (A1, A2, B1(a), D2)	Total
2010-11	Gross	7,286.93	83.5	N/K	N/K	N/K	1,387.35	690	8,757.78	9,447.78
	Net	4,244.53	83.5	N/K	N/K	N/K	1,387.35	690	5,715.38	6,405.38
2011-12	Gross	6,626.093	554.047	1,061.81	-445.4	100.5	3,871	169.8	11,051.14	11,837.35
	Net	6,626.093	554.047	1,061.81	-445.4	100.5	3,871	169.8	11,051.14	11,937.85

4.18 In addition, four developments have been completed for multiple, undefined, retail use. Application 09/02001/COU for 85m² of A1 or A2 use in an out of centre location, application 10/12468/FUL for 739m² of either A1, A2, A3, A4, or A5 use in an out of centre location, application 10/11177/COU for 46.25m² of mixed A1/A3 use, and application 09/00905/ARMM for 974.7m² of either A3 or A4 use, have all been completed. These applications have not been included in the above figures.

4.19 In contrast to Table 4.8 'Completed floorspace in town centres', this monitoring period has seen a similar level of gross new retail floorspace across the whole borough, when compared to the previous year. There have been many small conversions from A1 to other uses, across all areas. The majority of new development has been in out of centre locations, with the majority being a handful of large applications, not least the new Marks and Spencer in Ellesmere Port.

4.20 A2 financial and professional services has seen a fairly large increase from the previous monitoring period. This is primarily the result of one development in Winsford. The monitoring period has not shown any pattern of conversion away from A2 uses.

4.21 A3 restaurants and cafés, A4 drinking establishments, and A5 hot food take-away uses were not measured in previous years. The loss of A4 uses reflects the closing and conversion of a number of pubs, often in rural areas. The A3 figure is made up of a number of applications, predominantly within existing retail areas. It should be noted that Cheshire Oaks is an out of centre location.

4.22 There has been a reduction in the figure for D2 assembly and leisure uses. This is partly due to the conversion of existing D2 uses into predominantly employment uses, although there is a corresponding number of industrial units converting into gyms. 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

4.23 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 Borough Local Plan
- town centres of Northwich, Winsford and Frodsham as defined in the Vale Royal Borough Local Plan

Table 4.10 Percentage vacancy rates

Location	2010	2011	2012
Chester primary and secondary shopping streets	9%	10.85%	12.15%
Northwich primary shopping area	14.38%	17.02%	17.8%
Winsford town centre	22.82%	15.84%	15.84%
Ellesmere Port town centre	17.58%	14.37%	18.44%
Frodsham town centre	4.06%	2.63%	2.63%
Neston town centre	N/K	N/K	N/K

4.24 Vacancy rates have increased in both Chester, Northwich, and Ellesmere Port, but have remained the same in Winsford and Frodsham.

4.25 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.

4.26 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.

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

4.27 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 information relates to the former Chester district area only.

4.28 During the 2011-12 monitoring period only one small scale development in Dodleston involved the conversion to 64m² (0.29ha) of office space. It is evident that current economic conditions and the lack of a five year housing supply are having an impact on the conversion of rural buildings for business use.

Issues and actions

Policy monitoring

- Review the emerging neighbourhood plans and identify any policies/proposals relating to the development/loss of employment land in local communities
- To monitor the effectiveness of the Local Plan/SPD policies on the use of rural buildings for business use.

Future actions

- Continue to monitor the employment land supply and outstanding planning commitments
- Monitor losses of employment land to other uses (i.e. given the lack of a 5 year housing supply)
- Review/monitor the jobs created from major schemes and potential contribution to GVA
- Finalise the Draft employment land study update, taking account of updated population and economic forecasts and the outcome of consultation
- Consider the relationship with the Altogether Better Programme and emerging Economic growth strategy, specifically in relation to (i) the use of economic data sources and future analysis of economic performance and (ii) the use of economic impact assessments to inform policy and decision making.

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.

4C: Housing stock in the borough

Table 5.1 Housing stock by house type

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

5C: Housing tenure in the borough

Table 5.2 Percentage housing tenure in the borough

Tenure ⁽¹⁾	%
Owner occupied	78.6
Social rented	14.3

Tenure ⁽¹⁾	%
Private rented	7.1

1. Source: Cheshire West and Chester 2009 Strategic housing market assessment

6C: Average house price in the borough

5.2 The average (median) house price in the borough, as at September 2012, was £151,199. This is a fall of £13,468 since 2006, when the average price was £164,667.

5.3 The average house price for England and Wales as at September 2012 was recorded as £162,561^(iv), therefore Cheshire West and Chester average house prices are approximately £11,362 below the national average.

7C: Household size / composition

Table 5.3 Composition of households in the borough

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

8C: Number of vacant and unfit dwellings in the borough

5.4 At 1 April 2012 the Housing strategy statistical appendix (HSSA) reported a total of 4,835 vacant properties. A total of 2,127 of these dwellings have been vacant for 6 months or longer.

iv Source: Land Registry House Price Index, September 2012.

Table 5.4 Number of vacant dwellings in the borough

Year	Total	Vacant for more than 6 months
2008 / 2009	3,567	1,674
2009 / 2010	4,571	2,303
2010 / 2011	4,777	2,642
2011 / 2012	4,835	2,127

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 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.

Table 5.5 Number of dwellings in category 1 of the HHSRS

	Number of dwellings
Cheshire West and Chester	15,091

5.6 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.

5.7 As at 1 April 2011 a total of 15,091 dwellings were recorded as being Category 1^(v). Rates of Category 1 hazard failure in Cheshire West and Chester are below the national average.

9C: Number of Gypsy and Traveller pitches currently provided in the borough

5.8 There are currently 63 residential Gypsy and Traveller pitches on six sites with permanent planning permission.

Table 5.6 Current Gypsy and Traveller pitch provision within the borough

Pitch Type ⁽¹⁾	Location	Number of pitches
Permanent	Maryburgh Caravan Park, Gowy, Hapsford	25

v Private sector stock condition survey

Pitch Type ⁽¹⁾	Location	Number of pitches
	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

5.9 Within the monitoring period the following two outline applications were approved for permanent residential pitches:

- Land off Barlow Drive, Winsford (20 pitches)
- Municipal Depot, Rossfield Road, Ellesmere Port (12 pitches)

5.10 Since the end of the monitoring period (31 March 2012) full planning permission has also been granted for the provision of pitches on the following sites:

- Land off Barlow Drive, Winsford (18 pitches)
- Bradley Lane, Frodsham (one pitch)
- Plemstall Lane, Mickle Trafford (one pitch)

5.11 A planning application was received for seven pitches at Rough Hill, Marlston-cum-Lache, Chester, which is currently pending decision. In addition there are 24 pitches on seven sites that have been granted temporary planning permission:

Table 5.7 Provision of pitches in the borough

Pitch type ⁽¹⁾	Location	Number 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

5.12 A site for Travelling Showpersons providing a total of 14 plots is located at the Amusement Depot in Winsford.

Core indicators

H1: Planned housing period and provision

Table 5.8 Planned housing provision

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

H2 (a): Net additional dwellings in previous years

Table 5.9 Net additional dwellings per year in previous years

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Cheshire West and Chester	1,062	1,118	1,336	799	707	723	733	654

H2 (b): Net additional dwellings for the reporting year (1 April 2011 - 31 March 2012)

Table 5.10 Net additional dwellings in reporting year

Year	Net Dwellings
1 April 2011 - 31 March 2012	803

5.13 During this monitoring period the housing monitor recorded a total of 803 net housing completions in the borough, this consisted of 865 completions (gross) and 62 demolitions / losses.

5.14 Since the end of this period a further monitor was conducted for the six month period April 2012 to September 2012. A total of 254 (gross) new dwellings were recorded for the six month period with a further 373 under construction, and over 5,000 units not yet started.

H2 (c): Net additional dwellings in future years

Table 5.11 Net additional dwellings in future years

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Cheshire West and Chester	611	953	1,406	1,141	1,034	5,145
Target	1,317	1,317	1,317	1,317	1,317	6,585

5.15 The figures shown in the Tables 5.7-5.10 are based upon the Council's Housing land monitor 2011 - 2012 (interim report) and are those used to calculate the five year housing land position. The number of dwellings forecast per year is inclusive of extant planning permissions, permissions awaiting a s106 legal agreement, remaining Local Plan allocations, and sites forecast in the 1 to 5 year delivery period in the Strategic housing land availability assessment (SHLAA) 2010. A breakdown of these forecasts by supply type is detailed in Table 4.1 of the Housing land monitor 2011 - 2012 (interim report).

Five year land supply

5.16 The National Planning Policy Framework (NPPF) places a requirement on the local planning authority to identify and maintain a rolling five year supply of deliverable housing sites. The Housing land monitoring report 2011 - 2012 (interim report) identifies a 2.9 year supply of housing land as at April 2012.

5.17 Following the completion of a six monthly monitor exercise in September 2012 the five year land supply was recalculated. In line with the requirements of the NPPF a buffer was applied to the housing supply required. As at September 2012 the five year supply total is 2.6 years which is a slight decrease from the April 2012 supply as a result of the under provision in previous years in addition to the requirement of a buffer, in this case a 20 percent buffer was added due to the consistency in under supply.

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

Table 5.12 Gross new dwelling completions on PDL

	Gross dwellings	% on PDL
2008/09	634	84%
2009/10	785	94%
2010/11	602	88%
2011/12	646	75%

5.18 The level of housing completions on previously developed land (brownfield) was 75 percent for the period 2011 / 2012 compared with 88 percent in the previous period. An influencing factor on this decrease will be the removal of garden land from the definition of brownfield land. For the purposes of housing monitoring, land previously identified as garden land is now recorded as greenfield. Nine percent of the gross dwellings completed were on greenfield windfall sites, and 14 percent were on allocated sites. The remaining two percent of gross completions were on mixed windfall sites. Definitions of each of these categories is provided in the glossary, and can also be found in the Council's Housing land monitor reports.

H4: Net additional Gypsy and Traveller pitches delivered

Table 5.13 Net additional Gypsy and Traveller pitches

	Permanent	Transit	Total
2008/09	5	0	5
2009/10	0	0	0
2010/11	0	0	0
2011/12	0	0	0

H5: Gross number of affordable housing completions

Table 5.14 Gross number of affordable housing completions

	Total
2008/09	228
2009/10	283
2010/11	323
2011/12	382

5.19 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 382 affordable dwellings compared with an annual requirement for Cheshire West and Chester of 1,296 affordable dwellings. This year has seen another increase in affordable housing completions, however it is still considerably lower than the actual requirement for the borough.

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

5.21 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 Local Plan. 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.

5.22 Both the Local Plan 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 time that the Local Plan 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.

Local indicators

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

Table 5.15 Housing completions by type and number of bedrooms⁽¹⁾

	House / bungalow				Flat / apartment			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
2008/09	0	60	131	141	45	186	2	8
2009/10	0	54	138	54	194	218	9	0
2010/11	0	54	225	84	37	142	29	0

1. Source: Cheshire West and Chester Housing flows reconciliation returns form

5.23 The breakdown of new dwellings completed by type and number of bedrooms is detailed in Table 5.14 'Gross number of affordable housing completions'. This information is extracted from the Housing flows reconciliation and therefore only includes information for new build dwellings and 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 this report.

H8 (L): Loss of dwellings

5.24 During the monitoring period a total of 62 losses were recorded for the year ending 31 March 2012 made up of losses to other uses such as change of use to offices, and from the demolition of existing dwellings.

National land use database (NLUD)

5.25 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 area. The Council's latest NLUD return recorded 849.11 hectares of previously developed vacant and derelict land and buildings in the borough. Of this total, 649.88 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 published the Local brownfield study in June 2012 to help better understand the barriers to bringing some long term brownfield sites back in to meaningful use.

Issues and actions

Policy monitoring

5.26 This year's report will provide a baseline for monitoring saved policies and emerging 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

- SHLAA: consultants, Urban Vision, are currently carrying out a partial review of the SHLAA, reviewing the methodology and assumptions contained within the Council's SHLAA to take account of any impact that the National Planning Policy Framework may have on the calculation of land supply. 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. Following the completion of this piece of work it is intended that a full update of the SHLAA will be completed which will be a key evidence base document used in the preparation of the Council's Local Plan.
- 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.

Planning Delivery team

5.27 The role of the Planning Delivery team is to take a pro-active stance in supporting appropriate growth in the borough, where it meets policy objectives and identified local needs. This is not just about increasing housing numbers, the team work to promote sustainable growth in the right locations which meets the needs of local communities.

5.28 This is being done by:

- Identifying opportunities for development and helping to make it happen, including development on Council owned land
- liaising with developers to understand the problems they face in the current market conditions
- providing commercial awareness to the planning process

- supporting the preparation of planning policy, strategies and plans which are pro sustainable growth in a manner which is conducive to national policy and local objectives
- working with local communities, neighbourhoods and parishes to understand and plan for their needs.

5.29 The team aims to bring a commercial awareness to the planning system, and are involved with assessing viability on a number of applications for residential and other development. This work is critical in understanding the levels of affordable housing and other developer contributions which development can reasonably sustain.

5.30 In a number of cases, developments have stalled and the Planning Delivery team has intervened to try and identify the reasons why and to consider some practical solutions. The common thread between schemes 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.

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

Infrastructure planning

5.32 The team are currently working on the preparation of an Infrastructure delivery plan (IDP). The aim is to ensure that infrastructure requirements associated with proposed development are fully understood and planned for at an early stage. In some cases, costs may be reduced by co-ordinating and co-locating services. Identifying the need for, and costs of, essential infrastructure will help to reduce uncertainty for developers. It will also help to ensure that the development proposals in the Local Plan are realistic and deliverable.

5.33 A strategic overview of infrastructure provision across the borough has been undertaken to inform preparation of the Local Plan. Once there is greater certainty around the general scale and direction of growth across Cheshire West, the IDP will establish future infrastructure requirements and any shortfall in funding. It is currently anticipated that the IDP will be completed by summer 2013 to feed into production of the Community infrastructure levy (CIL).

Community infrastructure levy

5.34 The Community infrastructure levy (CIL) is a new levy that local authorities in England and Wales can choose to charge on new developments in their area, to contribute towards the funding of necessary infrastructure.

5.35 To set a CIL the authority requires an up-to-date Local Plan, with evidence of the infrastructure needed to support the planned development of their area, its cost and any funding gap. A considerable amount of background evidence has already been compiled to assist with the production of a CIL. Over the next few months, this evidence and its underlying assumptions will be tested through an internal officer working group and the development industry. In the production of CIL it is essential to strike an

appropriate balance between the desirability of funding infrastructure to support the development of the area, and the potential effects of the imposition of CIL on the economic viability of development across the borough.

5.36 CIL is required to undergo two statutory consultation periods when there will be an opportunity for all interested parties to make their views known, as well as an independent examination prior to its adoption.

5.37 The timetable for the production of the CIL will closely follow that of the Local Plan, culminating in the adoption of both documents in late 2014.

6 Environmental quality

Contextual indicators - natural environment

10C: 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 the 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 international, national, regional and local importance ranging from Ramsar sites and Sites of Special Scientific Interest (SSSI), to Areas of Special County Value (ASCV) and Areas of Special Local Value. Proposals maps for the adopted Local Plans of the former authorities of Chester City, Ellesmere Port and Neston Borough and Vale Royal Borough locate each of these designations, and are available to view on the Council's website.

Table 6.1 Nature designations within the borough

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

11C: Designated Green Belt in the borough

6.3 The designated area of Green Belt in the borough covers approximately 39,230 hectares^(vi), and is over 15 percent of the total Green Belt area in the North West of England. The Green Belt lies between the Chester urban area to the south and Ellesmere Port to the north, and reaches eastwards across the borough towards the Cheshire East border.

12C: Flood risk zones in the borough

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 catchments of the Rivers Weaver, Dane and Peover Eye converging. The main flood risk is to properties to the south of the town centre and in Winnington, an industrial area to the north east of Northwich. Some 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 of flooding 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 urban drainage systems (SUDS) and will end the automatic right to connect to the sewers for surface water drainage. Under the Flood and Water Management Act 2010, Cheshire West and Chester Council has been

vi Source: Cheshire West and Chester Current facts and figures. EnvL6 "Areas of designated Green Belt" Feb 2009.

designated a Lead Local Flood Authority. The Council now has a number of duties, with the principal aim of managing flood risk from local sources including surface water, groundwater, ordinary watercourses (smaller rivers, streams and ditches) and canals.

6.10 The Preliminary flood risk assessment (PFRA) November 2011 gives an overview of the flood risk from local sources. It forms the basis and the way forward in developing the Council's Local flood risk management strategy.

13C: Air quality management areas (AQMA)

6.11 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 AQMA may be designated.

6.12 As at 1 April 2012 the following AQMAs have been designated in the borough:

- A5032 (Whitby Road - Station Road) Ellesmere Port - May 2005
- Tarvin Road / Christleton Road area, Chester - August 2011

6.13 The source of the problem in both cases is nitrogen dioxide (NO₂) 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.

6.14 A 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. As a result the Boughton AQMA boundary was revised and extended in August 2011.

Contextual indicators - built environment

14C: Heritage assets

6.15 The heritage assets (as at July 2011) held within the borough are detailed in Table 6.2 'Heritage assets within the borough'. Despite the problems in the wider economy it is very encouraging that there have been no loss of historic assets during the monitoring period.

Table 6.2 Heritage assets within the borough

Heritage asset	Number
Listed buildings ⁽¹⁾	2,503
Grade I	86 (3 %)
Grade II*	176 (7 %)
Grade II	2,241 (89 %)
Classified at risk ⁽²⁾	15 (>1 %)
Conservation areas ⁽³⁾	96
Locally listed buildings ⁽⁴⁾	1,310
Ellesmere Port and Neston	78
Vale Royal	1,232
Registered battlefields ⁽⁵⁾	1 (63 ha)
Registered parks and gardens of special historic interest ⁽⁶⁾	7 (607 ha)
Grade I	0
Grade II*	2
Grade II	5
Areas of archaeological importance ⁽⁷⁾	1 (150 ha)
Scheduled monuments ⁽⁸⁾	116
Scheduled monuments classified as at risk ⁽⁹⁾	19

Heritage asset	Number
Areas of archaeological potential ⁽¹⁰⁾	11 (537 ha)
Sites of archaeological/historic importance ⁽¹¹⁾	6,309

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. Heritage at Risk Register 2011, English Heritage.
3. County Historic Environment Record & borough/city councils
4. Designated by the former borough councils
5. English Heritage Battlefields Register
6. English Heritage Register of Parks & Gardens of Special Historic Interest.
7. Ancient Monuments & Archaeological Areas Act 1979
8. Schedule of Monuments maintained by the Secretary of State.
9. Heritage at Risk Register 2011, English Heritage.
10. Cheshire Historic Towns Survey, Cheshire County Council 2002
11. 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

Table 6.3 Permissions granted contrary to EA advice

Planning reference	Address / location	Nature of proposed development	Reason for EA objection / comments	LA planning decision
11/05298/OUT	Boathouse, High Street, Farndon, Chester, Cheshire CH3 6PU	Demolition of existing buildings and formation of new flood defence rampart with public realm, construction of two elevated boathouses and retail/café/boat hire building	Non-mains drainage proposed in sewered area.	Application withdrawn prior to determination

6.16 Across the borough one application received objections and/or comments from the Environment Agency on the grounds of drainage issues. This application was subsequently withdrawn. Therefore during the monitoring period no planning applications were granted contrary to the advice of the Environment Agency.

E2: Change in areas of biodiversity importance

6.17 It has not been possible to monitor this indicator for this monitoring period. Mechanisms for monitoring this indicator will be reviewed and amended where possible in order to collect relevant data.

E3: Renewable energy generation by installed capacity and type

6.18 In 2011 there was 8.2 MW of installed renewable energy capacity in the borough.

Table 6.4 Installed renewable energy capacity and generation

Technology	Installed capacity (MW) ⁽¹⁾	% of borough energy consumption (2009)
Wind (Commercial-scale)	0	0.00
Landfill gas	6.21	0.22
Biogas sewage	0.46	0.02
Hydro	0	0.00
Solar PV	1.5	0.01
Wind (Small-scale)	0.017	0.00
Total	8.2	0.24

1. RESTATS and Ofgem FIT Register (2011)

Local indicators

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

6.19 Cheshire West and Chester Council has been awarded eight 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
- Alexandra Park, Hoole, Chester

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 monitoring period. 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^(vii).

vii 'Up to date' = appraisals completed within the last five years.

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

6.25 The Mersey Forest have reported that 2.96ha of new woodland planting has taken place within the borough during the 2011/12 monitoring period. This compares to 6.46ha over the previous monitoring period. The Mersey Forest area covers parts of the former Ellesmere Port and Neston and Vale Royal borough council districts.

Issues and actions

Policy monitoring

6.26 This year's report will provide a baseline 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 completed its Open space audit and assessment of need in 2011. The study maps 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. In 2012 the Council updated the study findings to bring them into line with the authority's 2011 ward boundary changes.
- Biodiversity audit - the Biodiversity study will provide concise, robust and comprehensive evidence base to develop planning policies as part of the future DPDs. 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. A 'Phase 1 Survey' was completed in 2011 and further work exploring local wildlife site selection criteria is currently underway.
- Green infrastructure (GI) framework - the GI 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. A key output of the Framework is to guide physical actions on the ground. A number of GI action plans are to be prepared for specific local areas that will set out how GI can be delivered on the ground. The Lower River Dee GI action plan has now been published and a further action plan for the Ellesmere Port and Chester area is currently being developed. A further action plan for the Northwich and Winsford area is planned.
- Low carbon and renewable energy study - The Cheshire West and Chester renewable and low carbon energy study provides a technical assessment of the opportunities for renewable and low carbon energy generation in the borough. The study reveals that biomass and wind provide the

greatest deployable potential, identifies small scale hydropower schemes that could be used by some communities, concludes that micro-generation can achieve carbon reductions in existing and new development and highlights particular opportunities to establish district heating networks in Chester and Ellesmere Port. Although not inherently a low carbon energy source, coalbed methane could also provide a significant local and secure alternative energy supply. Together these resources could meet three percent of the borough's predicted energy needs by 2020. The study sets recommendations for the direction of sustainable design, energy policies and targets to be included in the Council's emerging Local Plan.

7 Transport and accessibility

Contextual indicators

15C: Car ownership in the borough

Table 7.1 Car ownership in the borough

Vehicle ⁽¹⁾	Number of people (CWaC)	Number of people (North West region)
No car / van	26,969	849,769
One car / van	57,342	1,224,554
Two cars / vans	39,073	605, 586
Three cars / vans	7,398	104,120
Four + cars / vans	2,110	28,760

1. Source: Office of National Statistics: neighbourhood statistics. Data set UV62. Census 2001

16C: Mode of transport used by residents of the borough to travel to work

Table 7.2 Mode of transport for 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

17C: Workplace of residents of the borough

Table 7.3 Workplace of residents

Location of workplace	% of residents
Within the borough	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 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 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 the Council is on track to deliver the LTP goals and priorities.

7.4 The Local infrastructure plan (LIP) will identify programmed infrastructure from both the public and private sector, in addition to that delivered through the development process. It will provide an overview of the infrastructure from both the 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.

One City Plan

7.5 The One City Plan for Chester was published in 2012 and the Council is now in the process of developing a new transport strategy for Chester to ensure the success of this plan, which embraces every aspect of the city's future from business and commerce to culture, leisure, tourism and heritage.

7.6 The transport strategy will consider the needs of the city's historic core, including the possible pedestrianisation of Northgate Street and St. Werburgh Street and issues arising from the proposed Northgate development, new theatre and the central business quarter.

7.7 Chester's wider transport requirements will also be considered, taking into account regeneration proposals, new housing developments and longer-distance commuter patterns for people travelling to and from the city. Environmental impacts of transport will be key to the strategy and will include reducing traffic congestion, increasing bus and rail use, promoting walking and cycling and the possible expansion of the park and ride service.

Connect to Jobs

7.8 Since the end of the monitoring period Cheshire West and Chester Council secured £4.5 million of Department for Transport local sustainable transport funding (LSTF) as part of its 'Connect to Jobs' project. This project will help to deliver the Council's agenda for economic growth, increase access to jobs and reduce carbon emissions. A number of sustainable transport projects across Ellesmere Port, Chester and to and from North Wales can now move forward, including improving long distance commuter trips by rail and bus, creating new routes for walkers and cyclists and delivering travel training through businesses.

7.9 An additional £425,000 has also been awarded to the Council to address congestion around the Hartford campus in Northwich. This was a joint LSTF bid made by Sustrans in conjunction with eight other local authorities. The bid focused on relieving congestion on the A559 Chester Road corridor and enabling young people, their families, staff and neighbouring communities to walk, cycle or use public transport more often.

8 Minerals

M1: Production of land-won aggregates

8.1 During the 2011-12 monitoring period twelve applications for minerals development were submitted to the Council for consideration. Two of these applications were for the winning and working of aggregate sand and gravel. Five applications related to gas storage projects and three related to salt extraction and variation of conditions.

Table 8.1 Sales of land-won aggregate sand and gravel 2003-2010

	2003	2004	2005	2006	2007	2008	2009	2010
Sales ⁽¹⁾	1.4	1.1	1.58	1.44	1.51	1.17	0.87	0.54

1. Data up to and including 2009 incorporates sales for the former Cheshire-wide area

8.2 Up to and including 2009, sales and reserves data was recorded for the former Cheshire County Council area only and therefore disaggregated figures for Cheshire West and Chester were not available. Cheshire West and Chester was confirmed as a single monitoring area during 2009 and was therefore monitored as such during 2010. Sales of aggregate sand and gravel have reduced nationally since 2007 and sales from within Cheshire West and Chester appear to continue to reflect this pattern.

M2: Production of secondary and recycled aggregate

Table 8.2 Production of secondary and recycled aggregate

Secondary aggregate (2005) ⁽¹⁾	Recycled aggregate (2006) ⁽²⁾
270,000	596,326

1. Data compiled from Capita Symonds (2007) 'A survey of arisings and use of alternatives to primary minerals in England 2005'
2. Data compiled from Smiths Gore (2007) 'A study to fill the evidence gaps for CDEW streams in the North West region of England'

8.3 Data on the production and use of secondary and recycled aggregates is limited and requires further consistent data collection from the industries involved. The most recent data available can be found in the findings of two bespoke surveys published in 2007. Although this information is now over six years out of date it represents the most reliable data available. Key findings within the reports showed that in 2005, 270,000 tonnes of secondary aggregates were utilised amounting to 37.5 percent of total arisings. In 2006, 596,326 tonnes of recycled aggregates were recovered from construction, demolition and excavation Waste (CD&EW) arisings. The use of secondary and recycled aggregate is expected to continue to rise up to 2020.

8.4 The arisings and use of secondary and recycled aggregate will be monitored as part of the new Local Aggregate Assessment regime, the findings of which will be reported in future annual monitoring reports.

M3: Permitted aggregate reserves and landbanks

Table 8.3 Aggregate reserves and landbanks

	Reserves as at 31.12.2010 (mt)	Annual apportionment	Landbank as at 31.12.2010
Sand and gravel	4.42mt	0.80mt	5.53 years

8.5 As data for Cheshire West and Chester has not previously been collected it is essential to review the above data alongside that of Cheshire East and therefore review reserves based upon the former Cheshire-wide area. Reserves for the former Cheshire-wide area fell during 2010 from 12.76mt as at 31 December 2009 to 6.17mt. This fall in reserves was due to the reassessment of reserves at one quarry in Cheshire West and Chester. Additional reserves may be required to meet the apportionment requirement of 12.8mt over the 2005-2020 apportionment period. However, this requirement should be set against falling demand as shown over the last four monitoring periods and reported in M1 above.

Future actions

8.6 Monitoring of the Cheshire West and Chester area will need to be continued to gain a better understanding of the separate market of the sub-region. This monitoring will also enable a clearer assessment of reserve demands and supply patterns.

9 Waste

9.1 Prior to 2011-12 waste indicators had been collected based on the former Cheshire sub-region i.e. the area formerly administered by the Cheshire County Council. Separate figures for Cheshire West and Chester have been collected and analysed for the period 2011-12.

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

Table 9.1 Capacity of new waste management facilities permitted 2011-12 by facility type

Facility type	Total permitted capacity ⁽¹⁾	Max input ⁽²⁾
Inert landfill	4,000 m ³	N/A
Non-hazardous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	N/A	176,500 tonnes p/a ⁽³⁾
Other incineration	0	0
Landfill gas generation plant	0	0
Pryolysis / gasification	0	0
Metal recycling site	0	0
Transfer station	0	0
Material recovery / recycling facility	N/A	300,000 tonnes p/a ⁽⁴⁾
Household civic amenity site	0	0
Open windrow composting	0	0
In-vessel composting	0	0
Mechanical, biological and/or thermal treatment	0	0
Sewerage treatment works	0	0
Other treatment	0	0
CD&E recycling facility	0	0
Storage of waste	0	0

Facility type	Total permitted capacity ⁽¹⁾	Max input ⁽²⁾
Other waste management	0	0
Other development	0	0
Total	4,000m ³	476,500 tonnes p/a

1. m3, tonnes or litres
2. Maximum permitted annual operational through-put (m3, tonnes or litres)
3. Permission granted 2011 with s106 signed January 2013
4. Two permissions, one decided in 2009 with s106 signed 2011, one decided 2011 awaiting s106

W2: Amount of municipal waste arisings and management by type

Table 9.2 Amount of municipal waste arisings and management type

	Landfill	Incineration with EfW	Incineration without EfW	Recycled / composted	Other	Total waste arisings
Amount of MSW arising 2011-12 ⁽¹⁾	85,527 tonnes	0	0	91,886 tonnes	11 tonnes	177,424 tonnes
%	48%	-	-	52%	<1%	

1. Data compiled from DEFRA Local Waste Management Statistics Publication

9.2 The target of 40 percent waste recycling/composting, as expressed in the Cheshire Replacement Waste Local Plan (CRWLP), has continued to be exceeded by Cheshire West and Chester. The data for 2011-12 indicates a continued upward trend in recycling and/or composting, increasing from 50.1 percent in 2010-11.

W3: Percentage change in municipal solid waste (MSW) arisings

Table 9.3 Percentage change in MSW arisings 2010-2012

	2010-11	2011-12
Total MSW arising (tonnes)	184,446 tonnes	177,424 tonnes
% +/- from previous year	-4.2%	-3.8%

9.3 The Cheshire Replacement Waste Local Plan has a monitoring target of achieving less than three percent annual growth in MSW arising. This target has continued to be met with MSW arisings consistently falling since 2003-04 in the former Cheshire wide area. The reduction in MSW arisings during 2011-12 was slightly less than the previous monitoring period but remains far higher than the target expressed in the CRWLP.

W4: Kilogrammes of waste collected per head of population

9.4 In line with the slight decrease in overall MSW arisings, the amount of waste collected per head of population during 2011-12 has fallen significantly from 590kg in 2010-11 to 538kgs.

W5: Amount of commercial and industrial waste arising and management

Table 9.4 Amount of commercial and industrial waste arising and management 2008-09

	2009 tonnes	2009 %
Composting	21,000	6.1%
Incineration with energy recovery	11,000	3.1%
Incineration without energy recovery		
Land recovery	-	-
Recycling	196,000	56.8%
Transfer station	-	-
Treatment plant	13,000	3.7%
Waste water treatment	-	-
Landfill	99,000	28.7%
Total	345,000	100%

9.5 The most recent data available for the arisings of commercial and industrial waste is found in the 'Cheshire East and Cheshire West and Chester Council's waste needs assessment'. The assessment, carried out in 2010 by Urban Mines, 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 percent was recycled, 6.1 percent composted, 3.1 percent incinerated, 3.7 percent treated and 28.7 percent residual waste was 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%

9.6 The most up to date data available for construction, demolition and excavation (CD&E) waste arising was gathered by Smiths Gore on behalf of the North West Technical Advisory Body (RTAB). The survey identified the volume and management of CD&E waste arisings in 2006, the findings of which are detailed in Table 9.5 'Amount of construction, demolition and excavation waste arising and management'. CD&E waste arisings and management will be monitored as part of the newly introduced Local aggregate assessments, as outlined in Chapter 8 'Minerals' the LAA will be prepared by Cheshire West and Chester Council and reported in future annual monitoring reports.

Future actions

9.7 Previous reports have included significant effects monitoring, as established by the Cheshire Replacement Waste Local Plan. This set of indicators is currently under review and the revised set will be monitored and reported in subsequent annual monitoring reports.

A Glossary of terms

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

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

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

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

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

Appropriate assessment - Undertaken as part of a habitats regulations assessment to establish the impacts a Local Development Document will have on a range of European designated sites.

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

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

Brownfield land - See previously developed land.

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

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

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

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

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

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

Garden land - Land that is in use as a domestic garden and is classified as within the curtilage of an existing dwelling. Garden land (for the purposes of monitoring) falls under greenfield land.

Green Belt - Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by restrictions on building.

Greenfield - Land on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

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

Index of multiple deprivation (IMD) - Key source of evidence of deprivation at lower super output area level across England. It measures disadvantage and consists of 7 domains, income, employment, health deprivation and disability, education, skills and training, barriers to housing and services, crime and living environment.

Issues and options - Report produced during the early production stage of the preparation of development plan documents and which may be issued for consultation. The Cheshire West and Chester Core Strategy Issues and Options Report was consulted on during the period November 2009 - January 2010

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

Local Development Document (LDD) -The collective term for development plan documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Framework (LDF) – A portfolio of local development documents which include the Local Development Scheme, development plan documents, Supplementary Planning Documents, the Statement of Community Involvement and the Annual Monitoring Report. Together with Regional Spatial Strategy, these documents provide the planning framework for the local authority area.

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

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

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

Local Strategic Partnership - Set up under legislation in 2000, LSPs operate across an authority area and are an overarching community partnership to help deliver change. Often led by the local council, their membership should be representative of the local community. A draft, interim Sustainable Community Strategy has been prepared for Cheshire West and Chester and a new Sustainable Community Strategy is anticipated to be completed in 2009.

Lower super output area (LSOA) - Based on population characteristics rather than administrative boundaries and form the smallest basic units for understanding local information. Middle super output areas are made up of several lower super output areas.

Middle super output area (MSOA) - Based on population characteristics rather than administrative boundaries and form the mid-level basic units for understanding local information. Middle super output areas are made up of several lower super output areas.

Minerals safeguarding area (MSA) - Areas where proven mineral resources exist identified to alert against potential sterilisation.

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

North West of England Plan Regional Spatial Strategy to 2021 (RSS) - A document prepared by the North West Regional Assembly on behalf of the Secretary of State which sets a spatial development framework for the region. It was adopted in September 2008 and forms part of the development plan.

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

Previously developed land (PDL) – Land which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. Also known as brownfield land.

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

Strategic housing land availability assessment (SHLAA) - An assessment of the housing land supply and potential within a local authority area with the intention of demonstrating that sufficient housing supply exists/likely to exist over different time bands.

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

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

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

Windfall - Land that has not been specifically identified (for development) as available in existing adopted Local Plans, development briefs or SHLAA, and which have come forward through the development management process.

B Significant effects indicators

This list has been produced using the information provided in the Cheshire West and Chester 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	Ref
1. To protect and enhance the borough's biodiversity and wildlife habitats	The percentage 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. Improve health and reduce health inequalities	Number of deprived areas in the worst five percent nationally	S2 (a)
	Number of LSOA in the bottom 30 percent	S2 (b)
3. Reduce poverty and increase social inclusion and value diversity and equality	Number of people living in fuel poverty by 2016 - 2018	S3 (a)
4. To reduce the consumption of natural resources	Production of primary won aggregates	S4 (a)
	Production of secondary and recycled aggregates	S4 (b)
5. To protect land and soil quality	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. To optimise the re-use of previously developed land and buildings	Previously developed land that has been vacant or derelict for more than five 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)

B

Significant effects indicators

SA objective	Significant effects indicator	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 (ug/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)

SA objective	Significant effects indicator	Ref
12. To protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place	Total amount of space (ha) per 1,000 persons	S12 (a)
13. 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	Municipal solid waste arisings	S13 (a)
	Kilogrammes of household waste collected per head of population	S13 (b)
	Total amount of commercial and industrial waste	S13 (c)
	Percentage of municipal solid waste landfilled	S13 (d)
	Percentage of commercial and industrial waste landfilled / land recovered	S13 (e)
	Percentage of municipal solid waste recycled and composted	S13 (f)
	Percentage of commercial and industrial waste recycled and composted	S13 (g)
	Capacity of new waste management facilities	S13 (h)
	Capacity by waste planning authority	S13 (i)
14. To reduce energy consumption, promote energy efficiency and increase the use of energy from renewable resources	Annual average domestic consumption of electricity (Kilowatt Hours)	S14 (a)
	Annual average domestic consumption of gas (Kilowatt Hours)	S14 (b)
	Percentage of municipal solid waste sent for energy recovery	S14 (c)
	Percentage of energy supply mix provided from renewable energy resources	S14 (d)

B

Significant effects indicators

SA objective	Significant effects indicator	Ref
	Amount of renewable energy generation by installed capacity and type	S14 (e)
15. Provide sufficient housing to meet identified needs including affordable housing, and specialist groups	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)
	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	Vacancy rates within town centres	S18 (a)

SA objective	Significant effects indicator	Ref
and viability of city, town and local centres	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)
	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)

C Local Plan 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 Local Plan policies. Given the ongoing dynamic nature of the emerging Local Plan this list may not be fully inclusive and completion dates may change.

Title	Description	Progress
Housing		
Strategic housing market assessment (SHMA) update	Updates the information on housing markets and housing need within West Cheshire	Started February 2012
Study to identify Gypsy & Traveller and Travelling Showpersons sites in CWAC	The study will identify specific sites where the provision of sites would meet planning and other necessary requirements to 2016, 2021 and 2026 to meet the defined need set out by current evidence.	Completion May 2011
Environment		
Green Belt study (Stage 1)	A study of the Green Belt around Chester against NPPF to identify whether or not the land still meets the purposes of land designated as Green Belt.	Ongoing completion late 2012
Water		
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 Spring 2012
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 Spring 2012
Preliminary flood risk assessment	Assessment which gives a high level overview of the flood risk from local sources for CWAC	Completion June 2011

Title	Description	Progress
Employment and retail		
Employment land update 2012	Provides an up to date source of evidence on the supply of and demand for employment land in the West Cheshire area	Started January 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).	Ongoing due to complete July/August 2012
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).	Started Early 2012
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.	Started August 2011. 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.

Title	Description	Progress
Chester Central development framework	This study identifies Chester Central as a strategic regional site for NWDA	Final draft August 2011
New Bridge Road, Ellesmere Port area development framework	A framework to promote the redevelopment of the New Bridge Road area.	Completed late 2011
Green infrastructure		
Open space ward update	Study to assess "what we have and what we need".	Completed January 2012
Biodiversity study	To assemble a concise & robust systematic & comprehensive biodiversity evidence base.	Completed December 2011
Chester and Ellesmere Port green infrastructure	Action plan	Started June 2011.
Lower Dee Valley green infrastructure	Action plan	Started June 2011.
Playing pitch strategy and action plan	Assessment of playing pitch provision in the borough and proposed plan for future action	Started 2010 completed July 2012.
Previously developed land		
National land use database / Brownfield land strategy	Identify and evaluate brownfield sites together with their potential for development.	Completed April 2012
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 mid 2013 depending on level of development provided.
Assessments		
Sustainability Appraisal/ Assessment	Assessment of environmental, social and economic impacts of the LDF which will also incorporate requirements of Equality impact	Ongoing

Title	Description	Progress
	assessment, Rural proofing and Health impact assessment.	
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
Other evidence		
Housing land monitoring	Six monthly report on five year housing land supply	Ongoing
Settlement hierarchy	To identify a hierarchy of settlements, which will take account of sustainability principles and will inform the location of future development.	Work started August 2009 Completed summer 2012
Chester historic characterisation assessment	Study including historic assets, the vision for Chester, how the historic environment will be enhanced and preserved.	Phase 1 complete June 2011. Phase 2 complete March/April 2012
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.	Completed May 2012

D Employment land supply

Table D.1 Employment land supply (April 2012) - Large sites >500m²/0.25ha

	Site	Spatial Area	Area (ha)							Totals
			B1a	B1b	B1c	B2	B8	Mixed	Other	
Allocations, no planning permission	Extension to Chowley Oak (part)	Rural	1.06							1.06
	BICC Helsby	Rural						3.5		3.5
	Bumpers Lane	Chester						25		25
	Former Ince Power Station (remaining area)	Ellesmere Port						28.5		28.5
	Chester West, Sovereign Way	Chester						0.76		0.76
	NE Urban Action Area, Hoole Road	Chester						0.5		0.5
	NE Urban Action Area, Garden Lane	Chester	0.32							0.32
	NE Urban Action Area, Hoole Lane	Chester	0.65							0.65
	Dutton Green, Little Stanney	Ellesmere Port						0.65		0.65
	E5.1 Land at Griffiths Rd	Northwich						1.84		1.84
	E5.2 Land at Lostock Works Railway Sidings	Northwich						7.68		7.68
	E5.3 Land at Lostock Works House	Northwich						1.53		1.53
	E5.4 Site of Engineering Works Winnington Avenue	Northwich						4.23		4.23
	E5.6 Northwich Town Centre	Northwich	2.2							2.2

	Site	Spatial Area	Area (ha)							
			B1a	B1b	B1c	B2	B8	Mixed	Other	Totals
	E5.8 Land on Denton Drive Industrial Estate	Northwich						0.22		0.22
	E5.9 Redundant Depot, Griffiths Road	Northwich						0.33		0.33
	E5.10 Land off Middlewich Road	Northwich						3.95		3.95
	E5.12 Land to West and Rear of Brighton Bell PH	Winsford	0.5							0.5
	E5.13 Land off Deakins Road	Winsford						3.05		3.05
	E5.14 Land West of Road One	Winsford						14.2		14.2
	E5.15 Land on Eastern Industrial Estate	Winsford						1.6		1.6
	E5.16 Land on Woodford Park Industrial Estate	Winsford						2.78		2.78
	E5.18 Land at Runcorn Road	Northwich				0.95				0.95
	E5.21 Land on Gadbrook Employment Site	Northwich	10.68							10.68
	Clayhill 1	Rural						0.89		0.89
	Pioneer Business Park	Ellesmere Port						0.65		0.65
	Roften Works	Rural	14.6							14.6
	Former gas board site, Rossmore Rd East	Ellesmere Port						7.11		7.11

	Site	Spatial Area	Area (ha)							
			B1a	B1b	B1c	B2	B8	Mixed	Other	Totals
	Land adjacent to Vauxhalls, North Rd	Ellesmere Port						24.96		24.96
	Hooton Park, South Rd	Ellesmere Port						28.74		28.74
	Rushtons, New Bridge Road	Ellesmere Port						0.88		0.88
	Station Rd Ince, Old Camp site	Ellesmere Port	5.42							5.42
	Kemira, Ince Marshes	Ellesmere Port							40.17	40.17
	Rossmore 4, Rossmore Road East	Ellesmere Port						2.57		2.57
	Clayhill 2	Rural						0.53		0.53
	Clayhill 3	Rural						0.92		0.92
	Clayhill 4	Rural						0.64		0.64
	Morgans Land, Water Tower Rd	Rural						1.13		1.13
	Portside North 2	Ellesmere Port						0.31		0.31
	Portside North 4	Ellesmere Port						0.3		0.3
	Portside North 3	Ellesmere Port						0.94		0.94
	Portside South	Ellesmere Port						0.25		0.25
TOTAL										247.69
Sites with planning permission, development not started	Chapel Lane, Milton Green (loss)	Rural	1							1
	Old Port (Southern Tail)	Chester	1.5							1.5
	Wrexham Road Farm	Chester			1.96					1.96

	Site	Spatial Area	Area (ha)							
			B1a	B1b	B1c	B2	B8	Mixed	Other	Totals
	Chester Business Park (remaining area)	Chester	0.89							0.89
	Adjacent Hampton Heath Industrial Estate (OS field no 5412 edge)	Rural						2.4		2.4
	C-Tech Innovation, Capenhurst Technology Park	Rural	1.06							1.06
	redevelopment of part of Countess of Chester	Chester			2					2
	Tower Wharf, Chester	Chester	0.5							0.5
	NE Urban Action Area, Black Diamond St	Chester	0.2							0.2
	NE Urban Action Area, Leadworks Lane	Chester	0.43							0.43
	E5.5 Winnington and Wallerscote Urban Village	Northwich						5.3		5.3
	E5.7 Land to the South and West of Lostock Gralam Railway Station	Northwich	0.67							0.67
	E5.11 Land at Church Street/Overway	Winsford	0.28							0.28
	E5.20 Land at BICC Helsby (remaining part)	Rural						2.03		2.03
	E5.20 Land at BICC Helsby (part loss)	Rural						2.65		2.65

	Site	Spatial Area	Area (ha)							
			B1a	B1b	B1c	B2	B8	Mixed	Other	Totals
	10/01825/OUT & 10/01826/FUL & 10/01823/FUL)									
	New Cheshire Salt Works 07/03369/OUM	Northwich						7.7		7.7
	Former Stretton Dairy	Rural						1.5		1.5
	Ince Marshes	Ellesmere Port							104.5	104.5
	Cheshire Oaks 5C (west)	Ellesmere Port	1.18							1.18
	Former Gulf Oil Refinery	Ellesmere Port						5.9		5.9
	Cloister Way (Burmah site)	Ellesmere Port						1.61		1.61
	Land adjacent 25 Meadow Lane industrial park	Ellesmere Port			0.8					0.8
	Saighton Camp (part)	Chester	0.05							0.05
	Land surrounding Unit 7, Winnington Business Park (part E5.4)	Northwich						3.04		3.04
	HW Coates, Middlewich Rd	Rural					0.29			0.29
	Winnington Hall Site	Northwich					0.1			0.1
	Land adjacent Winnington Leisure Site	Northwich					0.67			0.67
	Cheshire Oaks 5C (east)	Ellesmere Port	4							4
TOTAL										154.21

	Site	Spatial Area	Area (ha)							
			B1a	B1b	B1c	B2	B8	Mixed	Other	Totals
Sites with planning permission, development under construction	Urenco, Capenhurst	Rural						5.63		5.63
	E5.17 Soot Hill - land to the west of cosgrove business park	Northwich						0.46		0.46
	Lostock Triangle (remaining part)	Northwich						9.03		9.03
	Lostock Triangle (remaining part proposed residential)	Northwich	4.37							4.37
	Cheshire Oaks 5B (M&S)	Ellesmere Port	4.3							4.3
TOTAL										23.79
Summary employment land supply (1 April 2012)			55.86	0	4.76	0.95	1.06	218.39	144.67	425.69

E Housing

Sources of housing land supply:

Table E.1 Forecasts by category of supply as at April 2012

Source	Five year deliverable supply
Extant planning permissions (units under construction and not started)	4,165
Planning applications awaiting resolution to grant subject to S106	346
Remaining Local Plan allocations for housing development	187
Small sites allowance (187 per year for years four and five only)	374
Strategic housing land availability assessment (2010)	73
Total five year forecast	5,145

Table E.2 Forecasts by category of supply as at September 2012

Source	Five year deliverable supply
Extant planning permissions (units under construction and not started)	4,365
Planning applications awaiting resolution to grant subject to S106	529
Remaining Local Plan allocations for housing development	468
Small sites allowance (187 per year for years four and five only)	374
Strategic housing land availability assessment (2010)	28
Total five year forecast	5,764

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