

Cheshire West & Chester Council

Local Plan

Annual Monitoring Report

December 2013

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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 2012 to 31 March 2013 and is the fifth 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 From March 2011 it was announced that local planning authorities would no longer be required to submit their AMRs to central government. The Localism Act has removed this part of the legislation, but it still requires the report to be made public to share the performance and achievements of the planning service with the local community.

1.3 Monitoring is essential to establish what is happening now and what may happen in the future and to compare these trends against existing policies and targets to determine what needs to be done. It provides a crucial feedback loop and information on the performance of policy and its surrounding environment. As the delivery of sustainable development and sustainable communities is a key focus of planning, monitoring provides a check on whether those aims are being achieved. Monitoring will also enable the Borough to respond more quickly to changing priorities and circumstances.

1.4 The six 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; and
- Neighbourhood Plan monitoring to monitor the preparation of these locally prepared plans

1.5 At present the development plan that covers the borough consists of the following:

- 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 (2002)

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 Local Plan.

1.7 Despite its revocation earlier this year, the housing target for the borough set out in the North West Regional Spatial Strategy (RSS) remains the basis for judging whether there is a five year supply of deliverable housing land or not in Cheshire West and Chester. It identifies a requirement for at least 23,700 new dwellings in Cheshire West and Chester (1,317 dwellings per year) over the plan period 2003-2021.

1.8 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 2012, including 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.

1.9 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.

1.10 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'.

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

1.12 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

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

Information sources

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

1.15 The data sources for compiling this report include information from:

- Planning applications granted permission;
- Information from site visits of developments that have commenced and been completed;
- Vacancy rates of business premises;
- Retail surveys in city and district centres;
- 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.

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

- Contextual indicators: describe and measure changes in the wider social, environmental and economic circumstances that exist in Cheshire West and Chester. 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 monitoring

1.17 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.

1.18 The Sustainability Appraisal Scoping Report Update 2012 sets out the environmental, social, cultural and economic baseline for the borough. The Submission Plan 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. It was formed in 2009 through the amalgamation of Chester City, Ellesmere Port and Neston Borough and Vale Royal Borough Council with the western part of 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 north western part of the borough has particularly strong links with north east Wales and Merseyside, which is reflected in levels of cross-commuting. To the east the borough borders Cheshire East and has particularly strong links with the town of Middlewich that is surrounded on three sides by Cheshire West and Chester. There are also links to Warrington, Greater Manchester and Shropshire.

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.

2.5 The key long term economic issue for Cheshire West and Chester is an ageing population and a decline in the working population. As increasing numbers of residents reach retirement age where there will be implications for total disposable income, retail and service sector vitality and future labour supply which may deter future investment.

Housing

2.6 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.

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

2.8 The Council has produced a Housing Land Monitoring Report 2013 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. Included in this report is also the mid-year and most up to date Housing Land Monitoring Report (October 2013).

Transport and accessibility

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

- M6 to the east
- M56 to the north, linking Wales and Manchester
- M53 linking Chester and Ellesmere Port, to Wirral and Liverpool
- A55 linking Chester and North Wales
- Hourly train service from Chester to London

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.

- 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

2.10 In 2013 the preferred route for High Speed Two (HS2) Phase Two between the West Midlands and Manchester was announced. The proposed route will pass through the eastern side of the borough of Cheshire West and Chester, through the wards of Marbury, Witton and Rudheath, Davenham and Moulton, Shakerley and Winsford Wharton.

Employment and the economy

2.11 Cheshire West and Chester is part of the Cheshire and Warrington Local Enterprise Partnership and the Mersey Dee Alliance, but the borough does not cover a single economic geography. In economic and geographic terms, the borough lies between the urban centres of Manchester and Liverpool and the boundary of the spheres of influence of these economic centres runs through the area.

2.12 The UK economy is recovering from the recent recession and future economic growth and investment is constrained but gradually improving. West Cheshire is part of an economically active sub-region, with economic output (GVA per head) 24% cent higher than the regional average and nine percent above the national average.

2.13 The borough has high levels of economic activity, strong skills and a high proportion employed in managerial and professional employment. There are concentrated areas of deprivation in Ellesmere Port, Chester, Winsford and Northwich. Where there is unemployment, the age profile of those affected, the duration of unemployment and the level of vacancy rates compare favourably to national averages.

2.14 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

2.15 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 benefits from a high quality natural environment with a number of internationally important sites for wildlife, including the Dee and Mersey estuaries, SACs, SPA, Ramsar and SSSI's.

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

2.17 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.

2.18 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

2.19 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 eighty-five percent of the nation's salt being sourced from the Cheshire Basin⁽ⁱⁱⁱ⁾.

2.20 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

2.21 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.

2.22 Recycling levels for household waste has increased dramatically but a large proportion of waste continues to be landfilled. There is only one landfill site operating, legislative and fiscal charges requiring the diversion of waste away from landfill means that new types of waste management facilities will be required.

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

The Sustainable Communities Strategy and Altogether Better - Council Plan 2011-15

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

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

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

2.26 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.

2.27 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.

2.28 '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 Local Development Scheme was reported to the Local Development Framework Panel in July 2013 and sets out the following portfolio of borough-wide plans:

- The emerging Local Plan (Part One) providing policies that set out the broad strategy for the borough and identifies strategic allocations for housing and employment, with a target adoption date of summer 2014;
- A further detailed Local Plan (Part Two) Land Allocations and Detailed Policies Plan that will follow on from the adoption of the Local Plan (Part One), providing further allocations for housing and employment, where necessary; more detailed coverage on minerals and waste policies (picking up from the hooks set out in the strategic policies in the emerging Local Plan); and further detailed development management policies (to replace existing saved policies in current adopted Local Plans). It is anticipated that the Land Allocations and Detailed Policies Plan would be adopted in early 2016.

3.2 The new Local Plan (Part One), upon its anticipated adoption in 2014 will lead to the removal of a number of saved policies (see paras 3.10 -3.14) contained in existing adopted Local Plans – primarily in relation to housing and employment matters. It is important to note that other existing saved policies in the current adopted Local Plans will continue to be saved, where they are consistent with the National Planning Policy Framework, until they are replaced by policies in the Land Allocations and Detailed Policies Plan. At that point the local plans of the predecessor authorities will be superseded in their entirety.

3.3 There are a number of emerging neighbourhood plans in the Borough including two that are nearing an independent examination (Tattenhall and Winsford). There will be a close relationship between neighbourhood plans and the Local Plan; firstly as the former need to be in general conformity with the strategic policies in the adopted Local Plan (Part One); and secondly to ensure there is a complementary fit between proposals in neighbourhood plans and the borough-wide Land Allocations and Detailed Policies Plan.

3.4 A final aspect included is the need for any Supplementary Planning Documents (SPD) over the next two to three years. It is no longer a requirement that the details of proposed SPDs are set out in the LDS so the LDS notes the ongoing need to ensure efficient project management of any forthcoming SPDs, bearing in mind the focus on completing the Local Plan (Part One), and taking forward the Local Plan (Part Two) in a timely manner.

3.5 Since the end of the monitoring period the Publication Draft Local Plan was subject to an eight week consultation undertaken between September and November 2013. The Plan sets out the vision and strategic policies including the overall level and location of development in the Borough for the period 2010-2030. The plan and its supporting documents were submitted to the Secretary of State on 23 December 2013 for a process of independent examination. This is expected to happen in spring 2014, leading to adoption late summer 2014.

Evidence base

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

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

- Green Belt Study (Stage 1)
- Green Belt Study (Stage 2)
- Historic Characterisation Assessment for Chester
- Winsford Area Flood Risk Assessment
- Integrated Transport Strategy (Phase 2)
- Minerals Safeguarded Areas Outcomes Report
- Local Aggregate Assessment
- Audit of Existing Waste Management Site
- Revised Waste Management Needs Assessment
- Audit of Secondary Aggregate Processing Sites
- Chester and Ellesmere Port Green Infrastructure Plan
- Lower Dee Valley Green Infrastructure
- Playing Pitch Strategy and Action Plan
- Housing Land Monitoring (ongoing)
- Habitat Regulations Assessment (ongoing)
- Low Carbon and Renewable Energy Study

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

- Infrastructure Delivery Plan (re-started February 2013)
- Strategy and Housing Background Paper
- Local Flood Risk Management Strategy
- Winsford Leisure Needs Survey
- Chester Archaeological Plan

Saved policies

3.9 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.

3.10 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.

3.11 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.

3.12 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.

3.13 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).

3.14 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

3.15 The Localism Act introduced new rights and powers to allow local communities to shape new development by coming together to prepare neighbourhood plans. 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. Most neighbourhood plan policies will be able to be monitored using existing indicators used to monitor the Local Plan.

3.16 If a neighbourhood plan requires a Strategic Environmental Assessment because it is considered to have significant effects, these significant effects will also need to be monitored. The Strategic Environmental Assessment report will need to set out how monitoring will be undertaken. This may already be covered by existing indicators used to monitor the Local Plan.

3.17 Neighbourhood plan groups should consider monitoring during preparation of their plans and policies. Monitoring of the success of policies and the plan as a whole will be helpful when the plans are reviewed. Neighbourhood plan groups may also wish to consider impacts that may require local level monitoring to ensure that the neighbourhood plan is effective.

3.18 Within the borough there are four national recognised neighbourhood planning front runners – Tattenhall, Winsford, Neston and Tarporley. There are a further 18 communities working on neighbourhood plans. The Tattenhall Neighbourhood Plan received a 'yes' vote at referendum, but is

currently subject to a judicial review and cannot be 'made' until this has been dealt with. The Winsford Neighbourhood Plan has been published and the examination into the plan will start in early 2014.

3.19 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

3.20 The Town and Country Planning (Local Planning) (England) Regulations 2012 require monitoring reports to include details of duty to co-operate actions and outcomes. Cheshire West and Chester have co-operated with neighbouring authorities and prescribed bodies throughout preparation of the Local Plan. This has been achieved through regular officer-level meetings, consultation at key stages of plan preparation, membership of joint working groups and involvement in the preparation of joint documents. Potential strategic, cross-boundary issues have been identified at an early stage in the process and have been resolved where possible. Additional details are provided in the duty to co-operate statement, which is available at www.cheshirewestandchester.gov.uk.

3.21 The Council's Corporate Plan and Sustainable Communities Strategy are now in place and have been 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 (July 2012-June 2013). Source: ONS Population Survey

Area	Unemployment rate (%)
Cheshire West and Chester	6.2
North West	8.2
Great Britain	7.8
	Unemployment (numbers)
Cheshire West and Chester	10,300

4.1 The unemployment rate for the borough continues to be lower than the regional and national averages. Unemployment peaked in June 2012 at 7.5%, however over the last 12 months this has declined to 6.2%.

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. The table below indicates total employees for the borough.

Table 4.2 Total employees, BRES 2011 Provisional

Area	Total employees 2011 (thousands)
Cheshire West and Chester	147.3
North West	2961.9

4.3 The total number of employees in the borough and in the North West has increased since the previous monitoring period.

3C: Average earnings

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

Table 4.3 Average Earnings (gross weekly pay) £ (Source: ONS annual survey of hours and earnings - resident analysis and workplace analysis. Note: Median earnings in pounds for employees working in the area)

	Cheshire West and Chester	North West	Great Britain
Earnings by residence (FTE workers)	525.9	483.2	518.1
Earnings by workplace (FTE workers)	478.9	480.5	517.8

4.5 The resident based earnings for the borough are higher than the regional and national averages. These figures have increased from the previous monitoring period. There are likely to be spatial variations within the Borough, with the highest resident based earnings found in the Chester area.

4.6 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.

Core indicators

4.7 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 4.4 Completed employment floorspace by type (m2) (all size of site)

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
2012-2013	Gross	5590.9	0	30	797.1	3681.6	323	10422.6
	Net	5590.9	0	30	797.1	3681.6	323	10422.6

4.8 There has been 10422.6m² employment land floorspace completed during the monitoring period. The majority of floorspace has been for B1(a) uses. The largest schemes completed include approximately 3200m² at Sealand Industrial Estate Chester (B1a) and approximately 1900m² floorspace for warehousing and distribution at Hoyer Industrial Estate Ellesmere Port.

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

Table 4.5 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
	% 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
2012-2013	Gross	5580.9	0	0	797.1	2674.6	70	9122.6
	% on PDL	99	0	0	100	73	22	88

4.9 The majority of employment floorspaces (88%) was completed on previously developed land during the monitoring period 1st April 2012 - 31st March 2013. The employment floorspace completed on greenfield land were located in the rural area and involved the conversion of rural buildings.

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

Table 4.6 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
2012-2013 ⁽²⁾	57.6	0	6.89	0.95	24.9	197.05	144.75	432.15

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

4.10 Table 4.6 identifies that the Borough has a headline employment land supply of 432.15ha. The majority of land is suitable for a mix of employment uses. It is widely distributed across the Borough, to provide for a range of site sizes and types to meet different investment needs. The majority of sites that make up the employment land supply are undeveloped Local Plan land allocations. A significant amount of the land supply is located at Ince Marshes. This site has an extant planning permission for a Resource Recovery Park and Energy from Waste Facility (51ha of developable land) and adjacent land is reserved for specialist uses (40.17ha).

4.11 A full schedule of the sites identified in the employment land supply is contained in Appendix D C '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.

Employment Land Study Update (2013)

4.12 The Employment Land Study Update (July 2013) has been undertaken to assess the supply and demand for employment land (office, industrial and warehouse/distribution use) in Cheshire West and Chester. It is part of the evidence base used to inform policies in the Publication Draft Local Plan (Part 1) and the subsequent Local Plan (Part 2): Land Allocations and Detailed Policies.

4.13 The Study considers recent planning policy changes and the growth and regeneration priorities of the Council and the Local Enterprise Partnership. It includes a property market and business needs analysis following consultation with stakeholders (agents, developers, landowners, businesses). It also includes a review of public sector enquiries and property supply (i.e. vacant office and industrial premises) and further detailed analysis of the employment land supply in the Borough. Future demand for employment land has been assessed using historic employment land take up data and economic forecasting (using the Cheshire Halton and Warrington Economic Model). A 'call for sites' exercise was also undertaken alongside the preparation of the Local Plan and Strategic Housing Land Availability Assessment.

4.14 The portfolio of employment land is widely distributed across the Borough to provide for a range of sizes and types of site to meet different investment needs. The findings of the report identify that whilst there is a large headline supply of undeveloped employment land in the Borough (432.15ha), some of this land is committed for alternative uses (116.44ha). A realistic employment land supply is identified as 315.70ha. The Study states that some undeveloped allocations will need to be reviewed and new sites will need to be allocated, to meet the Borough's employment land needs to 2030.

Government Planning Reforms

4.15 Recent Government reforms to the planning system through the National Planning Policy Framework and the Localism Act 2011 have introduced changes to permitted development rights, aimed at proactively supporting economic growth. These allow for certain changes of use from office premises to residential for a 3 year period. The reforms also introduce flexibility for changes of use between office,

industrial and warehousing use and allow for the conversion of rural buildings (minus 500m²) to alternative uses, excluding residential. Consequently these reforms are likely to have an effect on the availability of employment premises in the Borough. Reforms also aim to bring some empty town centre buildings back into use. These changes are likely to affect the availability of office and industrial space in the borough and will need to be monitored during the next monitoring period.

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

Table 4.7 Completed floorspace in town centres

Year		A1	A2	A3	A4	A5	B1(a)	D2	Sub-total (A1, A2, B1(a), D2)	Total
2011/2012	Gross	56	81	19931	0	0	30	0	167	366.341
	Net	-270.56	81	14331	2578	0	30	-257.8	-417.36	-531.85
2012/2013	Gross	4670.4	0	246	0	1028	0	0	4670.4	5019.2
	Net	4183.2	-210	246	0	1028	0	0	3973.2	4322

4.16 Over the monitoring period, there has been an increase in overall A1 retail development in town centres. This is predominantly due to a large scheme in Ellesmere Port, and masks a number of smaller conversions of 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 centre areas, and only six A3 restaurants and cafés uses. These figures are mainly comprised of those A1 shops units previously stated, that have been converted to other uses, although the A2 use was a conversion of an office to A1 retail. There were no completed developments for A4 drinking establishments, B1a town centre office use, or D2 assembly and leisure, with only a single application for a change of use to A5 hot food takeaways.

4.18 It should be noted that the gross figures for 2011/12 have been amended due to errors in the previous document.

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

Table 4.8 Completed floorspace for town centre uses

Year		A1	A2	A3	A4	A5	B1(a)	D2	Sub-total (A1, A2, B1(a), D2)	Total
2011-12	Gross	7943	579.947	1148.31	310	100.5	3871	847.6	13241.547	14800.357
	Net	6626.093	554.047	1061.81	-445.4	100.5	3871	169.8	11220.94	11937.85

Year		A1	A2	A3	A4	A5	B1(a)	D2	Sub-total (A1, A2, B1(a), D2)	Total
2012-13	Gross	24294.8	131.4	727	1172.3	247.8	5590.9	834	30851.1	32998.2
	Net	22521.3	-78.6	552.5	738.3	247.8	5280.57	834	28557.27	30095.87

4.19 This monitoring period has seen a considerable rise in new retail floorspace across the whole borough, when compared to the previous year. This has been predominantly due to the completion of the Marks and Spencer store on Longlooms Road, Ellesmere Port. There has been a similar number of small conversions from A1 to other uses, across all areas.

4.20 A2 financial and professional services has seen a comparatively large decrease from the previous monitoring period. However, as only three applications were completed this monitoring period, it is difficult to reach any conclusions as to whether this is the beginning of a trend.

4.21 The reduction of A3 units is predominantly due to the number of smaller applications coming forward within the monitoring period, rather than a large number of applications to change away from an existing use.

4.22 The improvement in A4 uses reflects a couple of fairly large new developments, but also reflects a reduction in changes of use away from A4 in the monitoring period when compared to the previous period.

4.23 The A5 figures show a small level of growth. This is down to more developments, of a larger nature, coming forward. However this still remains a small number overall.

4.24 There has been a fairly similar scale of D2 assembly and leisure use gross growth between the monitoring periods. This is predominantly due to a number of small applications covering the conversion of existing buildings into gyms. The difference in the net figure is due to an absence of any losses of D2 uses within this monitoring period, compared to the previous period. 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 an outdoor sports or recreation nature, such as riding schools, golf courses, and fishing lakes.

4.25 It should be noted that the gross figures for 2011/12 have been amended due to errors in the previous document.

Local indicators

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

4.26 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 4.9 Percentage vacancy rates

Location	2011	2012	2013
Chester primary and secondary shopping streets	10.85%	12.15%	13.17%
Northwich primary shopping area	17.02%	18.44%*	21.58%
Winsford town centre	15.84%	15.84%	19%
Ellesmere Port town centre	14.37%	17.8%*	16.57%
Frodsham town centre	2.63%	2.63%	3.95%
Neston town centre	N/K	N/K	10.97%

*Please note that the figures for Northwich and Ellesmere Port in the 2012 AMR were incorrectly labelled. This has been amended above.

4.27 Vacancy rates have increased in all towns across the borough, with the exception of Ellesmere Port. Whilst this increase is small, it is generally indicative of a long term trend in retail seen across the country.

4.28 A monitor of Neston was taken for the first time, so no comparison trends can be made.

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

4.29 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. During the monitoring period approximately 2500m² employment land (8.24ha) was developed through the conversion of rural buildings. This information relates to the former Chester district area only.

Issues and actions

Policy monitoring

4.30 Policies in the Submission Draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

4.31 The Council will continue to review the emerging neighbourhood plans and identify any policies/proposals relating to the development of employment land in local communities.

4.32 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

Issues and actions

Policy monitoring and Future Actions

4.33 Policies in the submission draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

4.34 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

4.35 Planning applications and subsequent permissions will continue to be monitored and recorded on a regular basis. In addition :

- Consider the 2011 census data for Cheshire West and Chester, particularly in relation to the contextual indicators for economic growth and activity in the Borough.
- Continue to monitor the Employment Land Supply in the Borough annually.
- Monitor the loss of employment land to alternative uses, particularly in relation to Government Reforms to permitted development rights, considering the implications this could have on the overall employment land supply in the Borough.
- Ensure the future monitoring of employment land supply and take up is in line with the National Planning Policy Practice Guidance, when formally introduced by the Government.
- Monitor the implementation of major regeneration schemes and key employment sites, particularly in relation to job creation and potential contribution to GVA where appropriate.
- Evidence from the Employment Land Study Update 2013 and annual employment land monitoring will be used to inform Local Plan (Part 2) Land Allocations and Detailed Policies, Neighbourhood Plans and other Supplementary Planning Documents as required.

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⁾	%
Detached	27.2
Semi-detached	31.2
Terraced	16.9
Bungalow	12.6
Flat / Maisonette	11.1
Other	1.0

1. Source: Cheshire West and Chester Strategic Housing Market Assessment 2013 (2013 Household Survey)

5C: Housing tenure in the borough

Table 5.2 Percentage housing tenure in the borough

Tenure ⁽¹⁾	% (2103 Household Survey)	% (2001 Census Figures)
Owner occupied	70.7	74.4
Social/affordable rented	15.4	17.1
Private rented	13.7	8.7

1. Source: Cheshire West and Chester Strategic Housing Market Assessment (2013 Household Survey)

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 65+	13.2
Single minus 65	16.4
Couple (both aged 65+)	9.5
Couple no children	19.1
Couple with child(ren)	19.5
Couple with Non-Dependent child(ren)	7.0
Lone Parent	6.4
Lone Parent with non-dependent child(ren)	3.4
Other household (65+)	0.3
Other household	5.2
TOTAL	100.0
Base	44919

1. Source: Cheshire West and Chester Strategic Housing Market Assessment (ONS 2011 Census)

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

5.4 At 1 April 2013 the Housing Strategy Statistical Appendix (HSSA) reported a total of 4,803 vacant properties. A total of 2,133 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	3567	1674
2009 / 2010	4571	2303
2010 / 2011	4777	2642
2011 / 2012	4835	2127
2012 / 2013	4803	2133

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 and the property is deemed as failing the minimum standard required by law.

Table 5.5 Number of dwellings in Category 1 of the HHSRS

	Number of dwellings
Cheshire West and Chester	9,313

5.6 From the HSSA (private sector dwellings), 208 properties were made free from hazards as a direct result of action taken by the local authority in 2012/2013.

5.7 The private sector stock condition survey undertaken in 2013 found 9,313 private sector dwellings (excluding Registered providers properties) had category one hazards and therefore failed the minimum standard standard required by law. Rates of Category 1 hazard failure in Cheshire West and Chester at 7.5% are significantly below the national average of 16.4%.

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

5.8 There are currently 65 residential Gypsy and Traveller pitches on seven sites with permanent planning permission, and a further 30 pitches currently being implemented at Barlow Drive, Winsford, and Rossfield Road, Ellesmere Port.

Table 5.6 Permanent Gypsy and Traveller pitch provision within the borough ⁽¹⁾

Location	Number of pitches
Maryburgh Caravan Park, Gowy, Hapsford	25
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
Land off Davenham Bypass / London Road	2 ^(v)

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

5.9 Additionally, within the monitoring period the following full planning applications were approved for permanent residential pitches:

- Land off Barlow Drive, Winsford (18 pitches)

5.10 Since the end of the monitoring period (31 March 2013) full planning permission has also been granted for the provision of pitches on the following site:

- Municipal Depot, Rossfield Road, Ellesmere Port (12 pitches)

5.11 There are 25 pitches on eight sites that have been granted temporary planning permission. An additional temporary pitch was granted permission at Bradley Lane, Frodsham, within the monitoring period.

Table 5.7 Provision of temporary pitches in the borough

Location	Number of pitches
The Paddocks, Dunham-on-the-Hill	1
Whitegate Stables, Mickle Trafford	7
Green Acres, Childer Thornton	3
Green Meadows Chalet Park, Alvanley	4
Little Meadow Park, Elton	4
Prevan Place, Elton	2

v Approved on appeal

Location	Number of pitches
Land adjacent to Hillcrest, Dunham-on-the-Hill	3
Bradley Lane, Frodsham	1

5.12 Since the end of the monitoring period the temporary permissions granted on the sites at The Paddocks, Green Meadows and Hillcrest have all been renewed for a temporary period.

5.13 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	2011/12
Cheshire West and Chester	1,038	1,118	1,336	799	707	723	733	654	803

5.14 Since 2012 the Council has undertaken a full housing monitor every six months in order to keep permissions and completions information as up to date as possible and to inform the housing land supply position in line with current planning permissions. Table 5.10 below shows a breakdown of the housing completions by six month period since April 2012, and includes the most recent monitor which was prepared in October 2013.

Table 5.10 Housing completions by six month period

Period	Gross	Loss/Demo	Net
1 April - 30 September 2012	254	5	249
1 October 2012 - 31 March 2013	444	20	424
1 April - 30 September 2013	490	49	441

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

Table 5.11 Net additional dwellings in reporting year

Year	Net Dwellings
1 April 2012 - 31 March 2013	673

5.15 During this monitoring period the housing monitor recorded a total of 673 net housing completions in the borough, this consisted of 698 completions (gross) and 25 demolitions / losses.

5.16 Since the end of this period the following six monthly monitor was conducted for the period April to September 2013. A total of 490 (gross) new dwelling completions were recorded for the six month period (441 net) with a further 973 under construction, and over 6,000 units not yet started.

H2 (c): Net additional dwellings in future years

Table 5.12 Net additional dwellings in future years

	2013/14	2014/15	2015/16	2016/17	2017/18
Cheshire West and Chester	944	1513	1488	1545	1401
Target	1317	1317	1317	1317	1317

5.17 The figures shown in the Tables 5.7 - 5.10 are based upon the Council's Housing Land Monitor 2012 - 2013. The number of dwellings forecast per year is inclusive of extant planning permissions, permissions awaiting a s106 legal agreement, and remaining Local Plan allocations.

5.18 The forecast for the period 1 April 2012 - 31 March 2013 as detailed in the AMR 2012 was 611 housing completions. The actual completion rate is 673, a ten per cent variance on the forecasts made.

Five year land supply

5.19 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 mid year, and most up to date Housing Land Monitor (October 2013) identifies a 3.26 year supply of housing land.

5.20 The deliverable land supply calculation is based on housing supply (planning permissions) as at 1 October 2013 and sites identified through the SHLAA 2013. A 20% NPPF buffer is applied to the RSS housing requirement and the Sedgefield method of calculating supply is applied. The full calculation can be found on page 14 of the HLM October 2013. www.cheshirewestandchester.gov.uk

Table 5.13 Sources of deliverable housing land supply⁽¹⁾

Source	Total supply	5 year deliverable supply
Extant planning permissions	7383	5768
Resolutions to grant permission	2494	1089
Remaining Local Plan allocations	806	134
Small sites allowance (150 per year) ^(vi)	N/A	300
SHLAA 2013	N/A	981
Total five year deliverable housing land supply		8272

1. Source: Table 5.1, Housing Land Monitor October 2013

H3: Gross number of new dwellings completed on previously developed land (PDL)

Table 5.14 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%
2012/13	572	81%

5.21 The level of housing completions on previously developed land (brownfield) was 81 percent for the period 2012 / 2013 compared with 75 percent in the previous period. This is an increase of over 5 per cent. For the purposes of housing monitoring, land previously identified as garden land is now recorded as greenfield. Two per cent of the total completions were garden land sites. A total of 70 per cent of all completions were on sites identified in the SHLAA, and 25 per cent were windfall sites.

H4: Net additional Gypsy and Traveller pitches delivered

Table 5.15 Net additional Gypsy and Traveller pitches

	Permanent	Transit	Total
2008/09	5	0	5
2009/10	0	0	0

vi Applied to years four and five only

	Permanent	Transit	Total
2010/11	0	0	0
2011/12	0	0	0

H5: Gross number of affordable housing completions

Table 5.16 Gross number of affordable housing completions

	Total
2008/2009	228
2009/2010	283
2010/2011	323
2011/2012	382
2012/2013	170

5.22 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 170 affordable dwellings compared with an annual requirement for Cheshire West and Chester of 1,296 affordable dwellings. This year has seen a decrease in affordable housing completions.

5.23 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.

5.24 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.

5.25 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 5.17 Housing completions by type and number of bedrooms

	House / bungalow				Flat / apartment			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
2012/13	10	81	222	117	43	197	20	0

5.26 Table 5.16 above details the house types of both market and affordable dwellings that have been completed within the monitoring period. Historic house type completions can be found in previous published AMR's. The total gross completions above do not include gypsy and traveller pitches that were completed.

H8 (L): Loss of dwellings

5.27 During the monitoring period a total of 25 losses were recorded for the year ending 31 March 2013. This is 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)

5.28 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 and Future Actions

5.29 Policies in the submission draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

5.30 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

5.31 Planning applications and subsequent permissions will continue to be monitored and recorded on a regular basis. A full site survey and monitor of housing completions is now being carried out every six months rather than annually, enabling the Council to more regularly consider updates on housing delivery and five year supply.

Planning Delivery team

5.32 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.

5.33 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.

5.34 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.

5.35 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.

5.36 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.

Community infrastructure levy

5.37 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.

5.38 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 further developed. 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.

5.39 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.

5.40 The timetable for the production of the CIL will follow that of the Local Plan: Part One Strategic Policies.

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

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^(vii), and is over fifteen 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

vii 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 (AQMAs)

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 2013 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 December 2013) are held within the borough are detailed in Table 6.2 below: Despite the problems in the wider economy it is very encouraging that there has been no loss of historic assets during the monitoring period.

6.16 The Council's historic assets are held on the Cheshire Historic Environment Record. The main purpose of the Cheshire Historic Environment Record is the protection of the Historic Environment. At present, only about 2% of archaeological sites recorded in the Cheshire Historic Environment Record are legally protected as Scheduled Monuments under the Ancient Monuments and Archaeological Areas Act 1979. In addition Cheshire West and Chester contains 2500 buildings included in the List of Buildings of Special Architectural or Historic Interest. This means that these sites and buildings are of national importance and are legally protected from damage and destruction. English Heritage is continually reviewing all Scheduled Monuments and Listed Buildings in England and more sites and buildings will be protected in future. The Cheshire Historic Environment Record is used to provide an advisory service to Cheshire West and Chester Council Services, Government Agencies, public utilities, commercial organisations and to the general public.

Table 6.2 Heritage assets within the borough

Heritage asset	Number
Listed buildings ⁽¹⁾	2,500
Grade I	86 (3%)
Grade II*	177 (7%)
Grade II	2,237 (89%)
Classified at risk ⁽²⁾	14 (plus 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

Heritage asset	Number
Grade II	5
Areas of archaeological importance ⁽⁷⁾	1 (150 ha)
Scheduled monuments ⁽⁸⁾	116
Scheduled monuments classified as at risk ⁽⁹⁾	23
Areas of archaeological potential ⁽¹⁰⁾	11 (537 ha)
Sites of archaeological/historic importance ⁽¹¹⁾	9265

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
12/00637/FUL	Stretton Dairy Stretton Hall Lane Stretton Chester Cheshire	Demolition of the former Stretton Dairy buildings. Erection of 25 semi-detached and detached houses and the conversion of the barn buildings into 6 dwellings, with associated	Surface Water - FRA Unsatisfactory	Permission granted subject to conditions.

Planning reference	Address / location	Nature of proposed development	Reason for EA objection / comments	LA planning decision
		ancillary buildings, parking and open space areas.		
12/01277/OUT	Land To The East Of 9 Barnston Mews Farndon Chester Cheshire	Residential development for up to 40 dwellings (outline)	PPS25 - Request for FRA	Permission granted subject to conditions.
12/03246/FUL	Northwich Victoria Football Club Victoria Stadium Wincham Avenue Wincham Northwich Cheshire	Erection of two storage warehouses, one with associated amenity block. Extension to existing access road and additional hard standing. Re-routing of existing Public Right of Way (PRoW) around the site inside the existing boundary and the erection of a security fence between the new route of the PRoW and the site.	Unsatisfactory FRA Submitted	Permission granted subject to conditions.
12/04825/FUL	Land Adjacent Lilac Cottage Barton Road Farndon Chester	Construction of 32 dwellings, associated access, footpaths, drainage, foul water pumping station, electricity sub station and public open space	PPS25 - Request for FRA	Permission granted subject to conditions.
12/04854/FUL	Roberts Bakery School Road South Rudheath Northwich Cheshire	Erection of portal frame building for a new Bread Plant facility, including external flour silos, yeast tanks and ancilliary plant	PPS25 - Request for FRA	Permission granted subject to conditions.

Planning reference	Address / location	Nature of proposed development	Reason for EA objection / comments	LA planning decision
12/05236/FUL	Land Off Queen Street Northwich Cheshire	Erection of 6 terraced dwellings	Unsatisfactory FRA Submitted	Application Withdrawn
13/00264/FUL	302 Sealand Road Chester Cheshire	Extension to the existing car showroom to accommodate the reconfiguration of the showrooms and workshop. Proposed new detached workshop building to the rear.	PPS25 - Request for FRA	Permission granted subject to conditions.
13/00388/FUL	Boat House Inn The Groves Chester Cheshire	Addition of floating restaurant barge with ramps to hard river bank	PPS25 - Request for FRA	Permission granted subject to conditions.
13/00660/FUL	Boat House Inn The Groves Chester Cheshire	Erection of a hotel annex	PPS25 - Request for FRA	Permission granted subject to conditions.
12/03428/FUL	Green Lane Farm Green Lane Marlston Cum Lache Chester Cheshire	Two storey dwelling adjoining existing (demolition of single storey extension to existing property)	PPS25 - Request for FRA	Application withdrawn
12/04297/REM	Land Rear Of Hillcroft Chester Road Cuddington Northwich Cheshire	Approval of details in relation to outline permission 11/01061/OUT for the erection of 138 residential units, lighting, scale, access and associated landscaping	Unsatisfactory FRA Submitted (subsequently submitted and objection withdrawn)	Details approved

6.17 Across the borough, no applications received objections and/or comments from the Environment Agency on the grounds of drainage issues. During the monitoring period eight planning applications were granted contrary to the advice of the Environment Agency on flood risk grounds, two applications were withdrawn and one was granted approval following the submission of additional information by the applicant and withdrawal of the objection by EA.

E2: Change in areas of biodiversity importance

6.18 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

6.19 In 2011 there was 8.2 MW of installed renewable energy capacity in the borough. No further information is available.

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

6.20 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

6.21 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

6.22 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.

6.23 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
- Threapwood Village Design Statement
- Little Leigh Village Design Statement

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 19 have an up to date conservation area appraisal^(viii).

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

6.25 The Mersey Forest have reported that 3.34ha of new woodland planting has taken place within the borough during the 2012/13 monitoring period.

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

Issues and actions

Policy monitoring

6.26 Policies in the Submission Draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

6.27 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

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 (former Districts)

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

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.

7.3 The delivery of transport infrastructure is currently undergoing a process of change. The Local Transport Plans and associated local funding to deliver projects is nearing an end and new structures to determine priorities for investment are evolving through the Local Economic Partnership.

Chester Transport Strategy

7.4 Cheshire West and Chester Council, in partnership with Chester Renaissance, is preparing a new transport strategy for Chester. This is to help assess and respond to current and future travel requirements and demands in and around the city in the years to come. The strategy looks at a wide range of transport issues, including access to new developments in the city, public transport facilities, car parking and pedestrian areas.

7.5 Detailed analysis work was undertaken during Autumn 2012. This was supplemented with additional dialogue with a number of key transport partners. The outcome was a set of 28 transport proposals and options which the Chester Transport Strategy will seek to address.

7.6 The Chester Transport Strategy proposals were consulted on during Autumn 2013 with the final strategy to follow in 2014. More information about the Chester Transport Strategy and the detailed proposals can be viewed on the [Chester Renaissance](#) website.

Cycling Strategy

7.7 The Cycling Strategy was published in 2013 and sets the context for the role of cycling in our Borough. Generally the conditions for cycling need to be improved and this strategy will be judged over the years by its impact on cycling usage.

7.8 The Local Development Framework (LDF) and associated Community Infrastructure Levy (CIL) will be important tools in promoting and securing new and enhanced infrastructure to improve facilities for cyclists, for example, as part of new development proposals.

Table 7.4 Percentage of residents who cycle in selected locations (DfT Walking and Cycling Statistics (2011)).

Local Authority	1 x per month	1x per week	3 x per week	5 x per week
Cambridge	58	52	43	37
Oxford	33	30	17	12
York	32	23	15	10
Bristol	24	14	10	9
Lancaster	23	15	8	4
Exeter	20	15	7	2
Cheshire West and Chester	18	11	5	4
Cheshire East	18	10	3	1
Warrington	18	10	5	3
Bath	18	10	4	2
London	16	11	5	3
Wirral	12	8	4	2
Halton	11	8	3	1
Greater Manchester	11	7	4	2
Merseyside	11	7	4	2

Local Authority	1 x per month	1x per week	3 x per week	5 x per week
North West	13	8	4	2
England	15	10	4	3

7.9 Even though there has been a considerable level of investment and excellent results achieved in West Cheshire, cycling levels remain relatively low when compared to some other locations in the UK such as Cambridge, Bristol, Oxford, or York (see table 7.4 above).

7.10 We want to make it easier, cheaper, safer, attractive and more convenient to cycle in our Borough and establish Cheshire West and Chester as having one of the best cycling environments in the Country.

Infrastructure Delivery Plan

7.11 Cheshire West and Chester Council commissioned consultants Peter Brett Associates to prepare the Infrastructure Delivery Plan (IDP) to inform the delivery of planned growth in the draft Local Plan Part One.

7.12 The Infrastructure Delivery Plan was completed in 2013 and has assessed the infrastructure requirements, costs and known funding relating to growth set out in the draft Local Plan. This included an assessment of transport infrastructure, and due to the heavily car dependent nature of travel in the CWaC area, there is a significant focus on highways infrastructure requirements.

7.13 Such improvements will, in many cases also help to deliver benefits for road-based sustainable travel modes, such as buses, walking and cycling. Recommendations for rail improvements are also identified where appropriate, and a range of other measures will be crucial to managing traffic impacts from economic growth, and to make best use of existing infrastructure. Such measures are likely to include travel behaviour change tools and improved traffic management, particularly for inter and intra-urban trips. Initiatives such as the Council's on-going £4.6m "Local Sustainable Transport Fund" programme will help to make best use of the Borough's existing transport infrastructure and to improving access to employment opportunities by all modes of travel.

7.14 In summary, the IDP has not identified any barriers that would prevent delivery of the proposed level of growth in the draft Cheshire West and Chester Local Plan Part One.

7.15 Highways

7.16 The IDP concludes that planned investment in highways infrastructure improvements will be sufficient to accommodate proposed levels of growth.

7.17 In Chester, new development will add to the congestion currently experienced in the city centre and will require direct upgrades to provide local access onto the highway network. More detailed assessments are currently taking place through the Chester Transport Strategy. Relocation of Chester bus station is identified as a priority related to the Northgate scheme in the city centre.

7.18 The Highways Agency have confirmed that Pinch Point funding for junction improvements on the A55/A483 south of Chester will support traffic growth from committed and possible future growth around Chester Business Park / Wrexham Road.

7.19 In Ellesmere Port, there is current highways capacity to accommodate growth but some improvements will be required to the wider Ellesmere Port area over time, particularly Newbridge Road linking to the A5117 (M53 / M56).

7.20 The Highways Agency does not consider traffic along the M53 and M56 to be a barrier for proposed growth. However, the strategic road network could come under increasing pressure in the future and a case for a managed motorway scheme for the M53 and M56 may need to be made to the Department for Transport in the longer term.

7.21 In Northwich, a number of measures to improve the flow of traffic around Northwich and to accommodate future development have been identified through the Northwich Transport Strategy, with some of these works already taking place. These include the full implementation of the Northwich gyratory system in the town centre and forthcoming capacity improvement works to the Leicester Street roundabout.

7.22 In Winsford, improvements to key junctions along the A54 through the town and will be required during the Local Plan period to accommodate proposed growth and reduce congestion. In the longer term, improvements to highways capacity towards Middlewich and the M6 may be needed. Some of these works are already underway or completed, such as the multi-million pound junction improvement works at Dene Drive to increase capacity and improve traffic flow in the town centre, completed in 2013.

7.23 In the rural area, no major transport infrastructure requirements have been identified in the IDP, though some traffic management and enhancements will be required.

7.24 In terms of strategic and cross border highways infrastructure no concerns are raised in relation to cross-border trunk road traffic into North Wales. To the east, there are several planned investments that will help to unlock bottlenecks and to support economic growth in CWaC. These include the proposed new dual carriageway A556 scheme between Junction 19 of the M6 and J7 of the M56, which is currently the subject of a Development Consent Order application; successful Pinch Point funding schemes at J16 and J17 of the M6. There is a longer-term aspiration for a managed motorway scheme between J13 and J19 of the M6.

7.25 High Speed 2

7.26 The preferred route for High Speed 2 Phase Two between the West Midlands and Manchester is proposed to pass through the eastern part of Cheshire West and Chester. Consultation on the proposed route began in July 2013 and is ongoing until 31 January 2014.

7.27 Any infrastructure improvements that may involve crossing the HS2 alignment (e.g. any proposals for road improvements from Winsford and Middlewich to the M6) will need to need to take full account of the proposed route. At present, there are no infrastructure schemes that are far enough advanced to warrant a detailed review of the likely impact of HS2, but this is an issue that CWaC will monitor closely over the period of the Local Plan, as well as identifying longer term opportunities for delivering growth linked to the delivery of HS2.

8 Minerals

M1: Production of land-won aggregates

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

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Sales ⁽¹⁾	1.4	1.1	1.58	1.44	1.51	1.17	0.87	0.54	0.66	0.55

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

8.1 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 had been reducing since 2007 both locally and nationally with sales from within Cheshire West and Chester reflecting this pattern. However, sales increased by 22 percent during the 2011 monitoring period before reducing back to 2010 levels at 0.55mt over the 2012 monitoring period.

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'

8.2 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 show 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.

8.3 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

	Landbank as at 31.12.2010	Reserves as at 31.12.2011 (mt)	Annual apportionment	Landbank as at 31.12.2011
Sand and gravel	5.53 years	5.27mt	0.80mt	6.6 years

Table 8.4 Aggregate reserves and landbanks

	Landbank as at 31.12.2011	Reserves as at 31.12.2012 (mt)	Annual apportionment	Landbank as at 31.12.2012
Sand and gravel	6.6 years	9.31mt	0.80mt	11.6 years

8.4 Reserves of aggregate sand and gravel increased significantly during both the 2011 and 2012 monitoring periods from 5.53 years as at 31 December 2010 to 11.6 years as at 31 December 2012. This increase in landbanks and reserve is due to the release of significant reserves at one site and an extension at another site within the borough.

Policy monitoring and Future Actions

8.5 Policies in the submission draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

8.6 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

8.7 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.

8.8 This Annual Monitoring Report should be read alongside the most up to date Local Aggregate Assessment and North West AWP Report.

9 Waste

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

Table 9.1 Capacity of new waste management facilities permitted 2012-13 by facility type

Facility type	Total permitted capacity ⁽¹⁾	Max input ⁽²⁾
Inert landfill	470 m ³	N/A
Non-hazardous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	0	0
Other incineration	0	0
Landfill gas generation plant	0	0
Pryolysis / gasification	0	0
Metal recycling site	0	0
Transfer station	N/A	59,440 tonnes ⁽³⁾
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	196,500 tonnes p/a
Sewerage treatment works	0	0
Other treatment	0	0
CD&E recycling facility	0	0
Storage of waste	0	0
Other waste management	0	0
Other development	0	0
Total	470m ³	555,940 tonnes p/a

1. m3, tonnes or litres
2. Maximum permitted annual operational through-put (m3, tonnes or litres)
3. Includes one outline permission for 35,140 tonnes

4. Includes one outline permission for 150,000 tonnes

W2: Amount of municipal waste arisings and management by type

Table 9.2 Amount of municipal solid waste arisings and management type

	Landfill	Incineration with EfW	Incineration without EfW	Recycled / composted	Other	Total waste arisings
Amount of MSW arising 2012-13 ⁽¹⁾	67,025 tonnes	0	0	86,032 tonnes	9,796 tonnes	162,853 tonnes
%	41%	-	-	56%	6%	

1. Data compiled from DEFRA Local Waste Management Statistics Publication

9.1 The target of forty per cent 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 2012-13 indicates a continued upward trend in recycling and/or composting, increasing from 52 per cent in 2011-12 to 56 per cent.

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

Table 9.3 Percentage change in MSW arisings 2010-2012

	2011-12	2012-13
Total MSW arising (tonnes)	177,424 tonnes	162,853 tonnes
% +/- from previous year	-3.8%	-8.2%

9.2 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

9.3 In line with the slight decrease in overall MSW arisings, the amount of waste collected per head of population has continued to fall during 2012-13 from 538kgs to 490kg.

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%

9.4 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%

9.5 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.

Policy monitoring and Future Actions

9.6 Policies in the Submission Draft Local Plan: Part One Strategic Policies will be used to inform the development of a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators will be derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

9.7 The publication of the Draft National Planning Practice Guidance (NPPG) which is expected in early 2014 will have an impact on the requirements of the supporting evidence base to the Local Plan. Any changes or updates required as a result of this guidance will be reported in the 2014 AMR.

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(NPPF) - Sets out the government's policies for Local Plans and planning decisions.

North West of England Plan Regional Spatial Strategy to 2021 (RSS) - A document prepared by the North West Regional Assembly on behalf of the Secretary of State which 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 Local Plan evidence base

The table below lists the range of studies, plans, strategies and documents that the Council has completed in the latest AMR period that are an integral part of the Local Plan 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
Environment		
Green Belt study (Stage One)	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.	Completion mid 2012
Green Belt Study (Stage Two)	Options for growth	Started mid 2012
Historic Characterisation Assessment for Chester	Study including historic assets , the vision for chester , how development proposals fit in and how the historic environment will be enhanced and preserved.	Phase 2 completed March/April 2012
Water		
Winsford Area Flood Risk Assessment	Examines flood risk of Winsford's proposed development areas and provides a guide to possible mitigation and design methods.	Completed October 2012
Transport		
Integrated Transport Strategy (Phase 2 required to test individual sites)	Further assessment of whether growth can be accommodated on the transport networks and if not, what infrastructure improvements would be required. It will assess key areas of growth in more detail.	Phase II October 2012
Minerals		
Minerals Safeguarding Areas Outcomes Report	Geological information obtained from B.G.S Report on technical targeted consultation on the economic minerals and mineral infrastructure that should be safeguarded and the extent of Mineral Safeguarding Areas that will be shown on the Proposals Map.	Completed July/August 2012
Local Aggregate Assessment	Minerals Assessment required by NPPF.	Completed January - March 2013

Title	Description	Progress
Waste		
Audit of Existing Waste Management Sites	Desk based study to compile a list of existing waste management sites to inform the needs assessment (see below).	September 2012
Revised Waste Management Needs Assessment	Update of 2011 Waste Needs Assessment.	Completed March 2013
Audit of Secondary Aggregate Processing Sites	Audit of existing fixed sites for aggregate recycling including audit of capacities, working details and markets.	Completed July/August 2012
Green infrastructure		
Chester and Ellesmere Port Green Infrastructure	Action plan.	Approved by LDF Panel February 2013
Lower Dee Valley Green Infrastructure	Action plan.	Completed May 2012
Playing Pitch Strategy and Action Plan	Assessment of playing pitch provision in the borough and proposed plan for future action.	Approved by LDF Panel February 2013
Other evidence		
Housing Land Monitor	Six monthly report on five year housing land supply.	Ongoing
Habitats Regulations Assessment	Identifies where there could be potential adverse effects on international sites of importance for nature conservation as a result of the LDF / Growth Point.	On-going throughout Local Plan (Local Plan) preparation.
Low Carbon and Renewable Energy Study	Study that will highlight the broad opportunities and constraints for low carbon and renewable sources of energy in the borough, recommend policy priorities and suggest targets for energy efficiency, energy generation and sustainable buildings.	Completed May 2012

C Employment land supply

Employment Land Supply 1st April 2013 (large sites >0.25ha/500m2)

Local Plan Spatial Area	Site Reference	Name and Address	Total site size (ha)
Chester	BLA/0001/E	Bumpers Lane	25.00
	BLA/0003/E	7 Knutsford Way Chester Cheshire CH1 4NS	0.10
	BLA/0005/E	Chester West, Sovereign Way	0.76
	BLA/0006/E	6 Knutsford Way, Sealand Industrial Estate	1.56
	BLA/0007/E	Boots C S R Mercury Court Chester Cheshire	1.54
	BOU/0001/E	Part of NE Urban Action Area - Leadworks Lane	0.43
	BOU/0003/E/01	Part of NE Urban Action Area - Hoole Lane, Boughton	0.65
	BOU/0003/E/02	Land At Premier House Charterhall Drive Chester Cheshire	2.54
	BOU/0005/E	Boughton Retail Centre, Boughton, Chester, CH3 5AF	1.80
	CHC/0001/E	Part of NE Urban Action Area - Black Diamond Street	0.20
	CHC/0002/E	Part of NE Urban Action Area - Garden Lane	0.32
	CHC/0009/E	Land At Former Bus Station Delamere Street Chester Cheshire	0.75
	CHC/0012/E	Rockmount 13 Liverpool Road Chester Cheshire Ch2 1Aa	0.06
	CHC/0013/E	Richard House 80-84 Lower Bridge Street Chester Cheshire CH1 1RU	0.14
	DOH/0001/E	Wrexham Rd Farm (part of Chester Business Park)	1.96
	DOH/0002/E	Chester Business Park	0.89
	DOH/0005/E	Saighton Camp	0.50
	GAQ/0001/E	Old Port (Southern Tail, Crane Street frontage)	1.50
	GAQ/0002/E	Tower Wharf	0.50
	HOO/0001/E	Part of NE Urban Action Area - Hoole Road	0.50
	UPT/0001/E	Redevelopment of part of Countess Hospital	2.00
Ellesmere Port	ELT/0001/E	Ince Marshes	51.00
	ELT/0002/E	Kemira, Ince Marshes	40.17
	ELT/0003/E	Station Road Ince (Old Camp Site)	5.42

Local Plan Spatial Area	Site Reference	Name and Address	Total site size (ha)
	ELT/0004/E	Former Ince Power Station (remaining area)	28.50
	ELT/0005/E	Dutton Green, Little Stanney	0.65
	EPT/0001/E	Rushtons, New Bridge Rd, Ellesmere Port	0.88
	EPT/0002/E/01	Cloister Way 09/20028/FUL (Burmah Site), Lees Lane, Ellesmere Port	1.61
	EPT/0002/E/02	Land Adjacent To Hitex Cloister Way Ellesmere Port Cheshire	0.55
	EPT/0004/E	Cabot Carbon Ltd, Lees Lane, Ellesmere Port, CH65 4HT	18.98
	NET/0002/E	Land Adjacent to Vauxhalls, North Road, Ellesmere Port	24.96
	NET/0003/E	Hooton Park, South Rd, Ellesmere Port	28.74
	ROS/0001/E	Rossmore 4, Rossmore Road East, Ellesmere Port (six acre site)	2.57
	ROS/0002/E	Portside North 2, Merseyton Road, Ellesmere Port	0.31
	ROS/0005/E	Portside South, Merseyton Road, Ellesmere Port	0.25
	ROS/0006/E	Land adj to Unit 25, Meadow Lane Industrial Park 10/04029/FUL	0.80
	ROS/0007/E/01	Former Gas Board Site, Rossmore Road East, Ellesmere Port (employment part)	3.14
	ROS/0007/E/02	Former Gas Board Site, Rossmore Road East, Ellesmere Port (proposed residential)	7.82
	ROS/0010/E	Century House, Dock Street, Ellesmere Port	0.16
	ROS/0012/E	Portside House Lower Mersey Street Ellesmere Port Cheshire Ch65 2AI	0.13
	ROS/0013/E	Former Gulf Oil Refinery, Poole Hall Road, Ellesmere Port	5.05
	WHI/0001/E	Cheshire Oaks Area 5C (West), Lloyd Drive, Ellesmere Port	1.18
	WHI/0002/E/01	Cheshire Oaks Area 5C (East), Longlooms Road, Ellesmere Port	3.13
Northwich	MAR/0001/E	E5.18 Land at Runcorn Road	0.95
	MAR/0002/E/01	E5.17 Soot Hill - land to the west of cosgrove business park	0.46
	MAR/0003/E	New Cheshire Salt Works, Wincham Lane, Wincham	7.05
	MAR/0011/E	Northwich Victoria Football Club Victoria Stadium Wincham Avenue Wincham Northwich Cheshire CW9 6GB	1.54
	SHA/0001/E/01	E5.1 Land at Griffiths Road	1.84
	SHA/0002/E/01	E5.7 Land to the South and West of Lostock Gralam Railway Station	0.67

Local Plan Spatial Area	Site Reference	Name and Address	Total site size (ha)
	SHA/0002/E/03	E5.9 Redundant Depot, Griffiths Road	0.33
	SHA/0003/E/01	Lostock Triangle, Northwich (remaining employment area)	3.88
	SHA/0003/E/02	Lostock Triangle site, Manchester Road, Lostock Gralam, Northwich	4.37
	SHA/0003/E/04	Land Opposite Cheshire Business Park Cheshire Avenue Lostock Gralam Northwich Cheshire	5.15
	WIC/0001/E/01	E5.4 Site of Engineering Works, Winnington Avenue	5.53
	WIC/0002/E	E5.5 Winnington and Wallerscote Urban Village	5.30
	WIC/0003/E	E5.6 Northwich Town Centre	2.20
	WIC/0004/E	E5.8 Land on Denton Drive Industrial Estate	0.22
	WIC/0013/E	INEOS CHLOR LTD Winnington Hall Site Winnington Lane Northwich Cheshire CW8 4DQ	1.00
	WIC/0015/E	Land And Buildings At Northwich Marina, Chester Way, Northwich	2.24
	WIR/0001/E/01	E5.2 Land at Lostock Works Railway Sidings	7.68
	WIR/0002/E	E5.3 Land at Lostock Works House	1.53
	WIR/0003/E	E5.10 Land off Middlewich Road	3.95
	WIR/0004/E	E5.21 Land on Gadbrook Employment Site	10.68
	WIR/0006/E	Land to the South West of Lostock Works, Griffiths Road, Lostock Gralam	3.10
Rural	CHV/0004/E	John Davies And Co. Ince Lane Wimbolds Trafford Chester Cheshire CH2 4JP	0.95
	DOH/0008/E	Meadow Foods Ltd Rough Hill Marlston Cum Lache Chester Cheshire Ch4 9Js	8.43
	FAR/0002/E/01	Stretton Dairy, Stretton Hall Lane, Stretton, Chester, SY14 7JA	1.50
	GOW/0001/E	BICC Helsby	3.50
	GOW/0004/E	Mouldsworth Hall Smithy Lane Mouldsworth Chester Cheshire CH3 8AR	0.18
	HEL/0002/E/01	E5.20 Land at BICC Helsby (remaining part)	2.03
	HEL/0002/E/04	E5.20 Land at BICC Helsby	2.65
	MAL/0001/E	Adjacent Hampton Heath Industrial Estate. OS Field No 5412 Edge	2.40
	MAL/0007/E	The Creamery, Post Office Lane, Hampton, Malpas, SY14 8JQ	1.86

Local Plan Spatial Area	Site Reference	Name and Address	Total site size (ha)
	MAL/0008/E	Hampton Heath Industrial Estate, Industrial Estate Road, Edge, Malpas	1.56
	NES/0001/E	Clayhill 1	0.89
	NES/0002/E	Clayhill 2, Buildwas Road, Neston	0.53
	NES/0003/E	Clayhill 3, Long Acres Road, Neston	0.92
	NES/0004/E	Clayhill 4, Long Acres Road, Neston	0.64
	NES/0005/E	Morgans Land, Water Tower Road, Neston	1.13
	SAM/0001/E	Urenco, Capenhurst 08/00835/OUT	5.63
	SAM/0002/E	C-Tech Innovation, Capenhurst Technology Park 10/10061/FUL	1.06
	SAM/0004/E	Urenco Uk Ltd Capenhurst Lane Capenhurst Chester Cheshire Ch1 6Er	0.06
	SHA/0007/E	HW Coates Ltd, Middlewich Road Industrial Estate, Cranage, Holmes Chapel CW10 9NT	2.70
	TAT/0001/E	Extension to Chowley Oak Employment Area (part)	1.06
	TAT/0002/E	Chapel Lane, Milton Green	1.00
	WEC/0003/E	Former Factory Site Warrington Road Cuddington Northwich Cheshire CW8 2SN (Former Express Dairy Foods Factory)	9.18
	WIT/0001/E	Roften Works	14.60
Winsford	WIW/0001/E	E5.12 Land to West and Rear of Brighton Belle PH	0.50
	WIW/0002/E	E5.13 Land off Deakins Road	3.05
	WIW/0003/E	E5.14 Land West of Road One	14.20
	WIW/0004/E	E5.15 Land on Eastern Industrial Estate	1.60
	WIW/0006/E	Labpak, Road Five, Winsford, CW7 3RB	0.09
	WIW/0010/E	Unit 12 Navigation Park Road One Winsford Cheshire CW7 3RD	2.03
	WOV/0001/E	E5.11 Land at Church Street/Overway	0.28
	WOV/0002/E/01	E5.16 Land on Woodford Park Industrial Estate	2.24
	WOV/0002/E/02	Leslie House, Browning Way, Winsford, CW7 2RH (Essential Cuisine Ltd)	0.08
	WOV/0002/E/03	Land off Barlow Drive (part E5.16 land on Woodford Park Industrial Estate)	2.10

Local Plan Spatial Area	Site Reference	Name and Address	Total site size (ha)
	WOV/0003/E/01	Dragtone Building 10/00851/FUL	0.40
	WOV/0003/E/02	Dragtone Building 10/00990/FUL	0.55
	WOV/0006/E	Cheshire Warehousing Ltd New Road Winsford Cheshire CW7 2NU	1.20
Total			432.15

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