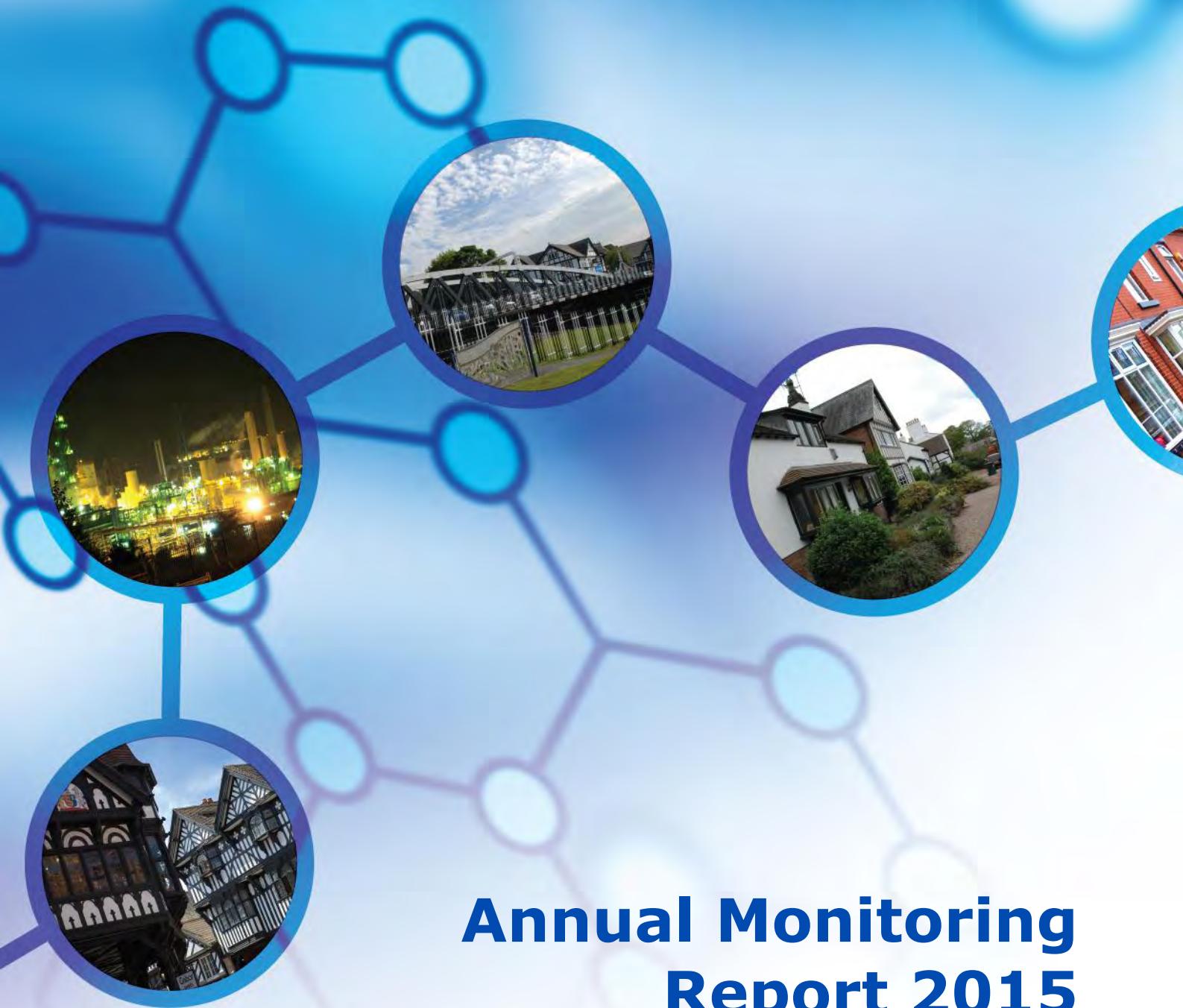


Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2015

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Cheshire West
and Chester

1	Introduction	3
2	Local Plan	4
3	Local Development Scheme	4
4	Neighbourhood Planning	6
5	Duty to co-operate	8
6	Sustainability Appraisal	15
7	Monitoring Framework	16
	Spatial strategy	16
	STRAT 2 Strategic development	16
	STRAT 3 Chester	20
	STRAT 4 Ellesmere Port	22
	STRAT 5 Northwich	24
	STRAT 6 Winsford	26
	STRAT 8 Rural area	28
	STRAT 9 Green Belt and countryside	30
	STRAT 10 Transport and accessibility	30
	STRAT 11 Infrastructure	32
	Economic	34
	ECON 1 Economic growth, employment and enterprise	34
	ECON 2 Town centres	36
	ECON 3 Visitor economy	43
	Social	44
	SOC 1 Delivering affordable housing and SOC 2 Rural exception sites	44
	SOC 3 Housing mix and type	45
	SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation	47
	SOC 5 Health and well-being	49
	SOC 6 Open space, sport and recreation	49
	Environmental	51

Contents

ENV 1 Flood risk and water management	51
ENV 2 Landscape	52
ENV 3 Green Infrastructure	53
ENV 4 Biodiversity and geodiversity	54
ENV 5 Historic environment	55
ENV 6 High quality design and sustainable construction	57
ENV 7 Alternative energy supplies	58
ENV 8 Managing waste	60
ENV 9 Minerals supply and safeguarding	62
A Monitoring matrix	65
B Housing commitments	81

1 Introduction

1.1 The Annual Monitoring Report (AMR) 2015 covers the period 1 April 2014 to 31 March 2015 and is published in compliance with section 35 of the Planning and Compulsory Purchase Act 2004 which requires local planning authorities to produce a report containing information relating to the:

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

1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 also requires monitoring reports to contain information relating to the following:

- Policy implementation
- Delivery of net additional dwellings and additional (gross) affordable dwellings
- Details of Neighbourhood Development Plans being prepared
- Details of how the authority is fulfilling its duty to co-operate⁽ⁱ⁾

1.3 Annual monitoring reports provide a vital check on the performance of planning policy in the current context of the borough. Monitoring provides an opportunity to ensure policies can adapt to the changing priorities and circumstances of the borough whilst highlighting areas where additional policy support is required to achieve sustainable economic growth and development.

1.4 The Annual Monitoring Report 2015 is the first AMR to be produced under the new monitoring framework established as part of the Local Plan (Part One) Strategic Policies which was adopted on 29 January 2015. This AMR has been prepared during a transition period which covers the implementation of policies from the newly adopted Local Plan (Part One) alongside the retained policies of the former district and county plans. Due to the nature of certain indicators which require the close monitoring of planning decisions, it has not been possible to monitor them within this monitoring period. The Planning Policy Team is currently working with Development Management colleagues to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. The baseline for these indicators will be established in the 2015/16 Annual Monitoring Report. Where appropriate additional indicators have also been monitored which provide a contextual overview of current circumstances in the borough or add an additional level of policy monitoring.

1.5 Appendix A 'Monitoring matrix' provides an overview of the results of monitoring and highlights those areas where policy is not on target. This monitoring is a check on policy implementation and should not be taken as an indication of the economic growth of the borough.

i s110 'Duty to co-operate in relation to planning for sustainable development', Localism Act 2011

2 Local Plan

2.1 The Cheshire West and Chester Local Plan (Part One) Strategic Policies was adopted on 29 January 2015 and forms part of the statutory development plan for the borough. The Local Plan is being developed in two parts, (Part One) Strategic Policies and (Part Two) Land Allocations and Detailed Policies. The Local Plan (Part One) is the first local development document to be produced by Cheshire West and Chester Council and provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.

2.2 Whilst the policies within the Local Plan (Part One) replace some of those contained within the former district and county plans, some extant policies are retained until such time as they are replaced by policies within the Local Plan (Part Two). A schedule of policies which have been replaced or retained is set out in [Appendix A Retained policies](#) of the Local Plan (Part One). The adopted development plan for the borough is set out in the following documents:

[Local Plan \(Part One\) Strategic Policies](#)

[Chester District Local Plan 2006](#)

[Ellesmere Port and Neston Borough Local Plan 2002](#)

[Vale Royal Borough Local Plan 2006](#)

[Cheshire Replacement Minerals Local Plan 1999](#)

[Cheshire Replacement Waste Local Plan 2007](#)

2.3 In addition to the plans set out above there are three made neighbourhood plans within Cheshire West and Chester. The Tattenhall and District Neighbourhood Development Plan was made on 4 June 2014 and the Winsford Neighbourhood Plan was made on 19 November. These neighbourhood plans form part of the development plan for the area. Further detail relating to neighbourhood plans in the borough is set out in chapter 4 'Neighbourhood Planning'.

3 Local Development Scheme

3.1 The current Local Development Scheme (LDS) was approved by the Council's Executive in August 2013. The LDS sets out the key documents that the Council propose to prepare as part of the statutory development plan for the borough. The documents to be prepared for Cheshire West and Chester, the timetable for production and current progress are set out in table 3.1.

3.2 Progress in the development of the Local Plan (Part Two) Land Allocations and Detailed Policies plan is currently not in line with the timetable set out in the current LDS. Progress has been delayed due to delays in the Examination and subsequent adoption of the Local Plan (Part One) Strategic Policies. The timetable for the production of the Local Plan (Part Two) is currently being reviewed and a new LDS will be prepared in due course.

Table 3.1 Local Development Scheme monitoring

Document title and detail		Regulation 18 consultation	Publication (Regulation 19)	Submission (Regulation 22)	Examination hearings	Receipt of Inspector's report	Adoption
Local Plan (Part One) Strategic Policies (sets out the broad strategy for development in the borough identifying strategic allocations for housing and employment)	Timetable	2009	August 2013	December 2013	April 2014	July 2014	August 2014
	Progress	Issues and Options consultation 11 November 2009 to 13 January 2010	Published 6 September to 1 November 2013	Submitted 23 December 2013	Hearing sessions held 17 June to 4 July 2014	Received December 2014	Adopted 29 January 2015
Local Plan (Part Two) Land Allocations and Detailed Policies (provide further allocations for housing, employment and other land uses where necessary alongside additional detailed thematic policies)	Timetable	Autumn 2013 - Summer 2014	December 2014	April 2015	August 2015	November 2015	January 2016
	Progress	Issues and additional call for sites consultation 1 May to 19 June 2014	Progress in the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies plan has been delayed due to delays in the Local Plan (Part One) Strategic Policies timetable.				

4 Neighbourhood Planning

4.1 There are a number of made neighbourhood plans within the borough including the Tattenhall and District Neighbourhood Development Plan and Winsford Neighbourhood Plan which were made at the Council's Executive on 4 June 2014 and 19 November 2014 respectively. The Malpas and Overton Neighbourhood Plan was made at the Council's Cabinet on 8 July 2015. These neighbourhood plans now form part of the statutory development plan for the area and have full development plan weight in planning decisions.

4.2 In addition to the three made neighbourhood plans there are a number of emerging neighbourhood plans which are at varying stages of development across the borough.

Table 4.1 Neighbourhood plans in the borough

Made neighbourhood plans	
Tattenhall and District Neighbourhood Plan	Made on 4 June 2014
Winsford Neighbourhood Plan	Made on 19 November 2014
Neighbourhood plans at earlier stages	
Ashton Hayes and Horton-Cum-Peel	Area designated 6 June 2013
Barrow	Area designated 11 September 2013
Broxton	Area designated 13 June 2013
Cuddington Parish	Application for area designation submitted
Davenham	Area designated 8 May 2013
Farndon	Area designated 11 September 2013
Frodsham	Application for area designation submitted
Hartford	Area designated 6 March 2013 Regulation 14 consultation 25 April to 13 June 2014
Helsby	Area designated 31 July 2013 Regulation 14 consultation commenced 23 March due to close 5 June 2015

Huxley and Foulk Stapleford	Area designated 7 October 2013
Kelsall, Upper Kelsall and Willington Corner	Area designated 26 November 2013
Malpas and Overton Neighbourhood Plan	Area designated 17 April 2013 Examination completed - Referendum to take place 7 May 2015
Moulton	Area designated 6 March 2013
Neston	Area designated 6 March 2013 Regulation 14 consultation 16 December 2014 to 23 January 2015
Norley	Area designated 7 March 2013 Neighbourhood plan submitted 25 March 2015
Northwich	Area designated 6 June 2013
No Mans Heath	Area designated 6 June 2013
Tarporley	Area designated 27 March 2014 Regulation 14 consultation 17 February to 31 March 2015
Tiverton, Tilstone Fearnall and Beeston	Area designated 13 June 2013
Upon-by-Chester and District	Area designated 16 January 2015
Whitegate and Marton	Area designated 17 April 2013

4.3 There is a close relationship between neighbourhood plans and the Local Plan. Neighbourhood plans must be in general conformity with the strategic policies in the Local Plan (Part One). In addition there must be a complementary fit between proposals in neighbourhood plans and the Local Plan (Part Two) Land Allocations and Detailed Policies plan where the policies are of a strategic nature.

4.4 The policies within most neighbourhood plans will be able to be monitored using the existing monitoring framework established through the Local Plan (Part One). However, if a neighbourhood plan requires a Strategic Environmental Assessment (SEA) because it is considered to have significant effects, these effects will need to be monitored separately.

4.5 Neighbourhood plan groups should consider the requirement for monitoring during preparation of their plans and policies. Monitoring of the success and implementation of policies and the plans as a whole will be helpful when plans are reviewed.

5 Duty to co-operate

5.1 Section 33A of the Planning and Compulsory Purchase Act 2004⁽ⁱⁱ⁾ introduced a duty to co-operate in relation to the planning of sustainable development. This requires the Council to co-operate with other local planning authorities and bodies prescribed in regulation 4(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 to maximise the effectiveness of the preparation of the Local Plan and supporting activities so far as it relates to a strategic matter.

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

5.3 All local planning authorities must give details of what action they have taken to comply with the duty in their AMRs at least once a year. This should include details of actions taken to respond constructively to requests for co-operation.

5.4 The Council has carried out continuous engagement with other local planning authorities and bodies throughout the preparation of the Local Plan (Part One) and during the initial stages of preparation of the Local Plan (Part Two).

5.5 A summary of the actions taken during the period from 1 April 2014 to 31 March 2015 in relation to the duty to co-operate is outlined below. Most consultation and involvement in preparation of the Local Plan (Part One) had been prior to this monitoring period. The Examination hearings regarding the Local Plan (Part One) were held in June and July 2014 and the Local Plan (Part One) was formally adopted on 29 January 2015. Duty to co-operate work is ongoing through the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies plan, however many of the strategic cross-boundary issues have already been dealt with through the Local Plan (Part One).

Local Authority / Body	Identified strategic matters	Actions taken
Cheshire East Council	<ul style="list-style-type: none">• Housing• Economy• Green Belt• Strategy for development around Middlewich	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Joint position statement prepared by CWAC and Cheshire East 22 September 2014.</p>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> • Gypsy and Traveller accommodation • Minerals • Waste 	<p>Involved in meeting of Gypsy and Traveller Partnership in September 2014, where it was agreed that all authorities will meet their own needs arising from the Gypsy and Traveller Accommodation Assessment and will not be requesting other authorities to meet them.</p> <p>Meeting held 31 March 2015 to update on Local Plan activity by each authority.</p>
Wirral Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation • Minerals • Waste • Transport • Water supply / quality 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Halton Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation • Green Belt • Transport • Habitats Regulation issues 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Involved in meeting of Gypsy and Traveller Partnership in September 2014, where it was agreed that all authorities will meet their own needs arising from the Gypsy and Traveller Accommodation Assessment and will not be requesting other authorities to meet them.</p>
Warrington Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation • Green Belt • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Involved in meeting of Gypsy and Traveller Partnership in September 2014, where it was agreed that all authorities will meet their own needs arising from the Gypsy and Traveller Accommodation Assessment and will not be requesting other authorities to meet them.</p>

Annual Monitoring Report 2015

Local Authority / Body	Identified strategic matters	Actions taken
		Meeting held 31 March 2015 to update on Local Plan activity by each authority.
Shropshire Council	<ul style="list-style-type: none"> • Housing • Minerals • Waste • Transport 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Flintshire County Council	<ul style="list-style-type: none"> • Housing • Economy • Green Belt • Transport • Flooding and water quality 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Wrexham County Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Transport • Flooding and water quality 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Merseyside Environmental Advisory Service	<ul style="list-style-type: none"> • Minerals • Waste • Habitats Regulation issues 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
Greater Manchester Minerals and Waste Planning Unit	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>

Local Authority / Body	Identified strategic matters	Actions taken
Lancashire County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
Cumbria County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
North Wales Minerals and Waste Shared Service	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Meetings held as part of the North Wales Regional Aggregate Working Party and North West Aggregate Working Party.</p>
Norfolk County Council	<ul style="list-style-type: none"> • Minerals 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Staffordshire County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Environment Agency	<ul style="list-style-type: none"> • Flood risk and water quality 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>

Annual Monitoring Report 2015

Local Authority / Body	Identified strategic matters	Actions taken
Historic England	<ul style="list-style-type: none"> Heritage assets Historic environment 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Natural England	<ul style="list-style-type: none"> Biodiversity and geodiversity Conservation Green Infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Civil Aviation Authority	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Homes and Communities Agency	<ul style="list-style-type: none"> Housing 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Health bodies	<ul style="list-style-type: none"> Health and wellbeing including healthcare provision and services 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Office of Rail Regulation	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p>
Highways Agency	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Merseytravel (Integrated transport authority)	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>

Local Authority / Body	Identified strategic matters	Actions taken
TAITH (Integrated transport authority)	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Marine Management Organisation	<ul style="list-style-type: none"> No issues identified 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Natural Resources Wales	<ul style="list-style-type: none"> Biodiversity Geological conservation Green infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Local Nature Partnership	<ul style="list-style-type: none"> Biodiversity Geological conservation Green infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Cheshire and Warrington Local Enterprise Partnership	<ul style="list-style-type: none"> Housing Economy Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>

5.6 The table below outlines the actions taken by Cheshire West and Chester Council in responding constructively to requests for co-operation.

Local Authority / Body	Reason for request for co-operation	Actions taken
Cheshire East Council	Support with Examination of Cheshire East Local Plan	Joint position statement prepared by Cheshire West and Chester and Cheshire East 22 September 2014.
Cheshire East Council	Green Belt Assessment	Responded to request for consideration of further work on Green Belt assessment.

Annual Monitoring Report 2015

Local Authority / Body	Reason for request for co-operation	Actions taken
Cheshire East Council	Local Aggregate Assessment	Provided comments on draft Local Aggregates Assessment.
Flintshire County Council	Evidence base consultation on Housing Market Assessment	Responded online to evidence base consultation October 2014.
Wrexham County Borough Council	Evidence base consultation on Housing Market Assessment	Responded online to evidence base consultation October 2014.
Halton Borough Council	Invitation to be involved in Mid-Mersey Housing Group	Agreed Cheshire West and Chester not part of the housing market area and / or functional economic area. Other authorities to take forward evidence work and determine how to proceed based on that work.
Halton Borough Council	Consultation on Widnes and Hale Green Belt Study Site Assessment and Local Centres Review.	Not considered necessary to submit any comments.
Warrington Borough Council	Invitation to be involved in Mid-Mersey Housing Group	Agreed Cheshire West and Chester not part of the housing market area and / or functional economic area. Other authorities to take forward evidence work and determine how to proceed based on that work.
St Helen's Metropolitan Borough Council	Invitation to be involved in Mid-Mersey Housing Group	Agreed Cheshire West and Chester not part of the housing market area and / or functional economic area. Other authorities to take forward evidence work and determine how to proceed based on that work.
Shropshire Council	Consultation on revised Shropshire Gypsy and Traveller Accommodation Assessment and information requested by the Site Allocation and Management of Development Plan.	Not considered necessary to submit any comments.

Local Authority / Body	Reason for request for co-operation	Actions taken
Flintshire County Council	Local Development Plan Stakeholder Meeting	Attended meeting 27 February 2015.
Flintshire County Council	Consultation on Candidate Sites Assessment Methodology Background Paper and Topic Papers.	No additional comments made, beyond those made at stakeholder meeting on 27 February 2015.
North Yorkshire County Council, City of York Council and North York Moors National Park Authority	Consultation on Minerals and Waste Joint Plan.	Response submitted January 2015 to answer specific questions. Movements of waste between the area and Cheshire West and Chester not considered to be of strategic importance.
City of Bradford Metropolitan District Council	Consultation on Bradford Waste Management DPD.	Response submitted February 2015 to answer specific questions. Identified that our data appears different to the data they provided. However, movements of waste between the area and Cheshire West and Chester not considered to be of strategic importance.

6 Sustainability Appraisal

6.1 The Sustainability Appraisal (SA) of the Local Plan (Part One) Strategic Policies sets out any significant effects of the implementation of the policies in the plan both individually and the plan as a whole. The SA of the Local Plan (Part Two) Land Allocations and Detailed Policies will follow a similar methodology. The monitoring framework has been built upon the findings of the SA and the requirement to monitor the effects of the plan, both beneficial and adverse. Significant effect indicators have been developed as part of the SA scoping report and have been included in the annual monitoring report where relevant, in order to monitor the performance of the policies of the plan in relation to the identified significant effects and to prevent duplication.

7 Monitoring Framework

Spatial strategy

7.1 The policies contained within the [Spatial Strategy](#) of the Local Plan (Part One) seek to ensure sustainable development, building upon the vision and strategic objectives in setting out the levels and location of new development, spatial areas and the approach to accommodating growth, the approach to Green Belt, countryside, transport and infrastructure.

7.2 Policy [STRAT 1](#) is not monitored separately within the monitoring framework. STRAT 1 underpins all policies within the Local Plan (Part One) and its implementation is therefore monitored through all of the indicators within the monitoring framework.

STRAT 2 Strategic development

7.3 Policy [STRAT 2 Strategic development](#) sets out the level and location of new development to meet future needs as well as essential infrastructure to support the growth of the borough and create sustainable communities. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies in meeting the borough's strategic development needs.

7.4 The Local Plan (Part One) sets a housing target of at least 22,000 (net) new dwellings between 2010 and 2030 which equates to an annual net requirement of at least 1,100 dwellings. A [housing trajectory](#) for the delivery of 22,000 (net) dwellings is included in the Local Plan (Part One) and is the basis upon which the following monitoring indicators have been measured. This trajectory will be monitored and updated through the Councils' Housing and Economic Land Availability Assessment (HELAA) which is currently being prepared, and future iterations of the annual monitoring report.

7.5 The delivery of new housing within the spatial areas is monitored against the individual strategic policies ('STRAT 3 Chester' to 'STRAT 8 Rural area'). The current level of housing commitments (as at 1 April 2015) by spatial area is detailed in appendix B 'Housing commitments' which updates the tables set out in Appendix 4d of the Council's Local Plan Examination Matter Eight statement⁽ⁱⁱⁱ⁾.

Housing

STRAT 2 (A) Number of net dwelling completions in monitoring year				
Target	Baseline	Gross	Losses	Net
Delivery of 1,100 net dwellings per annum (set out in housing trajectory)	N/A	1,613	42	1,571

ⁱⁱⁱ The Council's Matter Eight statement can be found on the [Examination webpage](#) of the Council's website.

7.6 The annual net housing completions within this monitoring period is 1,571 units. This is 471 dwellings above the annualised requirement as set in the Local Plan (Part One). The Local Plan (Part One) [housing trajectory](#) projected completions of 1,422 (net) for the 2014/15 monitoring period which has been exceeded by 149 dwellings. Forecasts are an estimated level of completions that could be realised based on a range of forecasting assumptions.

STRAT 2 (B) Number of net dwelling completions in previous five years						
Target	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Delivery of 5,500 net dwellings over a five year period (set out in housing trajectory)	654	796	673	970	1,571	4,664

7.7 Over the period 2010 to 2015 the total net housing completions delivered is 4,664. Delivery has fallen slightly short of the requirement and as at 1 April 2015 the delivery shortfall is 836 dwellings. The cumulative shortfall was significantly higher in previous monitoring years, peaking at 1,307 units in 2013/14. The increase in housing completions in 2014/15 has reduced this shortfall by over 35 per cent. This indicator will be updated every five years, comparing the periods 2010 to 2015, 2016 to 2020, 2021 to 2025 and 2026 to 2030.

STRAT 2 (C) Number of net dwelling completions since 2010		
Target	Baseline	As at 1 April 2015
Total (net) housing completions since 2010 set out in housing trajectory	0	4,664

7.8 The total net housing completions recorded since the base date of the Plan (2010) is 4,664 dwellings. Please see above for commentary relating to housing delivery against the Local plan requirement.

Annual Monitoring Report 2015

7.9 The distribution of the annual completions in this monitoring period, by spatial area, is set out in the table below.

Table 7.1 Annual housing completions 1 April 2014 - 31 March 2015 by spatial area

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	489	16	473
Ellesmere Port	117	3	114
Northwich	348	3	345
Winsford	104	0	104
Rural	555	20	535
Total	1,613	42	1,571

STRAT 2 (D) Supply of deliverable housing sites		
Target	Baseline	1 April 2015
Five year supply based on housing trajectory	8,906	10,151

7.10 The Council completed the housing monitor in May 2015 and published the 'Housing Land Monitor 1 April 2014 - 31 March 2015' in June 2015. The report details the annual housing completions for the period and identifies the five year deliverable housing land supply. As at 1 April 2015 the supply of deliverable housing land equates to 10,151 net dwellings which counts all losses, demolitions and changes of use that will take place as part of a development. The supply has increased by approximately 1,200 dwellings in comparison to the supply in 2013/14 (published in the Council's Local Plan [Examination Matter Eight](#) statement). This is due to a range of reasons which include new planning permissions being granted within the period, sites being brought forward sooner than previously anticipated and delivery rates on sites under construction exceeding original forecasts.

Employment

7.11 Policy [STRAT 2](#) makes provision for the delivery of at least 365ha of employment land to meet a range of sizes and types of site across the borough throughout the Plan period. The Local Plan (Part One) requirement is informed by the findings of the Employment Land Study Update 2013 and the Council's additional information on levels of employment provision produced during the local plan Examination (document ED72). ^(iv).

iv All employment land indicators in this report relate to large sites above 0.25ha (or 500sqm) in size.

7.12 The overall provision of employment land will be monitored and reviewed through the Council's Housing and Economic Land Availability Assessment (HELAA) which is currently being prepared, and future iterations of the Annual Monitoring Report. This will provide evidence on the spatial distribution, range of sizes and types of employment land Borough wide to inform the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies. Additional indicators will be developed for Local Plan (Part Two) to illustrate the breakdown by use class/employment type and location.

STRAT 2 (E) Amount of employment land developed 2010 - 2030		
Target	Baseline	1 April 2015
365 hectares	2010 - 2013 - 65ha employment land developed 2013/14 - 2.4ha	2014/15 - 20.64ha

7.13 There was approximately 21ha of employment land completed during the monitoring period. The majority of employment land was developed for a mix of B-class uses in the rural area and in Northwich. This take up of employment land equated to approximately 32,842m² of employment floorspace Borough wide. This was primarily at Gadbrook Park in Northwich as a result of the expansion of Roberts Bakery to accommodate a new bread production facility (B2 industrial use class). The high proportion of industrial floorspace was also developed in the rural area with the extension to Meadow Farm Foods, to create new manufacturing/processing and chilled storage facilities.

7.14 The majority of warehousing and distribution floorspace (B8 storage and distribution use class) was developed off Wincham Avenue in Northwich, providing two storage warehouses covering 5,532m² floorspace.

7.15 The majority of new office development took place in the rural area at Chowley Oak Business Park which is an allocated employment site in the Chester District Local Plan. The development involved the construction of a new office and associated storage facility.

7.16 The indicator below monitors the overall levels of employment provision in the borough, through the completion of new employment development and the remaining employment land supply position.

7.17 The Employment Land Study Update 2013 showed that whilst there is a headline employment land supply Borough wide, a large proportion of this supply is likely to be developed for alternative uses or constrained. The indicator below, therefore updates the the realistic employment land supply position as at 1 April 2015.

STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
Target	Baseline	1 April 2015
At least 365 hectares	65ha employment land developed 2010 - 2013 315.7ha employment land available in supply as at 1 April 2013	Cumulative employment land completions 2010-2015: 88ha Realistic employment land supply: 322ha

7.18 Indicator STRAT 2 (F) summarises the overall level of employment land provision in the borough (2010 - 2015). During the first five years of the Local Plan period, 88ha employment land has been developed. The realistic employment land supply for the remaining plan period is around 322ha. This indicates a total provision of up to 410ha, which is in excess of policy STRAT 2.

7.19 The continued availability and suitability of allocated employment sites (from the former district plans) for employment use will be considered in the preparation of a 'Housing and Economic Land Availability Assessment' being prepared by the Council. Site specific issues or constraints may further reduce the prospects of sites being developed for employment uses. To take account of this and to reflect the uneven distribution of employment land in the borough, the Local Plan (Part One) also makes provision for additional employment land allocations in Northwich, Winsford and the rural area. The Local Plan (Part Two) will provide the opportunity to review and potentially replace existing employment allocations to ensure that an adequate supply of suitable land is maintained throughout the Plan period.

7.20 The Winsford Neighbourhood Plan includes an additional employment land allocation of 35ha at Winsford Industrial Estate and Woodford Park. Therefore the realistic employment land supply for Winsford has increased from previous monitoring periods to incorporate this additional allocation.

STRAT 3 Chester

7.21 Policy [**STRAT 3 Chester**](#) sets out the level of new development required in Chester to support the city's role as the borough's key economic driver. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies.

STRAT 3 (A) Number of net dwelling completions in Chester spatial area 2010 - 2030		
Target	Baseline	As at 1 April 2015
5,200 dwellings by 2030	0	1,491 dwellings

7.22 The Local Plan (Part One) housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030. 473 net dwellings were completed within this monitoring period and the total net number of new dwellings completed in the spatial area as at 1 April 2015 is 1,491. The current level of completions equates to almost 30 per cent of the total requirement. An additional 2,060 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

STRAT 3 (B) Number of net dwelling completions on Wrexham Road site 2010 - 2030		
Target	Baseline	1 April 2015
1,300 dwellings (1,264 by 2030)	0 dwellings completed	0 dwellings completed

7.23 There have been no new homes completed on the strategic site at Wrexham Road. Work is being progressed by the developers consortium, Paycause, on a master plan for the site which to date has included a community engagement and consultation event on the content of this plan. The Council continue to engage with Paycause and provide planning policy and development management support where appropriate.

STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
Target	Baseline	2014/15
Development completed by 2020	Current application 14/02792/FUL pending for change of use for part of development site (former cinema).	Development commenced October 2014.

7.24 Work started on the redevelopment of the former Odeon cinema site in October 2014. This project consists of developing a library, cinema and theatre and is due to be completed by autumn 2016. The overall Northgate scheme will include regeneration of the wider area with significant new retail units, leisure development and a new market alongside improved parking and open spaces. The Council is committed to developing this site and is continuing to prepare development proposals for the site. The relocation of the bus interchange is necessary to facilitate the delivery of the scheme, further detail is provided under indicator 'STRAT 10 Transport and accessibility'.

Annual Monitoring Report 2015

STRAT 3 (D) Delivery of Chester Business Quarter		
Target	Baseline	2014/15
Development completed by 2027	A masterplan for the Chester central office development is provided under planning permission 12/04895/FUL which provides for full permission for the first office building and outline permission for further mixed use development on the remainder of the site.	Development commenced June 2014. First office block under construction, anticipated completion in November 2015.

7.25 Work is progressing on the delivery of the Chester Business Quarter by Muse Developments. The first phase of the office premises is under construction and is being actively marketed as 'One City Place' and completion of this phase is anticipated in November 2015. The first office building will provide approximately 6,500m² of grade A, B1a floorspace over six storeys. It is anticipated that the whole scheme will provide in the region of 44,700m² of high quality new office space over seven new buildings. Work is also underway on the development of a new car park in partnership with Network Rail and Arriva.

STRAT 3 (E) Amount of employment land and premises lost to other uses at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate		
Target	Baseline	2014/15
No loss	No loss	Employment land (ha): Chester Business Park - No loss Chester West and Sealand Industrial Estates - No loss Employment floorspace (m ²): Chester Business Park - No loss Chester West and Sealand Industrial Estates - No loss

7.26 Indicator ECON1 (Di) which monitors the loss of existing or allocated employment land to other uses. At Chester Business Park, Chester West and Sealand Industrial Estates there has been no loss of employment land or floorspace to other uses. This relates to large sites of greater than 0.25ha and is measured at the point of completion of any proposed alternative development.

STRAT 4 Ellesmere Port

7.27 Policy [STRAT 4 Ellesmere Port](#) sets out the level of new development required in Ellesmere Port to support the town's potential to deliver substantial economic growth including employment opportunities in the advanced manufacturing, environmental technologies and distribution sectors. The

following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 4 (A) Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030		
Target	Baseline	1 April 2015
4,800 dwellings by 2030	0	826 dwellings

7.28 The Local Plan (Part One) housing requirement for the Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030. 114 net dwellings were completed within this monitoring period and the total net number of new dwellings completed in the spatial area as at 1 April 2015 is 896. The current level of completions equates to almost 20 per cent of the total requirement. An additional 3,440 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010 - 2030		
Target	Baseline	2014/15
1,570 dwellings by 2029 (based upon planning application 13/04015/OUT)	12/03849/FUL - Planning permission granted for 145 dwellings, 13/04015/OUT - outline planning permission granted subject to s106 legal agreement (pending) for in the region of 1,500 dwellings (inclusive of 145 dwellings with extant planning permission)	0 dwellings completed

7.29 Development at the Ledsham Road strategic site is yet to commence. Prior to the approval of application [13/04015/OUT](#), an application for the development of 2,000 new homes and associated development was refused planning permission. The applicant has appealed ([13/00118/REF](#)) and the outcome of this planning appeal will be reported in the next annual monitoring report, alongside the development progress of the site.

7.30 Policy STRAT 4 seeks to maintain a portfolio of employment land and premises available in Ellesmere Port and the surrounding area, to meet a range of sizes and types of business needs and to contribute towards the overall employment land requirement for the borough.

7.31 Policies STRAT 4 and ECON 1 of the Local Plan (Part One) identify key sites with considerable potential for future economic growth in the area. The New Bridge Road area has potential for regeneration and new industrial/business development. Stanlow remains important for petrochemical and related industries and Ince Park is safeguarded as a multi-modal Resource Recovery Park and Energy from Waste (EfW) facility for use in connection with the recycling, recovery and reprocessing of waste materials.

7.32 Likewise, Hooton Park is identified as a sub-regionally important employment location and land is safeguarded for continued office, industrial and warehousing use, particularly in connection with the automotive or related industries.

7.33 The detailed nature and extent of employment land allocations will be reviewed through the Local Plan (Part Two) and therefore specific indicators on these sites will be developed alongside the preparation of the Local Plan (Part Two) and reported in future annual monitoring reports.

STRAT 5 Northwich

7.34 Policy [STRAT 5 Northwich](#) sets out the level of new development required in Northwich to provide a key focus for development in the east of the borough. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 5 (A) Number of net dwelling completions in Northwich spatial area 2010 - 2030		
Target	Baseline	1 April 2015
4,300 dwellings by 2030	0	687 dwellings

7.35 The Local Plan (Part One) housing requirement for the Northwich spatial area is 4,300 dwellings between 2010 and 2030. 345 net dwellings were completed within this monitoring period and the total net number of new dwellings completed in the spatial area as at 1 April 2015 is 687. Build rates in Northwich have increased significantly since the base date of the plan and this is in part due to the progress of the Winnington Urban Village development that will provide in excess of 1,000 new homes when completed. The current level of completions equates to over 15 per cent of the total requirement. An additional 3,561 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings				
Target	Baseline	2013/14	2014/15	Total
Development completed by 2029	0	86	159	245 dwellings

7.36 The Winnington Urban Village is being developed by four house builders (Barratt, David Wilson Homes, Morris Homes and Taylor Wimpey). The rate of delivery on this site has increased significantly in the last 18 months and within the monitoring period an additional 159 dwellings were completed. The total number of dwellings completed on the site as at 1 April 2015 is 245 units.

STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings		
Target	Baseline	2014/15
Development completed by 2030	Resolution to grant outline planning permission subject to s106 legal agreement	0 dwellings completed

7.37 At the base date of this report an outline planning application ([11/01968/OUT](#)) for the development of 950 dwellings had a resolution to approve subject to a s106 legal agreement.

7.38 The Council has also received a planning application for residential development on a parcel of land within this area. The application ([14/04654/OUT](#)) has been made for 105 dwellings on land to the rear of The Cedars, Chapel Lane, Wincham. The proposed development of this site would not impact on the overall delivery of the Wincham Urban Village strategic site.

STRAT 5 (D) Amount of additional employment land provided 2010 - 2030		
Target	Baseline	2014/15
30 hectares by 2030	Baseline to be establish in Annual monitoring Report 2015/16	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies plan.

7.39 The Local Plan (Part One) Strategic Policies identifies the need for a minimum of 30ha additional employment land to be allocated in the Northwich area to meet future employment demands over the Plan period. These sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies plan. An issues consultation and call for sites was undertaken in May to June 2014. The Council is currently undertaking further analysis of sites through the 'Housing and Economic Land Availability Assessment', which will form part of the evidence base for the Local Plan (Part Two). This indicator should also be read alongside those for monitoring policy STRAT 2 on the take up and development of employment land supply across the borough.

STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
Target	Baseline	2014/15
Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development commenced November 2014

7.40 The Barons Quay development is currently under construction having started in November 2014. The development will comprise of a retail and leisure quarter, including 300,000 square feet retail accommodation, restaurants, a cinema, cafés along with public realm spaces and additional parking.

Annual Monitoring Report 2015

STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
Target	Baseline	2014/15
No loss	No loss	Employment land (ha): No loss Employment floorspace (m ²): No loss

7.41 Indicator STRAT 5 (F) is linked to indicator reference ECON1 (Di) relating to the loss of existing or allocated employment land to other uses under policy STRAT 2. Gadbrook Park is identified as a key site for continued employment use in the Local Plan (Part One). There has been no loss of employment land or floorspace on large sites at Gadbrook Park during the monitoring period.

STRAT 6 Winsford

7.42 Policy [STRAT 6 Winsford](#) sets out the level of new development required in Winsford to provide a key focus for development alongside Northwich in the east of the borough. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies.

STRAT 6 (A) Number of net dwelling completions in Winsford spatial area 2010 - 2030		
Target	Baseline	1 April 2015
3,500 dwellings by 2030	0	245 dwellings

7.43 The Local Plan (Part One) housing requirement for the Winsford spatial area is 3,500 dwellings between 2010 and 2030. 175 net dwellings were completed within this monitoring period and the total number of new dwellings completed in the spatial area as at 1 April 2015 is 245. The current level of completions equates to almost 10 per cent of the total requirement. An additional 1,390 dwellings have planning permission and along with the Station Quarter strategic site will make a significant contribution towards meeting the requirement.

STRAT 6 (B) Number of net dwelling completions at Station Quarter site 2010 - 2030		
Target	Baseline	2014/15
1,000 new dwellings (775 by 2030)	Planning application submitted for development of part of strategic site. Application pending determination Site allocated in Winsford Neighbourhood Plan	0 dwellings completed

7.44 A planning application for 215 dwellings on part of the Station Quarter strategic site was refused by the Council's Planning Committee on 20 November 2014 ([14/01266/OUT](#)). The proposed scheme was considered to be a piecemeal approach that did not accord with the Local Plan (Part One) policy.

7.45 The Station Quarter is identified in the Winsford Neighbourhood Plan (made on 19 November 2014) as a key opportunity to improve the quality of Winsford through the development of a significant urban extension. Future annual monitoring reports will continue to monitor progress with the delivery of the Station Quarter.

STRAT 6 (C) Amount of additional employment land provided 2010 - 2030		
Target	Baseline	2014/15
35 hectares	Baseline to be establish in Annual monitoring Report 2015/16	The Winsford Neighbourhood Plan allocates an additional 35ha of employment land which now forms part of the overall employment land supply for the borough and Winsford

7.46 The Winsford Neighbourhood Plan was 'made' at the Council's Executive on 14 November 2014. Policy E1 of the neighbourhood plan allocates an additional 35ha of employment land for development falling within the B1, B2 and B8 use classes. In line with Local Plan (Part One) policy STRAT 6, the employment allocations allow for the further expansion of Winsford Industrial Estate and land adjacent to Woodford Park. The additional employment land provision is identified on the following sites;

- Site W7: Extension to Winsford 1-5 Industrial Estate, east of Road One (26.75ha)
- Site O5: Land to the west of Oakmere Road and north of the existing employment land (11ha)

STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
Target	Baseline	2014/15
No loss	No loss	<p>Employment land (ha): Winsford Industrial Estate - 2.1ha lost Woodford Park - No loss</p> <p>Employment premises (m²) Winsford Industrial Estate - No loss Woodford Park - No loss</p>

7.47 Local Plan (Part One) policy STRAT 6 safeguards Winsford Industrial Estate and Woodford Park Industrial Estate for business and industrial development to support local employment opportunities. During the monitoring period 2.1ha of allocated employment land was developed for 18 permanent

Annual Monitoring Report 2015

Gypsy and Traveller pitches at Barlow Drive. It should however be noted that planning permission for this site was approved prior to the adoption of the Local Plan (Part One).

STRAT 6 (E) Delivery of new food store in town centre		
Target	Baseline	2014/15
Development completed by 2030	Baseline to be established in Annual Monitoring Report 2014/15	No development

7.48 There is currently no planning application or scheme that has been submitted to the Council for a new food store in Winsford Town Centre.

STRAT 8 Rural area

7.49 Policy [STRAT 8 Rural area](#) sets out the level of new development required in the rural area to serve local needs in the most accessible and sustainable locations. The policy identifies key service centres which will be the focus for new development in the rural area. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 8 (A) Number of net dwelling completions in rural area 2010 - 2030		
Target	Baseline (1 April 2010)	Total net completions 2010-2015
At least 4,200 dwellings by 2030	0 dwellings	1,415 dwellings

7.50 The Local Plan (Part One) housing requirement for the Rural spatial area, which includes the key service centres and the rural area beyond these settlements, is 4,200 dwellings between 2010 and 2030. 535 net dwellings were completed within this monitoring period and the total net number of new dwellings completed in the spatial area as at 1 April 2015 is 1,415. The current level of completions equates to almost 35 per cent of the total requirement.

7.51 Net housing completions outside of the key service centres identified in policy STRAT 8 as at 1 April 2015 is 731 dwellings which is an increase of 281 dwellings since 1 April 2014. An additional 1,654 dwellings have planning permission outside of the key service centres and will make a significant contribution towards meeting the rural area housing requirement.

7.52 The distribution of completions in the key service centres is monitored through indicator STRAT 8 (B).

STRAT 8 (B) Number of net dwelling completions in key service centres 2010 - 2030			
Key service centre	Target (dwellings by 2030)	Baseline (1 April 2010)	Total net completions 2010 - 2015
Cuddington & Sandiway	200 dwellings	0	78
Farndon	200 dwellings	0	52
Frodsham	250 dwellings	0	120
Helsby	300 dwellings	0	34
Kelsall	200 dwellings	0	46
Malpas	200 dwellings	0	50
Neston & Parkgate	200 dwellings	0	90
Tarporley	300 dwellings	0	94
Tarvin	200 dwellings	0	104
Tattenhall	250 dwellings	0	16

7.53 Housing completions in many of the key service centres have continued to increase over the monitoring period with the exception of Tattenhall. Development in Farndon, Neston & Parkgate and Tarvin has been significantly higher than in other key service centres seeing the completion of around 50 dwellings in each of these settlements. The current level of housing commitments (as at 1 April 2015) by spatial area is detailed in appendix Housing commitments which updates the tables set out in section 4d of the Council's Local Plan Examination Matter Eight statement^(v).

STRAT 8 (C) Amount of additional employment land provided 2010 - 2030		
Target	Baseline	2014/15
10 hectares by 2030	Baseline to be establish in Annual monitoring Report 2015/16	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies

^v The Council's Matter Eight statement can be found on the [Examination webpage](#) of the Council's website.

7.54 The Local Plan (Part One) Strategic Policies identifies the need for a minimum of 10ha additional employment land to be allocated in the rural area to meet future employment demands in the Plan period. These sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies. An issues consultation and call for sites was undertaken in May to June 2014. The Council is currently undertaking further analysis of sites through the 'Housing and Economic Land Availability Assessment', which will form part of the evidence base for the Local Plan (Part Two). This indicator should also be read alongside those for monitoring policy STRAT 2 on the take up and development of employment land across the borough.

STRAT 9 Green Belt and countryside

7.55 Policy [STRAT 9 Green Belt and countryside](#) protects the intrinsic character and beauty of the Cheshire countryside through the maintenance of the general extent of the North Cheshire Green Belt and protection of the countryside by restricting development to that which requires a countryside location. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 9 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.56 It has not been possible to monitor indicator STRAT 9 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. It is proposed that this indicator will relate to 100 per cent protection of the Green Belt from inappropriate development with an allowance for development brought forward in very special circumstances.

7.57 Applications that would involve inappropriate development within the Green Belt should not be approved. Any applications approved within the Green Belt will be monitored. In some cases applications will be in compliance with the Development Plan as they will be justified through the demonstration of very special circumstances, which outweighs the harm, by way of inappropriateness, to the Green Belt.

STRAT 10 Transport and accessibility

7.58 Policy [STRAT 10 Transport and accessibility](#) supports the delivery of, and promotes sustainable travel choices, setting out requirements for new development and making provision for a number of improvements to the borough's transport network. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 10 (A) Carbon emissions from transport ⁽¹⁾		
Target	Baseline	2014/15
Reduce from 2010 baseline	972.9kt CO ₂ emissions from transport sources in 2010	939.0kt CO ₂ in 2012

1. Data taken from the 'Local and Regional CO₂ Emissions Estimates for 2005 - 2012', Ricardo-AEA, June 2014

7.59 Policy STRAT 10 aims to reduce carbon emissions from transport and take steps to adapt transport networks to the effects of climate change. Since 2010 CO₂ emissions from transport sources have reduced by 33.9kt in the borough, which is the equivalent of avoiding emissions from 7,137 passenger vehicles. This reduction demonstrates the success of the Council's approach to reducing carbon emissions and ensuring access to efficient transport networks in line with policy STRAT 10. Future monitoring reports will identify if there is a continuing downward trend and whether any additional work is required to support the reduction in carbon emissions from transport sources through the Local Plan (Part Two).

STRAT 10 (B) Delivery of Chester Bus Interchange		
Target	Baseline	2014/15
Development completed by June 2016	Funding for scheme awarded	No change

7.60 The contractor for the delivery of the Chester bus interchange is due to be appointed in early Summer 2015. Planning permission for the scheme was granted on 17 December 2014 ([14/04539/FUL](#)) with a target of being operational early in 2017. This anticipated timetable is outside of that identified in the Local Plan (Part One) Strategic Policies Monitoring Framework but is not considered to be a significant delay. Progress of the scheme will be reviewed over the 2015/16 monitoring period.

STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
Target	Baseline	2014/15
Development completed by 2030	Feasibility study completed	No further progress

7.61 A feasibility study undertaken has concluded that a significant land owner has no plans to release land needed for the scheme in the foreseeable future. The study has therefore concluded that the scheme should not currently be pursued. Future annual monitoring reports will continue to review the status of the scheme should land become available during the Plan period.

Annual Monitoring Report 2015

STRAT 10 (D) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.62 It has not been possible to monitor indicator STRAT 10 (D) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues in the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. The baseline for this indicator will be established in the 2015/16 Annual Monitoring Report.

STRAT 11 Infrastructure

7.63 Policy [STRAT 11 Infrastructure](#) supports the provision, protection and enhancement of new and existing infrastructure required to secure the future of sustainable communities throughout the borough. The following indicator provides the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

STRAT 11 (A) Provision of necessary infrastructure / contributions as part of development		
Target	Baseline	2014/15
100 per cent of relevant schemes	Baseline to be established in Annual Monitoring Report 2014/15	100 per cent of relevant schemes provided for necessary infrastructure

7.64 Indicator STRAT 11 (A) is currently monitored through the tracking of s73 applications for the removal or variation of a condition attached to a planning permission. During the 2014/15 monitoring period three s73 applications received related to Ince Park and changes to the timing and phasing of the provision of infrastructure. These applications did not seek the removal of the requirement but sought to re-phase the delivery of the canal berth and railway line improvements so that they will not be implemented prior to occupation of Ince Park. As such, the infrastructure will still be provided and this does not result in a wider scheme that does not provide the necessary infrastructure.

7.65 Several of the other s73 applications received refer to the removal or reduction in affordable housing requirements. Affordable housing is identified as infrastructure within s216 of the Town and Country Planning Act 2008 and is included within the definition provided under policy STRAT 11. However, delivery of affordable housing is the focus of policy SOC1 and as such is covered in detail by the indicators contained in section 'SOC 1 Delivering affordable housing and SOC 2 Rural exception sites'.

7.66 Cheshire West and Chester Council is currently considering whether to introduce a Community Infrastructure Levy (CIL) charging schedule. As such, at the current time it is not possible to obtain contributions through CIL. Future iterations of the annual monitoring report will review the development of any charging schedule.

Economic

7.67 The policies within the Local Plan (Part One) Strategic Policies were developed during a period of economic uncertainty and were developed to be flexible and resilient to deliver the economic development required in the borough over the Plan period. The economic policies reflect the borough's key economic strengths and seek to positively and proactively support the delivery of sustainable economic growth. As set out in chapter 1 'Introduction' the indicators within this monitoring report review the implementation of the policies within the Local Plan and do not necessarily reflect the success or otherwise of the borough's other economic and development programmes.

ECON 1 Economic growth, employment and enterprise

7.68 Policy [ECON 1 Economic growth, employment and enterprise](#) seeks to promote sustainable economic growth in the borough, supporting existing and future business growth. The policy also sets out key employment locations which are safeguarded to meet the future economic growth of the borough. The following indicators provide a mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies.

7.69 Indicators ECON 1(A) - (C) monitor employment levels and economic activity across the borough during the 2014/15 monitoring period. These indicators provide a broad contextual overview of the borough's economic activity. However, it is important to note that employment and business activity levels will be affected by a range of other factors outside of the influence of the Local Plan.

ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
Target	Baseline	2014/15
Increase from 2010 baseline	72.4 per cent in employment 2010	74 per cent in employment 2014

1. Data taken from the 'ONS annual population survey 2014', Office for National Statistics

7.70 Indicator ECON 1 (A) relates to the number of borough residents in employment. The total number of borough residents in employment has increased by nearly two per cent since 2010 to 74 per cent. This is above the average for the North West (69.2 per cent) and Great Britain (72.4 per cent) and illustrates the borough's continued strength with an economically active population in employment. This indicator will continue to be monitored to ensure a continuing upward trend.

ECON 1 (B) Unemployment rate ⁽¹⁾		
Target	Baseline	2014/15
Reduce from 2010 baseline	6.7 per cent unemployment 2010	5 per cent unemployment 2014

1. Data taken from the 'ONS annual population survey 2014', Office for National Statistics

7.71 Indicator ECON 1 (B) relates to the percentage of borough residents who are unemployed. The total number of borough residents unemployed has decreased by nearly two per cent since 2010 which re-enforces and reflects the positive trend seen in indicator ECON 1 (A). The total number of unemployed in Cheshire West and Chester is below the averages for the North West (7.1 per cent) and Great Britain (6.2 per cent).

ECON 1 (C) Number of businesses⁽¹⁾		
Target	Baseline	2014/15
Increase from 2010 baseline	11,630 businesses 2013	12,195 businesses 2014

1. Data taken from the 'ONS annual population survey 2014', Office for National Statistics

7.72 The total number of enterprises in the borough has increased by 565 since 2013 to 12,195. In line with the results of indicators ECON 1 (A) and (B) this demonstrates an upward trend which is encouraging for the borough's economy. This indicator along with (A) and (B) will continue to be monitored to ensure a continuing positive trend.

ECON 1 (D) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.73 It has not been possible to monitor indicator ECON 1 (D) fully during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

7.74 Policy ECON 1 identifies that a flexible supply of employment land (falling in use classes B1, B2 and B8) will be provided to meet a range of sizes and types of site across the borough. The policy also relates to the protection of employment land and premises from alternative forms of development. The following key employment locations are specifically identified and safeguarded under policy ECON 1:

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

7.75 Policy ECON 1 also relates to the provision and protection of employment land and premises. The detailed nature and extent of current employment land allocations will be reviewed through the Local Plan (Part Two). The indicator below shows the loss of existing or allocated employment land to other uses that has taken place during the monitoring period.

ECON 1 (Di) Loss of existing or allocated employment land to other uses		
Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m²)
Chester	2.7	5,349
Ellesmere Port	5.8	2,000
Northwich	0	0
Rural	0	0
Winsford	2.54	520
Total	11.04	7,869

7.76 During the monitoring period 11.04ha of employment land (either allocated or in existing use) has been lost to other non-employment uses^(vi). The majority of land was redeveloped for alternative uses in the Ellesmere Port area. The former Calor Gas distributing site has been redeveloped for the Council's 'Street Scene' and waste transfer facility and land at Chapterhouse Close for a material recycling facility (sui generis use classes). These sites are included as a technical 'loss' of employment land as they do not fall within the B-class uses, however they continue to provide local employment opportunities within the wider Stanlow area. Likewise, the employment land lost in Chester, where 2.2ha was redeveloped as part of a wider scheme for retail uses at Chaser Court, Greyhound Park continues to provide local employment.

7.77 In Winsford, 2.1ha of allocated employment land was developed for 18 permanent Gypsy and Traveller pitches at Barlow Drive. The loss of employment land is also monitored on specific sites through the monitoring of policies STRAT 3 Chester, STRAT 5 Northwich and STRAT 6 Winsford.

7.78 This indicator needs to be considered alongside the overall employment land supply and annual take up of development of employment land to monitor the overall effectiveness of policy STRAT 2.

ECON 2 Town centres

7.79 Policy [ECON 2 Town centres](#) sets out the centre hierarchy in the borough seeking to ensure the long-term viability of the borough's centres through a centre first approach. The policy also sets out key proposals for the borough's town centres and the approach to restricting main town centre

vi Losses of employment land are recorded on completion of the proposed alternative development.

developments outside of the existing centres. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in protecting and enhancing the borough's centres.

7.80 Policy ECON 2 relates to town centre uses including retail and leisure, setting out the town centre first approach with a centre hierarchy consisting of Chester as a sub-regional centre, Northwich as a strategic centre and Ellesmere Port, Winsford, Frodsham and Neston as town centres.

7.81 Local centres will be defined within the Local Plan (Part Two). There are currently local centre designations within the retained policies of [SHOP2](#) and [SHOP3](#) of the Ellesmere Port and Neston Borough Local Plan, [STC1](#) of the Vale Royal Borough Local Plan and [RET 2](#) and [RET 3](#) of the Chester District Local Plan.

ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester⁽¹⁾		
Target	Baseline	2014/15
Development completed by 2017	Current application 14/02792/FUL pending for change of use for part of development site (former cinema)	Development commenced October 2014.

1. This indicator is also monitored through indicator reference STRAT 3 (C)

7.82 Work commenced on the former Odeon cinema site in October 2014. The project consists of developing the library, cinema and theatre. This part of the development is due to be completed in autumn 2016. The overall Northgate scheme will include regeneration of the quarter with significant new retail units, leisure and a new market along with improved parking and open spaces. Future iterations of the annual monitoring report will continue to review the progress of the delivery of the Northgate scheme as a whole.

ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
Target	Baseline	2014/15
Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development under construction

7.83 The Barons Quay development is currently under construction having started in November 2014. The development will comprise of a retail and leisure quarter, including 300,000 square feet of retail accommodation, restaurants, a cinema, cafés alongside public realm spaces and additional parking. The progress of the delivery of the Barons Quay scheme will continue to be monitored in future iterations of the annual monitoring report.

Annual Monitoring Report 2015

ECON 2 (C) Vacancy rates on primary shopping streets		
Target	Baseline	2014/15
Reduce from baseline	Baseline to be established in Annual Monitoring Report 2014/15	Baseline is established in table 7.2 (vacancy rate for Cheshire West and Chester is 13.38 per cent)

7.84 The vacancy rate for the individual centres are set out in table 7.2. The baseline for each centre is taken from 2010, in line with the start of the plan period. Each centre has its own unique function, which is supported by the hierarchy established in ECON 2 and therefore, the centres cannot be compared against each other.

7.85 Although policy ECON 2 defines the hierarchy of centres, the boundaries are yet to be defined. The Local Plan (Part Two) Land Allocations and Detailed Policies plan will identify revised primary and secondary shopping areas as well as district and local centres. Therefore, the retained policies from the former District Plans still apply. They are:

- primary and secondary shopping streets in Chester as defined in the Chester District Local Plan under policy [RET 2](#) and [RET 3](#)
- primary shopping areas of Ellesmere Port town centre, and Neston town centre as defined in the Ellesmere Port and Neston Borough Local Plan under policy [SHOP1](#)
- town centres of Northwich, Winsford and Frodsham as defined in the Vale Royal Borough Local Plan under policy [STC1](#)

Table 7.2 Percentage vacancy rates on primary shopping streets within town centres (m²)⁽¹⁾

Location	2010	2011	2012	2013	2014	2015
Chester (primary and secondary shopping streets)	9.9	10.6	12.2	13.2	13.7	12.9
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9
Neston (town centre) ⁽²⁾	-	-	-	10.9	10.3	15.6

1. Please note that figures for the 2014 monitoring period have been updated to align with revised monitoring methodologies and therefore do not reflect those reported in the 'Annual Monitoring Report 2014'
2. Data only available from 2013 monitoring period onwards

7.86 Table 7.2 compares percentage vacancy rates across the borough's centres from the 2010 base date. Vacancy rates have decreased in two centres and increased in four. Increases are indicative of the more general pattern of retail development across England, with retailers favouring a smaller number of units in larger premises in destination centres. There are also specific schemes relevant to each centre which are set out in more detail below.

7.87 Neston has an increased vacancy rate which has risen by 5.3 per cent during 2014/15. Retail units have been lost to residential uses, for example an A2 unit has had a change of use to C3 residential on Parkgate Road. Other vacant units were previously occupied by local bank branches which reflects the national trend of the closure of local branches. Neston has also seen the loss of services such as the Job Centre and a public house.

7.88 Frodsham has had a consistently low vacancy rate in previous years but there has been an increase of 1.8 per cent since 2010 and 2.1 per cent since the 2013/14 monitoring period, equating to an increase of two vacant units. However, five of the units recorded as vacant during the previous monitoring year are now occupied with one unit staying vacant on Church Street. Seven new units have become vacant during 2014/15. These units are not clustered together and are located in various areas within the centre. There has been changes within the centre, including amalgamation of a few units to accommodate Sainsburys in Eddisbury Square and the sub-division of one unit into two on Main Street. Frodsham is a small centre and it is important to note that any additional vacant units will have a bigger impact on the percentage vacancy rate compared with a larger centre.

7.89 Ellesmere Port vacancy rate has reduced by 1.1 per cent since the 2013/14 monitoring period and is at a five year low, with a reduction of 4.3 per cent since 2010. There has been initiatives in the centre such as free parking at Westminster car park, which will encourage visitors to walk along Whitby Road towards Marina Drive and Civic Way, increasing the opportunity for linked trips. There has been an increase of A1 shops and other uses such as a social club, hot food take aways and beauty shops. However, there are 11 units that have remained vacant within the centre. Future iterations of the annual monitoring report will seek to establish a continuing decreasing trend in vacancy rates.

7.90 Chester's vacancy rate has been gradually increasing year on year to 3 per cent higher than in 2010. However, the vacancy rate is showing signs of improvement as compared with the 2013/14 monitoring period showing a decrease of 0.8 per cent. There is development taking place within the centre, including conversion of buildings at Pepper Street and within the Grosvenor Shopping Centre which includes combining several shop units to create larger accommodation. The Northgate development is also under construction with development of the former Odeon cinema due to be complete by autumn 2016. This development is also monitored through indicators ECON 2 (A) and STRAT 3 (C).

7.91 Winsford Town Centre vacancy rate has increased by 4.1 per cent compared with the 2013/14 monitoring period. However, the vacancy rate has fluctuated since 2010 and is now 3.4 per cent lower than the baseline set in 2010. Currently there are a number of clustering vacant shops and 19 units have been vacant for at least two years. Eight units that were recorded as vacant last year are now occupied. However, 10 units have now become vacant. Future iterations of the annual monitoring report will seek to establish a decrease in vacancy rates and a more stabilised pattern.

7.92 Northwich vacancy rate has increased by 0.8 per cent since the 2013/14 monitoring period and 3.4 per cent since 2010. Major development is however taking place within the town centre including the new Waitrose store which is now open and the new leisure and entertainment facility at the Memorial Court. Construction of the Barons Quay retail and leisure development commenced in November 2014 in the town centre and is also monitored through indicator STRAT 5 (E).

ECON 2 (D) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2014/15	32.4 per cent of approved applications for retail in town centres 40.8 per cent of total permitted retail floorspace in town centres

7.93 The indicator above relates to the amount of applications granted planning permission during the monitoring period. Policy ECON 2 seeks retail, leisure and other town centre use development to be located in the borough's centres. During the 2014/15 monitoring period 32.4 per cent of permitted retail applications were located in the borough's centres and 56.3 per cent of permitted applications were in or edge of centre. This figure includes all permitted planning applications for retail development that are town centre uses that have been approved between 1 April 2014 to 31 March 2015. It should

be noted that the percentage figure does not take account of retail losses, but does include additional retail within local centres.

7.94 Although only 32.4 per cent of permitted applications were in the centre, 40.8 per cent of the total permitted net floorspace is located within the centres and 47.3 per cent of permitted floorspace is in centre or edge of centre. This would therefore indicate that under half of the total new permitted retail space is located within the centres and is still under half the permitted floorspace when edge of centre is included. Therefore, 52.7 per cent of total permitted retail floorspace is located out of centre during the monitoring period. Table 7.3 provides a further breakdown of total completed floorspace by use class.

Table 7.3 Amount of completed floor space (gross and net) for town centre uses in centres (m²)

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
2011/12	Gross	56	81	199	0	0	30	0	366
	Net	-271	81	143	-258	0	30	-258	-532
2012/13	Gross	4,670	0	246	0	103	0	0	5,019
	Net	4,183	-210	246	0	103	0	0	4,322
2013/14	Gross	114	121	69	0	0	0	0	304
	Net	-211	-164	69	0	0	0	0	-237
2014/15	Gross	11,732	163	1,277	2,456	255	0	52	15,939
	Net	4,076	163	1,277	2,456	255	0	52	8,279

7.95 Table 7.3 confirms the floorspace that has been completed during the 2014/15 monitoring period. It is important to note that 2014/15 figures have considered current local retail centres as in centre, which has not been the case for previous years which looked at use classes in the town centres only. Therefore, the figures above are shown as an indication of floorspace in previous years but should not be used for comparison.

7.96 For 2014/15 all use classes have seen increased floorspace within the centre. For the majority of use classes, there has been no or a small amount of loss within the centre. However, overall each use class has gained retail floorspace within the centre.

7.97 There has been a big increase in floorspace across all centres apart from B1 offices. The big increase has come from A4 drinking establishments, A3 cafés and restaurants and A1 shops. This is following national trends of increases in leisure in the town centres. Schemes that have contributed to this increase are a change of use to a bar and restaurant on High Street in Winsford, local retail centre. The net floorspace of this development is 2,200m². Other developments include a change of use in Faulkner Street, Hoole (96.3m²) and Chester Road, Hartford to a A4 drinking establishment (220m²).

Annual Monitoring Report 2015

7.98 Increases in the numbers of restaurants and cafés include change of use of an A1 shop to A3 restaurant on Watergate Street, Chester. A new café on Whitby Road in Ellesmere Port and a new café/restaurant in Faulkner Street, Hoole. There has been a new food store (Waitrose) in the local retail centre of Boughton, Chester which has been completed during the monitoring year and adds 5,411m² net A1 floorspace.

Table 7.4 Amount of completed floor space (gross and net) for town centre uses in the local authority area (m²)

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
2011/12	Gross	7,943	580	1,148	310	101	3,871	848	14,800
	Net	6,626	554	1,062	-445	101	3,871	170	11,938
2012/13	Gross	24,295	131	727	1,172	248	5,591	834	32,998
	Net	22,521	-77	553	738	248	5,281	834	30,096
2013/14	Gross	3,746	572	1,772	1,870	80	0	750	8,789
	Net	237	287	1,772	1,870	35	0	544	4,745
2014/15	Gross	27,546	199	3,022	4,944	395	875	4,972	41,955
	Net	15,208	199	2,164	4,188	395	875	-1,885	21,145

7.99 Comparisons can be made between in centre completions set out in table 7.3 and total local authority area completions as set out in table 7.4. The majority of town centre development is use class A1 which has predominantly taken place within the centres. However, a small proportion of new retail space for D2 uses are within the centre compared with the local authority area. Although use class D2 does have a significant amount of new floor space within the local authority area compared to in centre, it is important to note that D2 uses include sports and recreation, which can take place in locations such as playgrounds and may explain why this figure is higher for out of centre. The majority of completed floorspace for A2 use class has occurred in centre. Conversely, there has been no completions for B1 in centre and 875m² out of centre. However, this only relates to one out of centre development.

7.100 Since the beginning of the Plan period, 18 per cent of completed floorspace has happened in the Town Centres. This equates to 82 per cent of completed floorspace in edge of centre or out of centre locations. It must be noted that there has been a change in National Policy over this time, with the publication of the Framework in 2012. During the monitoring period 39 per cent of completed floorspace has been in the town centre and 61 per cent edge of centre or out of centre. Although the situation is improving, with more floorspace completions in the town centre compared with the previous five years, a similar figure of 40.8 percent of permitted applications were in the town centre for this monitoring period. Therefore, further work is needed in support of policy ECON 2 of the Local Plan (Part Two).

7.101 As only two centres have reduced their vacancy rates since last year, Chester and Ellesmere Port, it would indicate that many of the increases in retail floorspace are change of use applications in existing premises rather than occupying vacant units.

7.102 The amount of permitted retail applications within the centre is below target. Furthermore, only two out of the six centres have reduced vacancy rates from the baseline in 2010 and when compared to the previous year. This highlights that further work and more detailed policy is required relating to retail and town centres through the Local Plan (Part Two) in order to support policy ECON 2 in managing town centre development across the borough. Over the next year, a health check of all town centres will commence which will give a more detailed picture of the borough's centres. This piece of work will form part of the evidence base for the Local Plan (Part Two).

ECON 3 Visitor economy

7.103 Policy [ECON 3 Visitor economy](#) sets out support for the expansion of existing and the creation of new tourism opportunities to enhance the borough's tourism offer. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

ECON 3 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.104 It has not been possible to monitor this indicator fully within this monitoring period. The Local Plan (Part Two) is likely to provide more detailed policies relating to visitor economy. Specific monitoring indicators will be developed alongside the preparation of these policies and it is anticipated that this indicator will relate to applications for the following types of development:

- expansion or creation of new tourism attractions
- new visitor accommodation
- camping and caravan sites

7.105 Policy ECON 3 states that planning applications for the expansion or creation of new tourism opportunities should benefit the local economy and be of an appropriate scale and type for its location. One of the major schemes granted planning permission during the monitoring period was for the redevelopment of Cheshire Ice Cream Farm ([14/02379/FUL](#)). This proposal makes provision for the expansion of a well established leisure facility in the rural area. It attracts around 500,000 visitors per annum and the expansion will provide local economic benefits. As set out above future monitoring will also review relevant planning applications determined for new visitor accommodation and camping/caravan sites in light of additional policies being prepared as part of the Local Plan (Part Two).

Social

7.106 The social policies of the Local Plan (Part One) seek to deliver good quality and affordable homes which are required across the borough. Alongside the need to deliver these homes is the need to ensure the long-term health and well-being of our communities by reducing health inequalities and seeking the delivery of improved health care and leisure opportunities across the borough.

SOC 1 Delivering affordable housing and SOC 2 Rural exception sites

7.107 Policies [SOC 1 Delivering affordable housing](#) and [SOC 2 Rural exception sites](#) make provision for the delivery of affordable housing required in the borough. Policy SOC 1 seeks to achieve up to 30 per cent affordable dwellings on new developments and also allows the delivery of small sites of 100 per cent affordable housing (exception sites) which would not otherwise be considered appropriate for development on land adjacent to settlements. The following indicators provide the mechanism to monitor the application of these policies and their success in meeting the borough's affordable housing needs.

SOC 1-2 (A) Number of affordable housing completions in monitoring year		
Target	Baseline	2014/15
6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	572
100 per cent affordable housing on relevant rural exception schemes	0	Four rural exception schemes completed within the monitoring period

7.108 Within the current monitoring period a total of 572 affordable dwellings were completed across the borough providing a range of tenure for both sale and rent. The Strategic Housing Market Assessment identified that there was a need (in terms of the imbalance between supply and demand) for 3,570 affordable homes. If backlog was dealt with in the period 2013 - 2018 this would equate to 714 homes per annum. There is therefore a need for affordable homes in the borough and policy SOC 1 sets out a target of achieving up to 30 per cent affordable homes on market schemes. If this percentage was achieved as a total of 22,000 new dwellings in the Local Plan then 6,600 affordable homes could be provided. It should be noted that not all market schemes will provide affordable housing but there will also be schemes brought forward with higher levels of affordable housing provision (in some schemes 100 per cent) including those by Registered Providers and on rural exception sites. 50 units were completed on rural exception sites as follows:

- Land at Lodge Lane, Saughall (18 units - complete 2014/15)
- Land adjacent Brakeley Lodge, Little Leigh (8 units - 8 complete 2014/15)
- Land rear of 5-18 Witney Lane, Edge (18 units - 4 complete 2014/15)
- Land at Station Road, Elton (20 units - complete 2014/15)

7.109 The level of affordable homes completed during this monitoring year has increased significantly compared to 2012/13 and 2013/14 and has exceeded delivery in any single year. This reflects the fact that housing completions have increased generally as the economy has recovered since the start of the Plan period. Table 7.5 demonstrates that since 2010 over 30 per cent of new dwellings completed have been for affordable units. Since the start of the Plan period a total 1,570 (gross) affordable dwellings have been completed which accounts for 32 per cent of the total gross dwelling completions across the borough.

7.110 There are a number of affordable housing schemes that were recorded as under construction in the 2014/15 housing monitor and have received the allocated grant funding from the Homes and Communities Agency. The Council's Strategic Housing team also records completions of affordable housing units and will record these units as complete during this monitoring period. The two monitoring regimes have different criteria for recording completions therefore the Strategic Housing monitoring will not match that carried out by the Planning Policy team for the purposes of the annual monitoring report.

7.111 The annual breakdown of affordable housing completions including the percentage of total completions is set out in table 7.5.

Table 7.5 Gross affordable completions as proportion of total gross dwelling completions 2010 - 2015

Completions	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Affordable housing	263	390	184	161	572	1,570
Total	680	861	698	1,032	1,613	4,884
% affordable completions	39%	45%	26%	16%	35%	32%

7.112 Policy SOC 1 sets a target of achieving up to 30 per cent affordable homes on new developments. Table 7.1 above demonstrates the level of delivery rather than the level of affordable housing being consented. The future supply of affordable dwellings will continue to be monitored through tracking of planning permissions as part of the annual housing monitoring exercise. The number of affordable dwellings granted planning permission as well as the number of dwellings completed within the monitoring period will also be monitored.

SOC 3 Housing mix and type

7.113 Policy [SOC 3 Housing mix and type](#) makes provision for the delivery of a mix of housing types, tenures and sizes, including student accommodation and elderly care housing to support the delivery of balanced and sustainable communities in the borough. The following indicator provides the mechanism to monitor the application of this policy within the Local Plan (Part One) Strategic Policies plan.

Annual Monitoring Report 2015

SOC 3 (A) Provision of mix of housing as part of developments		
Target	Baseline	2014/15
100 per cent of relevant schemes	0 dwellings as at 2010	See table below

7.114 Tables 7.6 and 7.7 provide the annual detailed breakdown of housing completions by type (house or apartment/flat) and size (number of bedrooms), and by tenure i.e. market and affordable dwellings. The figures include self contained elderly care dwellings, self contained student accommodation and permanent Gypsy and Traveller pitches.

Table 7.6 Market housing completions (gross) 2010 - 2015 by type and size

Monitoring period	Houses				Apartments / flats			
	1 bed	2 bed	3 bed	4(+) bed	1 bed	2 bed	3 bed	4(+) bed
2010/11	0	32	187	99	21	78	0	0
2011/12	2	21	183	116	46	99	4	0
2012/13	10	40	174	106	19	165	0	0
2013/14	1	60	307	366	44	87	0	5
2014/15	5	49	401	379	59	148	0	0

Table 7.7 Affordable housing completions (gross) 2010 - 2015 by type and size

Monitoring period	House				Apartment / flat			
	1 bed	2 bed	3 bed	4(+) bed	1 bed	2 bed	3 bed	4(+) bed
2010/11	0	80	29	0	50	104	0	0
2011/12	0	115	56	0	32	187	0	0
2012/13	0	41	48	11	24	39	20	0
2013/14	0	65	83	2	6	1	4	0
2014/15	2	122	227	0	87	129	5	0

7.115 Policy [SOC 3 Housing mix and type](#) also supports the provision of student accommodation in Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester. Self contained units, for example studio flats and 6 to 8 bed cluster flats, are included in the housing completions and supply data in the Council's 'Housing Land Monitor' report. Halls of residence that are made up of multiple bedrooms sharing cooking and communal facilities are not included in the supply of new housing. A Supplementary Planning Document (SPD) is currently being prepared on student accommodation in Chester and appropriate indicators to monitor its use will be included in future iterations of the annual monitoring report alongside those established through the Local Plan (Part Two).

SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation

7.116 Policy [SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation](#) seeks to ensure appropriate provision of Gypsy and Traveller and Travelling Showpersons accommodation to meet need in the borough over the Plan period. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in meeting the borough's accommodation needs.

SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation		
Target	Baseline	2014/15
Gypsy and Traveller pitches: 15 pitches 2013 - 2018, 15 pitches 2018 - 2023 and 16 pitches 2023 - 2028	0 Gypsy and Traveller pitches	Two permanent sites completed during the monitoring period ^(vii) :
Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028	0 Travelling Showpersons plots 0 Transit site pitches	12/03158/FUL 18 permanent Gypsy and Traveller pitches with associated utility blocks, warden's office, play area and associated access (land off Barlow Drive, Winsford, Cheshire).
Transit site: 5-10 pitches by 2030		11/05215/OUT 12 permanent Gypsy and Traveller pitches, 8 utility blocks, warden's office and associated access (Municipal depot, Rossfield Road, Ellesmere Port, Cheshire).

7.117 Although two permanent Gypsy and Traveller sites, making provision for a total of 30 pitches, were completed during the monitoring period, these should not be taken as meeting part of the pitch requirement set out in policy SOC 4. These sites were granted planning permission prior to the

vii The provision of these sites has already been factored in to the supply and therefore the requirement set out in policy SOC 4 remains the same.

Annual Monitoring Report 2015

establishment of the pitch/plot requirements set out in policy SOC 4 therefore these sites had already been factored in to the existing supply.

7.118 The Council is currently in the process of commissioning a study to identify Gypsy, Traveller and Travelling Showpersons sites which will facilitate the delivery of the required pitch/plot provision identified in policy SOC 4 of the Local Plan (Part One). The two local authority sites completed during the monitoring period were factored in to the calculation of existing supply and therefore cannot also be counted towards meeting the future need as set in policy SOC 4. The future requirement remains as detailed above.

7.119 Additional indicators will be developed through the Local Plan (Part Two) which alongside indicator SOC 4 (A), will monitor the provision of additional pitches/plots.

SOC 4 (B) Supply of deliverable sites		
Target	Baseline	2014/15
Five year supply based on needs set out in indicator SOC 4 (A)	Baseline to be established in 2015/16 Annual Monitoring Report	-

7.120 The supply of deliverable sites will be reviewed as part of the study to identify Gypsy, Traveller and Travelling Showpersons sites. Current permanent pitch provision in the borough is set out in tables 7.8 and 7.9.

Table 7.8 Local Authority Gypsy and Traveller pitches with permanent permission

Local Authority sites	
Location	Number of pitches
Barlow Drive, Winsford	18
Municipal Depot, Rossfield Road, Ellesmere Port	12
Total	30

Table 7.9 Private Gypsy and Traveller pitches with permanent permission in the borough

Private sites with permanent planning permission	
Location	Number of pitches
Maryburgh Caravan Park, Hapsford	25
Land at junction of Grass Road and A5117, Elton	5
County Meadow Field, Dunham on the Hill	3
Land at Travellers Rest, Winsford	16
The Old Pumping Station, Frodsham	13
Land at Old Hall Lane, Elton	1
Land at junction of Davenham Bypass and London Road, Northwich	2
Total	65

SOC 5 Health and well-being

7.121 Policy [SOC 5 Health and well-being](#) sets out support for proposals which will meet the health and well-being needs of the borough's residents. The following indicator provides the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

SOC 5 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.122 It has not been possible to monitor indicator SOC 5 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. In addition, more detailed policies will be established through the Local Plan (Part Two) alongside additional indicators to monitor the Local Plan success.

SOC 6 Open space, sport and recreation

7.123 Policy [SOC 6 Open space, sport and recreation](#) seeks to protect and enhance the borough's existing open spaces, sport and recreation facilities. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

Annual Monitoring Report 2015

SOC 6 (A) Amount of open space		
Target	Baseline	2014/15
At least maintain baseline amount	Parks & Gardens: 74.15ha Natural & Semi Natural Open Space: 456.73ha Amenity Green Space: 246.643ha Provision for 12 and Under: 18.64ha Provision for Young People: 7.5ha Allotments: 38.85ha Outdoor Sports Facilities: 1769.93ha Cemeteries and Churchyards: 70.96ha Green Corridors: 80.06 ha and 1287km PROW ⁽¹⁾ Civic Spaces: 2.41ha	No change

1. Public Rights of Way

7.124 The baseline for indicator SOC 6 (A) has been taken from the 'Open Space Assessment 2011', which audited and assessed open space, outdoor sport and recreation provision across the borough. This assessment established a series of standards which underpin policy SOC 6 and was developed in accordance with Planning Practice Guidance 17 which was replaced by the National Planning Policy Framework in March 2012. The Council has recently commissioned a study with the purpose of reviewing and updating the Open Space Assessment 2011 in line with the requirements of paragraphs 73 and 74 of the Framework. This updated assessment will form part of the evidence base for the development of more detailed policies relating to open space and formal recreation across the borough for inclusion in the Local Plan (Part Two).

7.125 There is currently no monitoring mechanism to review the amount of open space on an annual basis and therefore no change in provision has been reported for the 2014/15 monitoring period. As set out above the updated open space assessment currently being prepared will update this baseline and the results will be reported in future iterations of the annual monitoring report. Furthermore, mechanisms to efficiently and effectively monitor the provision on a more regular basis will be explored and established where possible.

SOC 6 (B) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.126 It has not been possible to monitor indicator SOC 6 (B) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

Environmental

7.127 The environmental policies of the Local Plan (Part One) seek to protect and enhance our natural, historic and built environment in delivering sustainable development. The policies also seek to manage, mitigate and adapt to the effects of climate change whilst ensuring the prudent use of our natural finite resources.

ENV 1 Flood risk and water management

7.128 Policy [ENV 1 Flood risk and water management](#) seeks to reduce flood risk, protect water quality and promote water efficiency measures across the borough through a number of mechanisms. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

Flood risk

ENV 1 (A) Relevant planning applications determined in accordance with policy and/or those granted contrary to Environment Agency advice		
Target	Baseline	2014/15
100 per cent/ 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the Environment Agency	0 applications on flood risk grounds ⁽¹⁾ 0 applications on water quality grounds

1. At the time of publication, some planning applications which received EA objections on flood risk grounds were pending determination, had been refused by the Council or withdrawn.

7.129 Policy ENV 1 seeks to ensure that inappropriate development in areas at risk of flooding is avoided by directing development away from areas at the highest risk. As part of the development management process the Council consults with the Environment Agency on applications within areas identified as at risk of flooding.

7.130 Additional indicators have been included within the monitoring framework to assess the proportion of development in each of the flood risk areas. The baseline for indicator ENV 1 (A i) will be established in the 2015/16 annual monitoring report. It is anticipated that this additional indicator will monitor the levels of proposals permitted by flood risk area seeking to demonstrate a reduction in the proportion of applications granted permission in areas of higher flood risk compared with Flood Zone 1.

Annual Monitoring Report 2015

ENV 1 (A i) Proportion of applications granted by flood risk area		
Target	Baseline	2014/15
100 per cent in areas at the lowest risk of flooding	Baseline to be established in Annual Monitoring Report 2015/16	-

7.131 The Council continues to work closely with the Environment Agency to ensure that flooding and water quality issues are addressed in any development proposals. Where objections by the Environment Agency are raised, efforts are made to address the issues as appropriate through the development management process.

Water Management

7.132 Policy [ENV 6 High quality design and sustainable construction](#) states that development should mitigate and adapt to the predicted effects of climate change. Policy ENV 1 supports this element of policy by promoting the implementation of Sustainable Drainage Systems (SUDS) to meet the objectives of policy ENV 6. Additional indicator ENV 1 (A ii) will monitor the implementation elements of both policy ENV 6 and ENV 1. The baseline for this indicator will be established in the 2015/16 annual monitoring report and will seek to demonstrate 100 per cent of relevant proposals incorporating SUDS.

ENV 1 (A ii) Percentage of relevant development incorporating SUDS		
Target	Baseline	2014/15
100 per cent	Baseline to be establish in Annual Monitoring Report 2015/16	-

7.133 The Council are Lead Local Flood Risk Authority and as such are now responsible for the implementation and adoption of SUDS across the borough. These changes took effect on the 6 April 2015 and will apply to all developments of 10 homes or more and to major commercial development. This will be kept under review by Government who will consider the need to make adjustments where necessary. The current requirement in national policy that all new developments in areas at risk of flooding should give priority to the use of sustainable drainage systems will continue to apply.

ENV 2 Landscape

7.134 Policy [ENV 2 Landscape](#) seeks to protect and enhance the landscape character and distinctiveness of the borough through a number of mechanisms including requiring development to take full account of the characteristics of the development site and retain features of landscape quality. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in protecting the borough's unique landscape.

ENV 2 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.135 It has not been possible to monitor indicator ENV 2 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

7.136 This indicator will rely upon the identification of landscape characteristics and key features within the updated Landscape Character Assessment currently being produced for the Council. This is due for completion in July 2015. This document will produce a series of landscape character guidelines and strategies for enhancing, protecting or restoring landscape character across the borough. This will form a concise, easily referenced document detailing key landscape characteristics, visual sensitivity, trends or threats to the landscape and the value and quality for each landscape character area followed by appropriate landscape strategies.

7.137 In addition, this document will assess the relevance of the existing ASLEV designation within the Vale Royal Local Plan, and identify which should be retained as Key Gaps within Cheshire West and Chester, and new ones identified across the whole borough, if any. These areas have been under significant development pressure, for example the approval of application 13/03676/OUT on ASLEV at Land Between Langley Road and River Dane, Northwich. Other applications, such as 14/03801/OUT for 70 homes on ASLEV off Green Lane, Davenham, have been refused, however. This will be of increased relevance once the Local Plan (Part Two) has been adopted.

ENV 3 Green Infrastructure

7.138 Policy [ENV 3 Green Infrastructure](#) supports the creation and enhancement of high quality multi-functional Green Infrastructure, incorporating it in to developments and increased planting of trees and woodlands. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan.

ENV 3 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	N/A

7.139 It has not been possible to monitor indicator ENV 3 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

7.140 This indicator will rely upon the information set out in the 'Ecological Framework' currently being produced by the Council.

ENV 4 Biodiversity and geodiversity

7.141 Policy [ENV 4 Biodiversity and geodiversity](#) safeguards and seeks the enhancement of biodiversity and geodiversity across the borough, protecting sites from loss or damage. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in protecting these important natural assets.

ENV 4 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.142 It has not been possible to monitor indicator ENV 4 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

ENV 4 (B) Number of sites recognised for biodiversity or geodiversity importance ⁽¹⁾		
Target	Baseline	2014/15
At least maintain the baseline amount	Special Protection Areas (SPA) - 2 Special Areas of Conservation (SAC) - 4 Ramsar - 4 Sites of Special Scientific Interest (SSSI) - 28 Areas of Nature Conservation Value (ANCV) - 39 Local Nature Reserve - 6 Non-statutory Nature Reserves - 36 Local Wildlife Sites - 443 Regionally Important Geological Sites - 24 sites	No change

1. Please note baseline included in the Local Plan (Part One) monitoring framework has been updated

7.143 Recognised sites for biodiversity or geodiversity importance are designated at a range of levels. EU designations include the Natura 2000^(viii) sites which are Ramsar, Special Protection Areas (SPA) and Special Areas of Conservation (SAC), national designations include Sites of Special Scientific Interest (SSSI), and local designations include Areas of Nature Conservation Value (ANCV), Local Nature Reserves (LNR) and Local Wildlife Sites (LWS).

7.144 There has been no change in the number of sites within the borough which are recognised for biodiversity or geodiversity importance. This is in line with the target of at least maintaining the baseline amount and demonstrates the Council's commitment to safeguarding these designations in line with the requirements of policy ENV 4.

7.145 In addition to designations within the borough, the Council monitors designations within 15km of the borough boundary. Since the base date of 2010, the Mersey Narrows and North Wirral Foreshore was designated as both an SPA and Ramsar on 5 July 2013. The Ramsar covers 2,078.41ha and covers both marine and land areas on the north coast of the Wirral peninsula.

ENV 5 Historic environment

7.146 Cheshire West and Chester has a unique and significant historic legacy which is recognised throughout the policies of the Local Plan. Heritage assets are an irreplaceable resource which must be protected, conserved, managed and enhanced. The Council is committed to the protection and enhancement of historic assets. Policy [ENV 5 Historic environment](#) protects the borough's unique and significant heritage assets requiring development to safeguard or enhance both designated and non-designated heritage assets. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in protecting the historic environment and the character and setting of areas of acknowledged significance.

ENV 5 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.147 It has not been possible to monitor indicator ENV 5 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

Annual Monitoring Report 2015

ENV 5 (A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2014/15	40 per cent

7.148 Policy ENV 5 outlines the importance of managing development associated within the historic environment. In making planning decisions on applications within Conservation Areas, the Council is better equipped to maintain and enhance the quality of the Conservation Area and manage any development impact on the heritage assets within or associated with them, with Conservation Area Appraisals in place. At present 40 per cent of the borough's Conservation Areas have a Conservation Area Appraisal. Additional indicator ENV 5 (A i) seeks to monitor the the production of Conservation Area Appraisals in support of the implementation of policy ENV 5 with a target of achieving 100 per cent coverage. Future iterations of the annual monitoring report will continue review the production of additional Conservation Area Appraisals.

ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
Target	Baseline	2014/15
Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total at risk: 40	2014 Heritage at Risk Register: Listed Buildings - 19 Scheduled Monuments - 14 Conservation Areas - 5 Total at risk: 38

1. Assets registered as 'at risk' on the Heritage At Risk Register, Historic England

7.149 Historic England monitor all registered buildings^(ix) and identify which buildings are 'At Risk' of falling into dereliction or not being able to be economically restored. Policy ENV 5 safeguards and seeks the enhancement of such heritage assets.

7.150 The baseline for indicator ENV 5 (B) was established at the beginning of the Plan period in 2010. Since that time there has been an increase in the number of listed buildings registered as 'at risk', whilst the number of scheduled monuments and Conservation Areas at risk has reduced. The 2014 Heritage At Risk Register identifies six new 'at risk' heritage assets when compared to the 2013 register. Detail of these assets is set out in table 7.10.

^{ix} Grade I and II* listed buildings, grade I, II* and II listed place of worship buildings, scheduled monuments, registered parks and gardens, battlefields, wreck sites and conservation areas.

Table 7.10 Heritage At Risk Register new entries 2014

Asset name	Type	Condition	Risk ⁽¹⁾
Church of St John, Threapwood	Grade II* listed place of worship	Poor	Slow decay
Church of St John the Baptist, Church Lane, Aldford	Grade II* listed place of worship	Poor	Slow decay
Church of St Helen, High Street, Tarporley	Grade II* listed place of worship	Poor	Immediate risk of further rapid deterioration or loss of fabric
Church of St Mary, Aldersey Green Lane, Coddington	Grade II listed place of worship	Poor	Slow decay
Church of St Paul, Boughton, Chester	Grade II* listed place of worship	Very bad	Immediate risk of further rapid deterioration or loss of fabric
Christ Church, Neston Road, Willaston	Grade II listed place of worship	Poor	Slow decay

1. Relates to 'Priority Category' on the 'Heritage At Risk Register'

7.151 Although there has been six additions to the 'at risk' register, the overall total of assets in the borough classified as 'at risk' has reduced from the baseline of 40 in 2010 to 38 in 2014. Future iterations of the annual monitoring report will continue to monitor any changes in the number of assets on the register seeking an overall reduction in line with indicator ENV 5 (B) and the aims of policy ENV 5. The Local Plan (Part Two) will provide additional detailed policies for the protection and enhancement of heritage assets across the borough.

ENV 6 High quality design and sustainable construction

7.152 Policy [ENV 6 High quality design and sustainable construction](#) promotes sustainable, high quality design and construction through a number of requirements of development. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies. Certain elements of policy ENV 6 are also monitored through the implementation of policies [ENV 1 Flood risk and water management](#), 'ENV 5 Historic environment' and 'ENV 7 Alternative energy supplies'.

Annual Monitoring Report 2015

ENV 6 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.153 It has not been possible to monitor indicator ENV 6 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

7.154 Certain elements of policy ENV 6 are also monitored through the implementation of other policies in the Local Plan (Part One). Indicators within policy 'ENV 5 Historic environment' monitor the requirement for development to be sympathetic to heritage. Indicator ENV 7 (B) in 'ENV 7 Alternative energy supplies' provides a mechanism to monitor the requirement to incorporate energy efficiency measures and provide for renewable energy. Indicator ENV 1 (A ii) within 'ENV 1 Flood risk and water management' monitors the percentage of relevant development incorporating Sustainable Drainage Systems (SUDS) which also measures the implementation of policy ENV 6 in seeking the mitigation and adaptation to the effects of climate change.

ENV 7 Alternative energy supplies

7.155 Policy [ENV 7 Alternative energy supplies](#) supports renewable and low carbon energy proposals requiring connection, where feasible, to a district heating network. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in moving towards more renewable energy resources.

ENV 7 (A) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.156 It has not been possible to monitor indicator ENV 7 (A) during the 2014/15 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy Team are currently working with colleagues within the Development Management Team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

ENV 7 (B) Installed capacity from renewable energy sources		
Target	Baseline	2014/15
Increase from baseline	Baseline to be established in Annual Monitoring Report 2014/15	Non-domestic Renewable Heat Incentive accredited installations - 14.6MW Photovoltaics, wind, hydro, anaerobic digestion and microCHP - 13,261kW ⁽¹⁾

1. Includes domestic and non-domestic installations

7.157 The Renewable Heat Incentive (RHI) provides financial support for renewable heat and is the world's first long-term programme of its kind. Ofgem deliver the scheme by paying participants that generate and utilise energy to heat their buildings. The non-domestic RHI scheme was introduced in November 2011 covering industry, businesses and public sector organisations. In Cheshire West and Chester this has resulted in 78 accredited installations with an installed capacity of 14.6MW as at March 2015.

7.158 The RHI incentive was expanded to include homeowners, private landlords, social landlords and self-builders under the domestic RHI scheme in April 2014. This scheme is also delivered by Ofgem and is designed to increase the use of renewable heating in domestic properties, primarily targeted at homes which are off the gas grid. There are currently no domestic accredited RHI installations with installed capacity in the borough. Subsequent annual monitoring reports will monitor the implementation of this scheme in the borough in future years.

7.159 The borough has a total installed capacity of 13,261kW energy from renewable sources from both domestic and non-domestic installations. This capacity is made up from 3,417 photovoltaics, four wind turbines, one anaerobic digestion plant and four micro combined heat and power (CHP) installations.

7.160 Policy ENV 7 supports renewable and low carbon energy proposals which contribute to the development of a low-carbon economy whilst tackling climate change and creating a secure and affordable energy system. The AMR 2015 establishes the baseline for monitoring installed capacity from renewable energy systems and will enable more thorough monitoring of policy ENV 7 in future years. It is hoped that installed capacity will increase in future years through increased take-up of the Renewable Heat Incentive and increased capacity of other renewable sources across the borough under both domestic and non-domestic schemes.

7.161 Installed capacity from wind energy is anticipated to increase with the installation of the Frodsham Wind Farm^(x). The wind farm consists of a total of 19 wind turbines with an installed capacity of 50MW. Construction of the wind farm commenced in April 2015 and is expected to continue until late 2016.

^x Application number 10/00597/DECC Frodsham Canal Deposit Grounds, Lordship Lane, Frodsham, Cheshire

ENV 8 Managing waste

7.162 Policy [ENV 8 Managing waste](#) sets out how the borough's waste management needs will be met in line with the requirements of the waste hierarchy. The policy also identifies a number of sites which are safeguarded for waste uses. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in meeting the borough's waste needs. The Council's 'Waste Needs Assessment' monitors the borough's waste arisings and management in more detail and should be read alongside the following indicators.

ENV 8 (A) Capacity of waste management facilities		
Target	Baseline	2014/15
Sufficient capacity to meet identified needs throughout the plan period	1,316,500 tonnes per annum capacity as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment) 4,000,000m ³ landfill (including hazardous) capacity as at 2013	1,316,500 tonnes per annum capacity as at 2014 3,700,000m ³ landfill capacity as at 2014

7.163 In order to ensure the sustainable management of waste, it is essential for sufficient capacity to exist to manage the borough's waste arisings throughout the plan period. Policy ENV 8 seeks to identify sufficient facilities and safeguard permitted capacity to meet predicted waste arisings as set out in table 7.11 taken from the Waste Needs Assessment 2011^(xi). The Waste Needs Assessment (WNA) is reviewed and updated on an annual basis using data on arisings and management, the most recent of which was published in March 2015 reporting 2013/14 data.

Table 7.11 Forecast of waste arisings to 2030 (tonnes per annum)

2010 - 2014	2015 - 2019	2020 - 2029	2030>
747,635	737,203	744,547	768,639

^{xi} 'Cheshire East and Cheshire West and Chester Council - Waste Needs Assessment Report', Urban Mines, May 2011

Table 7.12 Current waste management capacity by type 2014 (tonnes per annum)

Waste management type	Existing operational capacity	Additional consented capacity (not yet operational)
Materials transfer and recycling	442,500	336,000
Composting	100,000	10,500 open windrow 190,000 in-vessel composting
Metal recycling and recovery	61,000	16,000
Recycling (processing)	388,000	650,000
Recycling (inert)	0	75,000
Treatment	0	715,000
Energy from waste	0	1,573,550
Landfill (non-hazardous)	1,800,000m ³ (total capacity)	0
Landfill (hazardous)	1,900,000m ³ (total capacity)	0
Hazardous treatment (including incineration and WEEE)	325,000	100,000
Total	1,316,500 tonnes per annum 3,700,000m ³ total landfill capacity	3,666,050 tonnes per annum

7.164 Table 7.11 sets out a required capacity of 747,635 tonnes per annum for the period 2010 - 2014, reducing to 737,203 tonnes per annum between 2015 - 2019. Current capacity is far in excess of the forecast arisings for both of these periods as set out in table 7.12, indicating that policy ENV 8 is currently successful in effectively managing the boroughs waste management capacity against current and future arisings.

ENV 8 (B) Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge		
Target	Baseline	2014/15
No loss	Baseline to be established in Annual Monitoring Report 2014/15	0.65ha lost at Ince Park

7.165 Ince Park provides for a multi-modal resource recovery and energy from waste facility comprising numerous consented waste uses including 95MW energy from waste facility, soil treatment, wood and timber recycling, incinerator bottom ash aggregate facility, plastics recycling village and biomass renewable energy plant. Under the original Ince Park outline consent, plot 11 of the resource recovery park was consented for a commercial and industrial transfer station with a capacity of 100,000 tonnes

per annum. This element of the Ince Park proposal has not been subject to full planning permission. Full permission has since been granted under reference [09/02568/MIN](#) on this plot for the drilling of boreholes for coalbed methane exploration, appraisal and production. However, it should be noted that the implementation of permission 09/02568/MIN is not considered to compromise the delivery of the Ince Park multi-modal resource recovery park.

7.166 No land has been lost at either Lostock Works or Kinderton Lodge for other uses. In general policy ENV 8 is successfully safeguarding land for waste management uses at these sites. The granting of permission 09/02568/MIN was prior to the adoption of the Local Plan (Part One) and is not considered to compromise the delivery of the resource recovery park or any of its elements.

ENV 8 (C) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	Baseline to be established in Annual Monitoring Report 2014/15	One application approved not in accordance with policy

7.167 The Planning Policy team undertakes application tracking of all applications for waste management related development monitoring the implementation of policy ENV 8. During the monitoring period the Council considered one application for waste management development. Application [13/04187/WAS](#) was made for the construction of an anaerobic digestion (AD) facility with associated reception and product storage tanks and weighbridge. The proposal made provision for the processing of 88,600 tonnes of waste, of which 15 per cent would be sourced from on-farm with the remaining 85 per cent being imported waste. This ratio of input is considered to constitute a commercial operation rather than a farm scale facility. The application was recommended for refusal based on more suitable sites being available and the proposal constituting inappropriate development in the Green Belt. The application was however approved at the Council's Strategic Planning Committee. It should be noted that this application was determined prior to the adoption of the Local Plan (Part One) and therefore was subject to consideration against the policies within the Cheshire Replacement Waste Local Plan 1999. Policy ENV 8 sets out support for the development of farm scale anaerobic digestion facilities for materials generated on the farm unit. This element of policy ENV 8 will need to be monitored and the results reviewed over the next monitoring period to ensure effective implementation.

ENV 9 Minerals supply and safeguarding

7.168 Policy [ENV 9 Minerals supply and safeguarding](#) makes provision for an adequate and steady supply of aggregate minerals in accordance with the sub-regional apportionment for the North West. The policy also seeks the prudent use of the borough's natural finite resources whilst contributing to the need for nationally significant gas storage capacity. The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) Strategic Policies plan in meeting the borough's aggregate needs alongside that of the wider area. The Council's Local Aggregate Assessment monitors the borough's aggregate reserves and sales in more detail and should be read alongside these indicators.

7.169 The Council's Local Aggregate Assessment 2014 reports sales and reserve figures for the period 1 January to 31 December 2013, which provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2015 will update this review with figures from 1 January to 31 December 2014 after the completion of the National Aggregate Minerals Survey 2015 which is currently being carried out by the British Geological Survey (BGS).

ENV 9 (A) Supply of permitted reserves of sand and gravel		
Target	Baseline	2014/15
Maintain at least 7 year landbank throughout the plan period	5.53 years (4.4 million tonnes) as at 31 December 2010	10.5 years (8.4 million tonnes) as at 31 December 2013

7.170 Indicator ENV 9 (A) measures the length of landbank within the borough calculated using the sum in tonnes of all permitted reserves for which valid planning permissions are extant, divided by the annual rate of future demand based on the agreed sub-regional apportionment of 0.80mt per annum. In line with the requirements set out in paragraph 145 of the Framework, landbanks for aggregate sand and gravel of at least seven years should be maintained. The landbank in the borough as at 31 December 2013 was 10.5 years^(xii), three and a half years above the minimum requirement and five years more than the baseline of 5.53 years as at 31 December 2010. Table 7.13 provides detail of the location of current reserves in the borough.

Table 7.13 Aggregate sand and gravel sites within Cheshire West and Chester

Site	Operator	Material	Status
Cherry Orchard Sand Unit	Cherry Orchard Sand Unit Limited	Sand	Closed
Cheshire Sands ^(xiii)	Lafarge Tarmac	Sand	Active
Cobden Farm	Lafarge Tarmac	Sand	Inactive
Forest Hill Quarry	CEMEX UK	Sand	Active
Fourways Quarry ^(xiv)	Lafarge Tarmac	Sand	Closed
Town Farm Quarry ^(xv)	Marchington Stone	Sand	Active

xii Includes Cheshire Sands quarry granted in October 2012 under permission number [11/04200/MIN](#).

xiii Operational as Crown Farm quarry (Cheshire Sands incorporates the former Crown Farm and Delamere Quarries).

xiv Extraction ceased in 2013, however stockpiles remained on site for part of 2014. Site now being restored.

xv Site closed for the purposes of aggregate extraction in March 2014.

7.171 As identified in the Local Aggregate Assessment 2014 and in table 7.13 reserves are currently bound up in only two active sites which should be considered against the requirements of paragraph 145 of the Framework which states that Mineral Planning Authorities should plan for aggregates by, amongst other things, 'ensuring that large landbanks bound up in very few sites do not stifle competition'. In order to ensure competition is not stifled in the borough policy ENV 9 makes provision for the identification of specific sites and preferred areas through the Local Plan (Part Two). The identification of sites will ensure a flexible approach to the future location of aggregate minerals working and a diversity of supply to the market. In October to November 2014 the Council carried out a minerals call for sites consultation to which four sand sites were submitted. The Council is in the process of carrying out an initial screening and appraisal of these sites to assess their suitability for identification as specific sites in the Local Plan (Part Two).

ENV 9 (B) Relevant planning applications determined in accordance with policy		
Target	Baseline	2014/15
100 per cent	100 per cent in accordance	No relevant applications for minerals development determined during the monitoring period.

7.172 No applications were determined during the monitoring period for minerals related development. The Planning Policy team undertakes application tracking for all applications for minerals related development and will continue to monitor the implementation of policy ENV 9 over the 2015/16 monitoring period.

A Monitoring matrix

Indicator		Target	Baseline	2014/15	Target met
STRAT 2 Strategic development					
STRAT 2 (A)	Number of net dwelling completions in monitoring year	Projected completions for year set out in housing trajectory	0	Gross: 1,613 Losses: 42 Net: 1,571	On target (exceeded)
STRAT 2 (B)	Number of net dwelling completions in previous five years	Projected completions for previous five years set out in housing trajectory	N/A	2010/11: 654 2011/12 : 796 2012/13: 673 2013/14: 970 2014/15: 1,571 Total: 4,664	No
STRAT 2 (C)	Number of net dwelling completions since 2010	Projected completions since 2010 set out in housing trajectory	0	4,664	No
STRAT 2 (D)	Supply of deliverable housing sites	Five year supply based on housing trajectory	8,906	10,151	On target
STRAT 2 (E)	Amount of employment land developed 2010 - 2030	At least 365 hectares	65 hectares of employment land developed 2010 - 2013 2013/14: 2.4ha	20.64 ha completed 2014/15	On target

Indicator	Target	Baseline	2014/15	Target met
STRAT 2 (F)	Amount of employment land developed since 2010 plus amount of employment land available in supply	At least 365 hectares 65 hectares of employment land developed 2010 - 2013 315.7 hectares of employment land available in supply as at 1 April 2013	Cumulative employment completions 2010 - 2015: 88ha Realistic Employment Land Supply: 322 ha (Total 410ha)	On target
STRAT 3 Chester				
STRAT 3 (A)	Number of net dwelling completions in Chester spatial area 2010 - 2030	5,200 dwellings by 20013	0	1,491 dwellings
STRAT 3 (B)	Number of net dwelling completions on Wrexham Road site 2010 - 2030	1,300 dwellings (1,264 by 2030)	0 dwellings completed	0 dwellings completed
STRAT 3 (C)	Delivery of Northgate leisure and retail scheme and new theatre	Development completed by 2030	Current application 14/02792/FUL pending for change of use for part of development site (former cinema)	Development commenced October 2014
STRAT 3 (D)	Delivery of Chester Business Quarter	Development completed by 2027	A masterplan for the Chester Central Office development is provided under planning permission 12/04895/FUL	Development commenced June 2014. First office block under construction,

Indicator		Target	Baseline	2014/15	Target met
			which provides for full permission for the first office building and outline permission for further mixed use development on the remainder of the site	anticipated completion in November 2015	
STRAT 3 (E)	Amount of employment land and premises lost to other uses at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate	No loss	No loss of employment land or premises at Chester Business Park, Chester West and Sealand Industrial Estates.	No loss	On target
STRAT 4 Ellesmere Port					
STRAT 4 (A)	Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030	4,800 dwellings by 2030	0	826 dwellings	No
STRAT 4 (B)	Number of net dwelling completions on Ledsham Road site 2010 - 2030	1,570 dwellings by 2029 (based upon planning application 13/04015/OUT)	12/03849/FUL - planning permission granted for 145 dwellings, 13/04015/OUT - outline planning permission granted subject to s106 legal agreement (pending) for in the region of 1,500 dwellings	0 dwellings completed	On target

Indicator		Target	Baseline	2014/15	Target met
		(inclusive of 145 dwellings with extant planning permission)			
STRAT 5 Northwich					
STRAT 5 (A)	Number of net dwelling completions in Northwich spatial area 2010 - 2030	4,300 dwellings by 2030	0	687 dwellings	No
STRAT 5 (B)	Delivery of Winnington Urban Village scheme including up to 1,200 dwellings	Development completed by 2029	86 dwellings completed 2013 - 2014	2014/15: 159 dwellings Total completions: 245 dwellings	On target
STRAT 5 (C)	Delivery of Wincham Urban Village scheme including up to 1,200 dwellings	Development completed by 2030	Resolution to grant outline planning permission subject to S106 legal agreement	0 dwellings completed	On target
STRAT 5 (D)	Amount of additional employment land provided 2010 - 2030	30 hectares by 2030	Baseline to be established in Annual Monitoring Report 2015/16	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies plan	On target
STRAT 5 (E)	Delivery of Northwich Riverside projects including Barons Quay	Development completed by 2017	12/05368/FUL planning permission granted - work due to commence Autumn 2014	Development commenced November 2014	On target

Indicator		Target	Baseline	2014/15	Target met
STRAT 5 (F)	Amount of employment land and premises lost to other uses at Gadbrook Park	No loss	No loss	No loss	On target
STRAT 6 Winsford					
STRAT 6 (A)	Number of net dwelling completions in Winsford spatial area 2010 - 2030	3,500 dwellings by 2030	0	245 dwellings	No
STRAT 6 (B)	Number of net dwelling completions at Station Quarter site 2010 - 2030	1,000 new dwellings (775 by 2030)	Outline application for 215 dwellings on part of strategic site awaiting determination. Site allocated in Winsford Neighbourhood Plan.	0 dwellings completed Outline application refused	On target
STRAT 6 (C)	Amount of additional employment land provided 2010 - 2030	35 hectares	Consider alongside indicators on employment land supply and employment completions.	The Winsford Neighbourhood Plan allocates an additional 35ha employment land which now forms part of the overall employment land supply for the borough and Winsford	On target
STRAT 6 (D)	Amount of employment land and premises lost to other uses at Winsford Industrial	No loss	No loss	Loss of 2.1ha employment land at Winsford Industrial Estate	No

Indicator		Target	Baseline	2014/15	Target met
	Estate and Woodford Park				
STRAT 6 (E)	Delivery of new food store in town centre	Development completed by 2030	Baseline to be established in Annual Monitoring Report 2014/15	No development	Baseline established
STRAT 8 Rural area					
STRAT 8 (A)	Number of net dwelling completions in rural area 2010 - 2030	4,200 dwellings by 2030	0	1,415 dwellings	On target (exceeded)
STRAT 8 (B)	Number of net dwelling completions in key service centres 2010 - 2030	Cuddington and Sandiway 200 by 2030	0	78 dwellings	On target
		Farndon 200 by 2030	0	52 dwellings	On target
		Frodsham 250 by 2030	0	120 dwellings	On target
		Helsby 300 by 2030	0	34 dwellings	On target
		Kelsall 200 by 2030	0	46 dwellings	On target
		Malpas 200 by 2030	0	50 dwellings	On target
		Neston and Parkgate 200 by 2030	0	90 dwellings	On target
		Tarporley 300 by 2030	0	94 dwellings	On target
		Tarvin 200 by 2030	0	104 dwellings	On target

Indicator		Target	Baseline	2014/15	Target met
		Tattenhall 250 by 2030	0	16 dwellings	On target
STRAT 8 (C)	Amount of additional employment land provided 2010 - 2030	10 hectares by 2030	Baseline to be established in Annual Monitoring Report 2015/16	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies plan	N/A
STRAT 9 Green Belt and countryside					
STRAT 9 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
STRAT 10 Transport and accessibility					
STRAT 10 (A)	Carbon emissions from transport	Reduce from 2010 baseline	972.9kt CO ₂ emissions from transport sources in 2010	939.0kt CO ₂ emissions from transport sources in 2012	On target (reducing)
STRAT 10 (B)	Delivery of Chester Bus Interchange	Development completed by June 2016	Funding for scheme awarded	No change	On target
STRAT 10 (C)	Delivery of New Bridge Road/A5117 link road	Development completed by 2030	Feasibility study completed	No further progress	On target
STRAT 10 (D)	Relevant planning applications determined in	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A

Indicator		Target	Baseline	2014/15	Target met
	accordance with policy				
STRAT 11 Infrastructure					
STRAT 11 (A)	Provision of necessary infrastructure / contributions as part of development	100 per cent of relevant schemes	Baseline to be established in Annual Monitoring Report 2014/15	100 per cent of relevant schemes provided for necessary infrastructure	On target
ECON 1 Economic growth, employment and enterprise					
ECON 1 (A)	Number of borough residents in employment	Increase from 2010 baseline	72.4 per cent residents in employment 2010	74 per cent residents in employment as at December 2014	On target (increasing)
ECON 1 (B)	Unemployment rate	Reduce from 2010 baseline	6.7 per cent unemployment 2010	5 per cent unemployment as at December 2014	On target (reducing)
ECON 1 (C)	Number of businesses	Increase from 2010 baseline	11,630 businesses 2013	12,195 businesses 2014	On target (increasing)
ECON 1 (D)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A

Indicator		Target	Baseline	2014/15	Target met
ECON 2 Town centres					
ECON 2 (A)	Delivery of Northgate leisure and retail scheme and new theatre in Chester	Development completed by 2030	Current application 14/02792/FUL pending for change of use for part of development site (former cinema)	Development commenced October 2014	On target
ECON 2 (B)	Delivery of Barons Quay scheme, Northwich	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014.	Development under construction	On target
ECON 2 (C)	Vacancy rates on primary shopping streets	Reduce from baseline	Baseline to be established in Annual Monitoring Report 2014/15	Vacancy rate for Cheshire West and Chester is 13.38 per cent (see table 7.2 in 'ECON 2 Town centres')	Baseline established
ECON 2 (D)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2014/15	32.4 per cent of retail applications in town centres 40.8 per cent of floorspace in town centres	No
ECON 3 Visitor economy					
ECON 3 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A

Indicator		Target	Baseline	2014/15	Target met
SOC 1 Delivering affordable housing and SOC 2 Rural exception sites					
SOC 1 - 2 (A)	Number of affordable housing completions in monitoring year	6,600 affordable homes by 2030 (based upon 30 per cent of housing 22,000 net additional dwellings) 100 per cent affordable housing on relevant rural exception schemes	0	572 affordable homes Four rural exception schemes completed within the monitoring period	No specific annual target (see 'SOC 1 Delivering affordable housing and SOC 2 Rural exception sites')
SOC 3 Housing mix and type					
SOC 3 (A)	Provision of mix of housing as part of developments	100 per cent of relevant schemes	0	See tables 7.6 and 7.7 in 'SOC 3 Housing mix and type'	On target
SOC 4 Gypsy and Traveller and Travelling Showpersons Accommodation					
SOC 4 (A)	Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	Gypsy and Traveller pitches: 15 pitches 2013 - 2018, 15 pitches 2018 - 2023 and 16 pitches 2023 - 2028 Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028	Gypsy and Traveller pitches: 0 Travelling Showpersons plots: 0 Transit sites: 0	Two permanent sites completed during the monitoring period (see 'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'). These sites should not be taken as contributing to the requirement set out in policy SOC 4	No

Indicator		Target	Baseline	2014/15	Target met
		Transit site: 5-10 pitches by 2030			
SOC 4 (B)	Supply of deliverable sites	Five year supply based on needs set out in indicator SOC 4 (A)	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
SOC 5 Health and well-being					
SOC 5 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A

Indicator	Target	Baseline	2014/15	Target met	
SOC 6 Open space, sport and recreation					
SOC 6 (A)	Amount of open space	At least maintain baseline amount	Parks & Gardens: 74.15ha Natural & Semi Natural Open Space: 456.73ha Amenity Green Space: 246.643ha Provision for 12 and Under: 18.64ha Provision for Young People: 7.5ha Allotments: 38.85ha Outdoor Sports Facilities: 1,769.93ha Cemeteries and Churchyards: 70.96ha Green Corridors: 80.06ha and 1287km PROW Civic Spaces: 2.41ha	No change	On target
SOC 6 (B)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
ENV 1 Flood risk and water management					
ENV 1 (A)	Relevant planning applications determined in accordance with policy and/or Environment Agency advice	100 per cent	One permission granted contrary to Environment Agency advice	0 permissions granted contrary to Environment Agency advice	On target

Indicator	Target	Baseline	2014/15	Target met
ENV 2 Landscape				
ENV 2 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-
ENV 3 Green Infrastructure				
ENV 3 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-
ENV 4 Biodiversity and geodiversity				
ENV 4 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

Indicator	Target	Baseline	2014/15	Target met	
ENV 4 (B)	Number of sites recognised for biodiversity or geodiversity importance	At least maintain baseline amount	Special Protection Areas (SPA) - 2 Special Areas of Conservation (SAC) - 4 Ramsar - 4 Sites of Special Scientific Interest (SSSI) - 28 Areas of Nature Conservation Value (ANCV) - 39 Local Nature Reserve - 6 Non-statutory Nature Reserves - 36 Local Wildlife Sites - 443 Regionally Important Geological Sites - 24 sites	No change	On target
ENV 5 Historic environment					
ENV 5 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 201/16	-	N/A
ENV 5 (B)	Number of heritage assets at risk	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total: 40	2014 Heritage at risk register: Listed buildings - 19 Scheduled Monuments - 14 Conservation Areas - 5 Total: 38	On target (reducing)

Indicator		Target	Baseline	2014/15	Target met
ENV 6 High quality design and sustainable construction					
ENV 6 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
ENV 7 Alternative energy supplies					
ENV 7 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
ENV 7 (B)	Installed capacity from renewable energy sources	Increase from baseline	Baseline to be established in Annual Monitoring Report 2014/15	Non-domestic Renewable Heat Incentive accredited installations - 14.6MW Photovoltaics, wind, hydro, anaerobic digestion and microCHP - 13,261kW	Baseline established
ENV 8 Managing waste					
ENV 8 (A)	Capacity of waste management facilities	Sufficient capacity to meet identified needs throughout the Plan period	1,316,500 tonnes per annum capacity as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)	1,316,500 tonnes per annum capacity as at 2014 3,700,000m ³ landfill capacity as at 2014	On target

Indicator		Target	Baseline	2014/15	Target met
			4,000,000m ³ landfill (including hazardous) capacity as at 2013		
ENV 8 (B)	Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge	No loss	No loss	0.65ha lost at Ince Park (not considered to impact on delivery of Ince Park multi-modal resource recovery park)	On target
ENV 8 (C)	Relevant planning applications determined in accordance with policy	100 per cent	100 per cent	One application approved not in accordance with policy	No
ENV 9 Minerals supply and safeguarding					
ENV 9 (A)	Supply of permitted reserves of sand and gravel	Maintain at least 7 year landbank throughout the Plan period	5.53 years as at 31 December 2010	10.5 years as at 31 December 2013	On target
ENV 9 (B)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established alongside the preparation of Local Plan (Part Two)	No relevant applications received during the monitoring period	On target

B Housing commitments

B.1 The tables below provide a factual update to the tables set out in Appendix 4d of the Council's Local Plan Examination Matter Eight statement^(xvi). The information in these tables has been updated following the completion of the annual housing land monitor and the publication of the 'Housing Land Monitor 1 April 2014 - 31 March 2015'. The potential future capacity for new housing in the main urban areas will be updated following completion of the 'Housing and Economic Land Availability Assessment' that is currently being prepared to inform the Local Plan (Part Two) Land Allocations and Detailed Policies plan.

xvi The Council's Matter Eight statement can be found on the [Examination webpage](#) of the Council's website.

Housing completions and commitments

Spatial areas

Table B.1 Housing completions and commitments in the Spatial Areas

Spatial area	Net housing requirement	Net completions (2010 - 2015)	Small sites allowance (net)	Net revised requirement (as at 1 April 2015)	Permission brownfield	Permission greenfield	Permission mix	Total permissions	Potential remaining requirement
Chester	5,200	1,491	432	3,277	1,923	55	82	2,060	1,217
Northwich	4,300	687	252	3,361	438	1,905	1,218	3,561	-200
Ellesmere Port	4,800	826	324	3,650	1,660	1,771	9	3,440	210
Winsford	3,500	245	162	3,093	556	831	3	1,390	1,703
Rural (whole)	4,200	1,415	630	2,155	1,479	1,736	164	3,379	-1,224
Total	22,000	4,664	1,800	15,536	6,056	6,298	1,476	13,830	

B.2 Small sites allowance of 150 per annum included from year four onwards i.e. an allowance is included for twelve years of the remaining fifteen years of the plan to 2030. The allowance is distributed across the spatial areas based on the identified split in the Local Plan (Part One) Strategic Policies.

Rural area key service centres

Table B.2 Housing completions and commitments in the key service centres

Spatial area	Net housing requirement	Net completions (2010 - 2015)	Net revised requirement (as at 1 April 2015)	Permission brownfield	Permission greenfield	Permission mix	Total permissions	Potential remaining requirement
Cuddington and Sandiway	200	78	122	2	106	0	108	14
Farndon	200	52	148	10	184	0	194	-46
Frodsham	250	120	130	36	67	0	103	27
Helsby	300	34	266	319	5	0	324	-58
Kelsall	200	46	154	12	124	7	143	11
Malpas	200	50	150	35	267	4	306	-156
Neston and Parkgate	200	90	110	31	20	58	109	1
Tarporley	300	94	206	3	118	51	172	34
Tarvin	200	104	96	11	69	0	80	16
Tattenhall	250	16	234	1	184	0	185	49

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