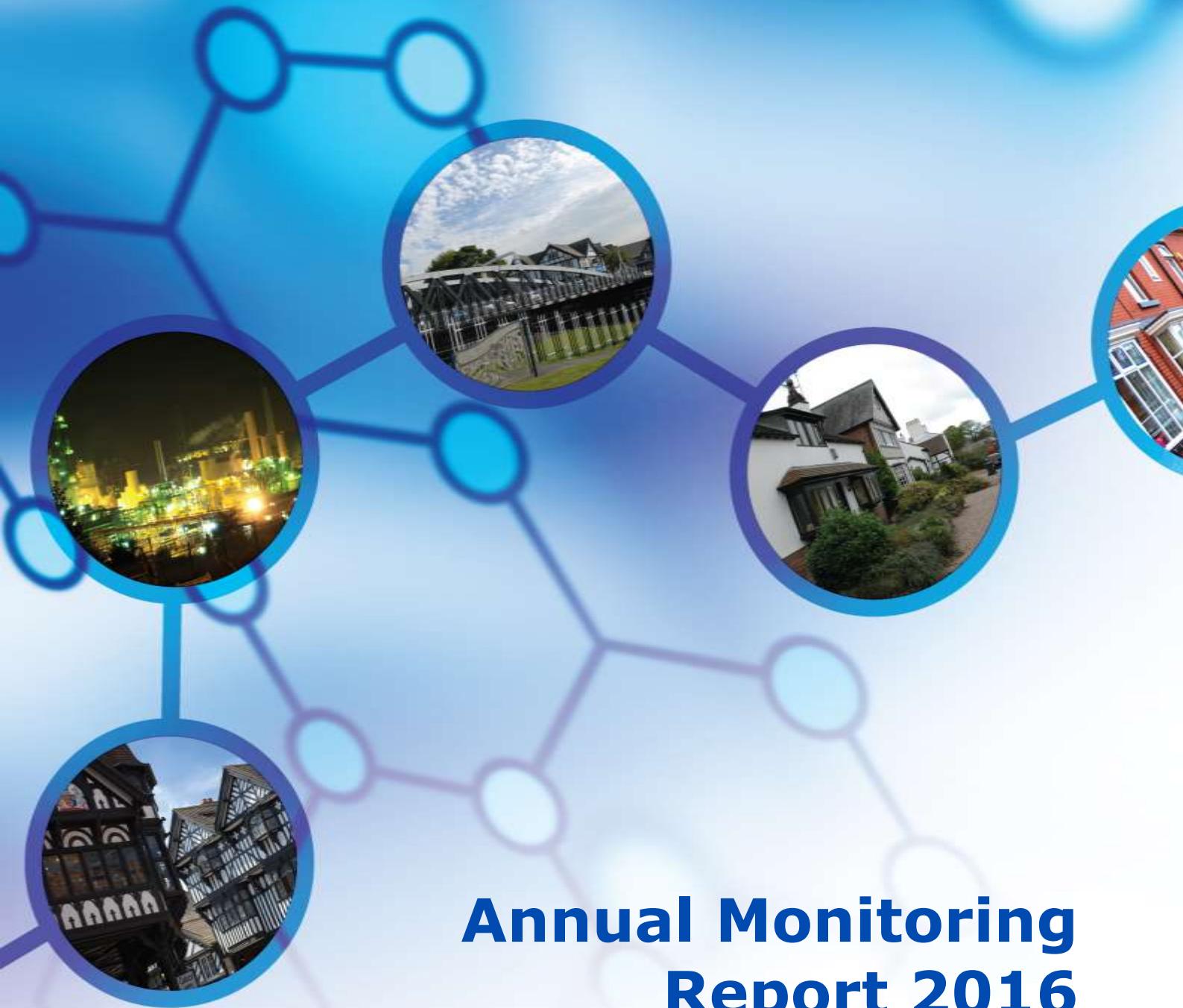


Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2016

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Cheshire West
and Chester

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1 Introduction

1.1 The Annual Monitoring Report (AMR) 2016 covers the period 1 April 2015 to 31 March 2016 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 2016 is the second 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 period following the adoption and implementation of the Local Plan (Part One) alongside the retained policies of the former district and county plans. Due to the nature of certain indicators (which were included in the Local Plan (Part One) monitoring framework) requiring 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. Where it has not been possible to monitor certain indicators, a commentary is provided to set out the current context and where it is intended that the indicator will be monitored through the monitoring framework for the Local Plan (Part Two). Where appropriate, additional indicators have also been included which provide a contextual overview of current circumstances in the borough or add an additional level of policy monitoring. Significant effects indicators taken from the Local Plan (Part One) Sustainability Appraisal Scoping Report have also been included within this AMR as explained at section 6 of this document.

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

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1.6 The indicator tables have been set up to show whether the indicator has been taken from the Local Plan (Part One) monitoring framework (indicated by a LPP1 reference) or is a significant effects indicator taken from the Sustainability Appraisal (indicated by a SE reference). The Local Plan policies relevant to the indicator are also listed as well as the source of the information or data. The significant effects reference (SE) is shown where relevant (as explained in section 6).

Example Indicator Table

Table 1.1

LPP1/ SE	Indicator summary		
	Target	Baseline	2015/16
Local Plan policy ref(s):			
Significant Effects ref(s):			
Source:			

2 Local Plan

2.1 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 Work has commenced on the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies. The Local Plan (Part Two) Land Allocations and Detailed Policies plan provides more detail to Part One in terms of allocating land to meet development requirements, identifying areas /

assets that should be safeguarded and providing additional detail to the policies in Part One. A Preferred Approach document has been prepared and was subject to public consultation in August/September 2016.

2.4 In addition to the plans set out above there are a number of made neighbourhood plans within Cheshire West and Chester as follows:

- Broxton Neighbourhood Plan was made on 30 November 2016.
- Hartford Neighbourhood Plan was made on 8 June 2016.
- Helsby Neighbourhood Plan was made on 8 June 2016.
- Malpas and Overton Neighbourhood Plan was made on 8 July 2015.
- Neston Neighbourhood Plan was made on 8 June 2016.
- Norley Neighbourhood Plan was made on 3 February 2016.
- Tarporley Neighbourhood Plan was made on 8 June 2016.
- Tattenhall and District Neighbourhood Plan was made on 4 June 2014.
- Winsford Neighbourhood Plan was made on 19 November 2014.

2.5 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 & Article 4 Directions'.

3 Local Development Scheme

3.1 The current Local Development Scheme (LDS) was approved by the Cabinet Member for Economic Development and Infrastructure in January 2016. The LDS sets out the key documents that the Council propose to prepare as part of the statutory development plan for the borough. The details of the documents to be prepared, the timetable for production and current progress are set out in table 3.1.

3.2 The revised LDS was approved for publication towards the end of the monitoring period (January 2016). Progress up to January 2016 on the development of the Local Plan (Part Two) Land Allocations and Detailed Policies plan was not not in line with the timetable set out in the previous LDS (2013). The timetable was 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) against the current LDS (January 2016) is shown in Table 3.2 below:

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Table 3.1 Local Development Scheme monitoring (against LDS 2013)

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 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

Table 3.2 Local Development Scheme monitoring (against LDS 2016)

Document title and detail	Regulation 18 consultation	Publication (Regulation 19)	Submission (Regulation 22)	Examination hearings	Receipt of Inspector's report	Adoption
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)	Autumn 2013 - Summer 2014	December 2016	April 2017	August 2017	January 2018	February 2018

Whilst not a formal Regulation stage, a Local Plan (Part Two) Preferred Approach document was approved for consultation purposes by Cabinet on 20 July 2016 and was taken out for public consultation during August/September 2016.

Future dates are outside the 2015/16 monitoring period

4 Neighbourhood Planning & Article 4 Directions

4.1 There are nine 'made' neighbourhood plans within the borough which were formally 'made' by the Council's Executive/Cabinet as follows:

- Broxton Neighbourhood Plan was made on 30 November 2016.
- Hartford Neighbourhood Plan was made on 8 June 2016.
- Helsby Neighbourhood Plan was made on 8 June 2016.
- Malpas and Overton Neighbourhood Plan was made on 8 July 2015.
- Neston Neighbourhood Plan was made on 8 June 2016.
- Norley Neighbourhood Plan was made on 3 February 2016.
- Tarporley Neighbourhood Plan was made on 8 June 2016.
- Tattenhall and District Neighbourhood Plan was made on 4 June 2014.
- Winsford Neighbourhood Plan was made on 19 November 2014.

4.2 These neighbourhood plans now form part of the statutory development plan for the area and have full development plan weight in planning decisions.

4.3 In addition to the nine '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 <i>(correct as of February 2017)</i>	
Broxton Neighbourhood Plan	Made 30 November 2016
Hartford Neighbourhood Plan	Made 8 June 2016.
Helsby Neighbourhood Plan	Made 8 June 2016.
Malpas and Overton Neighbourhood Plan	Made 8 July 2015
Neston Neighbourhood Plan	Made 8 June 2016.
Norley Neighbourhood Plan	Made 3 February 2016.
Tarporley Neighbourhood Plan	Made 8 June 2016.
Tattenhall and District Neighbourhood Plan	Made on 4 June 2014
Winsford Neighbourhood Plan	Made on 19 November 2014
Neighbourhood plans at earlier stages	
Stage of development	

Ashton Hayes and Horton-Cum-Peel	<p>Area designated 6 June 2013 (amended and designated 3 March 2016)</p> <p>Regulation 14 consultation 18 January to 6 March 2016</p> <p>Publicity stage consultation 27 October to 8 December 2016</p> <p>Examination January/February 2017</p>
Barrow	Area designated 11 September 2013
Broxton	<p>Area designated 13 June 2013</p> <p>Regulation 14 consultation 17 August to 28 September 2015</p> <p>Publicity stage consultation 14 January to 26 February 2016</p> <p>Examination May/June 2016</p> <p>Referendum 13th October 2016.</p> <p>Plan made on 30 November 2016.</p>
Central Gowey (South) Neighbourhood Plan (Hargrave and Huxley Parish Council)	<p>Area designated 7 October 2013</p> <p>Regulation 14 consultation 26 October to 6 December 2015</p> <p>Publication consultation 30 June to 12 August 2016</p> <p>Examination December/January 2016/17</p>
Coddington and District	Area designated 9 March 2016
Cuddington	Area designated 23 June 2015
Darnhall	Area designated 14 June 2016
Davenham	<p>Area designated 8 May 2013</p> <p>Regulation 14 consultation closed 10 May 2016</p>

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Farndon	Area designated 11 September 2013 (amended and designated 23 October 2015). Regulation 14 consultation closed 28 May 2016
Frodsham	Area designated 1 June 2015
Guilden Sutton	Area designated 25 April 2016
Kelsall and Willington	Area designated 26 November 2013 Regulation 14 consultation closed 7 January 2016 Publication consultation commenced 14 July 2016 and closed 26 August 2016 Examination October/November 2016 Referendum 2 March 2017
Mickle Trafford and District	Area designated 17 December 2015
Moulton	Area designated 6 March 2013
No Man's Heath	Area designated 6 June 2013 Regulation 14 consultation 17 September and 29 October 2015
Northwich	Area designated 6 June 2013 Regulation 14 consultation 14 October and 30 November 2015
Tarvin	Area designated 19 November 2015
Tiverton, Tilstone Fearnall and Beeston	Area designated 13 June 2013 Regulation 14 consultation closed 25 September 2016
Upon-by-Chester and District	Area designated 16 January 2015

Whitegate and Marton	<p>Area designated 17 April 2013</p> <p>Regulation 14 consultation closed 30 June 2015</p> <p>Publication consultation 24th August to 7 October 2016</p> <p>Examination December/January 2016/17</p> <p>Referendum 30 March 2017.</p>
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4.4 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 (once adopted) 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.

4.5 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.

4.6 Where a Neighbourhood Plan has allocated a development site, these will be monitored separately through the relevant indicators in the monitoring framework.

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

Article 4 Directions

4.8 There are currently three Article 4 Directions within Cheshire West and Chester that remove permitted development rights in relation to conversion of dwellings to Houses in Multiple Occupation (HMOs). The Article 4 Directions are located at King Street, Newry Park and Garden Lane in Chester. There are still high levels of HMOs in these areas and potential issues relating to additional HMOs, for example in terms of parking, storage of waste and noise. As such, the original reasons the directions were made are still valid and the three HMOs should be retained.

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

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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 2015 to 31 March 2016 and beyond 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. 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). All stakeholders were also consulted on the Preferred Approach document for the Local Plan (Part Two) and will continue to be consulted on the subsequent Publication/Submission documents.

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• Gypsy and Traveller accommodation• 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>Joint position statement prepared by CWAC and Cheshire East 22 September 2014.</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> <p>Meeting held 31 March 2015 to update on Local Plan activity by each authority.</p> <p>Continued engagement following the adjournment of the Cheshire East Local Plan Examination 2015/2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
		Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.
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> <p>Meeting held 19 April 2016 to update on Local Plan activity by each authority.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted on the Widnes and Hale Green Belt Study and Site Assessment document and Local Centres Review - February 2015</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</p>
Warrington Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation 	<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>

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Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> • Green Belt • 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> <p>Warrington CIL viability assessment stakeholder event - July 2015</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</p>
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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Key Stakeholders Forum - February 2015</p> <p>Duty to Co-operate liaison meeting with CWAC, Flintshire and Wrexham - June 2015</p> <p>Meeting to discuss transport issues held on 28 April 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
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> <p>Duty to Co-operate liaison meeting with CWAC, Flintshire and Wrexham - June 2015</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
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>

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Local Authority / Body	Identified strategic matters	Actions taken
		<p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</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>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Members consulted on the draft Local Aggregate Assessment 2016 and provided a combined response.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
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> <p>Consulted on the draft Local Aggregate Assessment 2016.</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> <p>Liaison meetings to discuss the Local Plan (Part Two) held March 2015 and July 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</p>
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> <p>Liaison meeting to discuss the Local Plan (Part Two) held 28th April 2015.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Liaison meetings to discuss the Local Plan (Part Two) held July 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Civil Aviation Authority	<ul style="list-style-type: none"> • Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p>

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Local Authority / Body	Identified strategic matters	Actions taken
		<p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Highways England	<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> <p>Strategic Sites meeting 16 Feb 2016</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
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> <p>Participated in MMO Marine Planning: Issues with supporting evidence workshop 13 July 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the draft Local Aggregate Assessment 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

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Local Authority / Body	Identified strategic matters	Actions taken
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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

5.6 In addition to those listed above, several local authorities were consulted specifically on the draft Local Aggregate Assessment 2016, including Denbighshire County Council, Sefton Council, Lancashire County Council, Lake District National Park Authority, North East Lincolnshire Council, Lincolnshire County Council, Calderdale Council, Doncaster Council, North Yorkshire Moors National Park Authority, Barnsley Metropolitan Borough Council, Bradford Council, City of York Council, Derbyshire County Council, East Riding of Yorkshire Council, Kingston upon Hull City Council, Kirklees Council, Leeds City Council, North Yorkshire County Council, Northumberland County Council, Nottinghamshire County Council, Rotherham Council, Sheffield City Council, Wakefield Council and Yorkshire Dales National Park Authority.

5.7 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	<p>Joint position statement prepared by Cheshire West and Chester and Cheshire East 22 September 2014.</p> <p>Responded to the evidence base and direction for the Local Plan - July 2015</p> <p>Response to the initial views of the Examiner - September 2015.</p>
Cheshire East Council	Green Belt Assessment	Responded to request for consideration of further work on Green Belt assessment.
Cheshire East Council	Local Aggregate Assessment	Provided comments on draft Local Aggregates Assessment.

Local Authority / Body	Reason for request for co-operation	Actions taken
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. Warrington CIL viability assessment stakeholder event - July 2015
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.
Liverpool City Region	Invitation to make comments on the Liverpool City Region Housing and Employment Land Market Assessment	Submitted comments 31 May 2016.

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Local Authority / Body	Reason for request for co-operation	Actions taken
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.
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.
Flintshire County Council	Consultation on Flintshire Local Development Plan - Key Messages: Setting the future direction for the Plan - Tell us what you think	Submitted comments 28 April 2016.
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 in a table under each indicator where relevant. Where significant effects are identified these are shown throughout the AMR with an SE (X) reference number linked to the significant effects list below. This will enable the Council to monitor the performance of the policies of the plan in relation to the identified significant effects and to prevent duplication.

Local Plan (Part One) Sustainability Appraisal Significant Environmental Effects Indicators

Table 6.1

	Indicators identified in the SA of the Local Plan (Part One) are shaded in blue
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Climate change

Table 6.2

SE 1	Total CO ₂ emissions
SE2	CO ₂ emissions per capita arising from domestic, transport and industry and commerce
SE3	Number and percentage of relevant planning applications determined contrary to Environment Agency advice on flood risk grounds.
SE4	Annual average domestic consumption of electricity (Kilowatt hours).
SE5	Annual average domestic consumption of gas (Kilowatt hours).
SE6	Housing energy efficiency (SAP rating).
SE7	Installed capacity from renewable energy sources.
SE8	Mode of transport used by residents to travel to work.

Biodiversity, flora and fauna

Table 6.3

SE9	The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition
SE10	Number and total area of new statutory and non-statutory nature conservation sites
SE11	Number and total area of internationally and nationally designated nature conservation sites

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SE12	Total amount of Open Space per 1,000 resident population (ha)
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Water

Table 6.4

SE13	Change in extent of flood risk areas
SE14	Number and percentage of relevant planning applications determined contrary to Environment Agency advice on water quality grounds
SE15	Water quality / ecological status of rivers.
SE16	Number of SuDs approved by the SuDs Approval Body (SAB)

Air

Table 6.5

SE17	Annual average background nitrogen dioxide concentration in AQMAs (ug/m ³).
SE18	Number and extent of Air Quality Management Areas
SE19	Number of tonnes of NOx emitted annually from road transport.
SE20	Number of tonnes of PM10 emitted annually from road transport

Land and resources

Table 6.6

SE21	Supply of primary land-won aggregate sand and gravel
SE22	Sales of primary land-won aggregate sand and gravel
SE23	Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources (sales of secondary and recycled aggregate)
SE24	Area of Best and Most Versatile Agricultural Land
SE25	Percentage of new and converted dwellings built on previously developed land
SE26	Percentage of employment development completed on previously developed land

Waste

Table 6.7

SE27	Municipal solid waste arisings
SE28	Kilogrammes of household waste collected per head
SE29	Total amount of commercial and industrial waste
SE30	Percent of municipal solid waste landfilled
SE31	Amount of commercial and industrial waste landfilled in the borough
SE32	Percentage of municipal solid waste recycled and composted
SE33	Percentage of municipal solid waste sent for energy recovery
SE34	Capacity and change in stock of new waste management facilities
SE35	Waste imports and exports

Cultural heritage and landscape

Table 6.8

SE36	Number of heritage assets (listed buildings, scheduled monuments, conservation areas) identified on the Heritage at Risk register
SE37	Number of heritage assets (listed buildings, scheduled monuments, conservation areas).
SE38	Number, area and condition of RIGS
SE39	Number of designated Local Green Space sites within made Neighbourhood Plans
SE40	Number of Green Flag awarded open spaces

Population and human health

Table 6.9

SE41	Number of LSOAs in the bottom 20 percent of the indicators of multiple deprivation
SE42	Number of households in fuel poverty
SE43	Household composition and size
SE44	Number and type of new health facilities
SE45	Number of borough residents in employment

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Housing

Table 6.10

SE46	Number of gross affordable housing completions by type and size
SE47	Number of extra care schemes approved and number of older persons dwellings provided
SE48	Number of vacant dwellings and unfit dwellings
SE49	Provision of sites/pitches for Gypsies and Travellers and Travelling Showpersons accommodation
SE50	Number of net dwelling completions each year
SE51	Number of housing completions (gross) by type, including number of bedrooms

Community safety

Table 6.11

SE52	Domestic burglaries per 1000 households
SE53	Violent crime per year per 1000 population in the LA area
SE54	Fear of crime (Community Survey).
SE55	Total number of people killed or seriously injured (KSI) in road traffic collisions
SE56	Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions

Economic development

Table 6.12

SE57	Amount of employment land developed by type and location
SE58	Amount of employment land developed since 2010 plus amount of employment land available in the supply
SE59	UK business counts - total enterprises
SE60	GVA by industry (CWaC)
SE61	Vacancy rates on primary shopping streets

SE57	Amount of employment land developed by type and location
SE62	Amount of completed additional floorspace (gross and net) for town centre uses
SE63	Unemployment rates in the borough
SE64	Average earnings within the borough
SE65	Number of day and overnight visitors to the borough
SE66	Amount of new tourism related development
SE67	Percentage of the borough covered by superfast broadband.

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, the spatial areas and the approach to accommodating growth, the approach to Green Belt and countryside and 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 has been drafted and subject to consultation alongside the Local Plan (Part Two) Preferred Approach.

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 2016) by spatial area is set out in the Council's Housing Land Monitor 2015-2016.

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Housing

LPP1	STRAT2 (A) Number of net dwelling completions in monitoring year (2015-2016)				
	Target	Baseline	Gross	Losses	Net
	Delivery of 1,100 net dwellings per annum (set out in housing trajectory)	N/A	1,816	47	1,769
Local Plan policy ref(s): STRAT2					
Significant Effects ref(s): SE50					
Source: CWAC Housing Land Monitor Report (2015-2016)					

Table 7.1 Annual housing completions 1 April 2015 - 31 March 2016 by spatial area

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	515	21	494
Ellesmere Port	80	8	72
Northwich	467	3	464
Winsford	104	0	104
Rural	650	15	635
Total	1,816	47	1,769

7.6 The annual net housing completions within this monitoring period is 1,769 units. This is 669 dwellings above the annualised requirement as set in the Local Plan (Part One). The Local Plan (Part One) [housing trajectory](#) projected completions of 1,560 (net) for the 2015/16 monitoring period which has been exceeded by 209 dwellings. Forecasts are an estimated level of completions that could be realised based on a range of forecasting assumptions.

SE	STRAT2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Baseline	2015/16
	2015/16	60.5%	60.5 %

SE	STRAT2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Baseline	2015/16
Local Plan policy ref(s): STRAT2			
Significant Effects ref(s): SE25			
Source: CWAC Housing Land Monitor Report (2015-2016)			

7.7 60 per cent of all new dwellings (new build, conversion and change of use) were completed on previously developed, or brownfield, land. A further 10 per cent of completions were achieved on sites that have been categorised as 'mix' i.e. part of the site is greenfield land and part of the site is brownfield land.

LPP1	STRAT 2 (B) Number of net dwelling completions in previous five years (2010 to 2015)						
	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
Local Plan policy ref(s): STRAT2							
Significant Effects ref(s): N/A							
Source: CWAC Housing Land Monitor reports 2010 to 2015							

7.8 Over the five year period 2010 to 2015 the total net housing completions delivered was 4,644. Delivery has fallen slightly short of the total requirement for of 5,500 for this period. This indicator will be updated every five years, comparing the periods 2010 to 2015, 2016 to 2020, 2021 to 2025 and 2026 to 2030.

LPP1	STRAT 2 (C) Total 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	6,433	
Local Plan policy ref(s): STRAT2				
Significant Effects ref(s): N/A				

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LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010		
	Target	Baseline	As at 1 April 2015
	Source: CWAC Housing Land Monitor reports		

7.9 The total net housing completions recorded since the base date of the Plan (2010) is 6,433 dwellings. The Local Plan requirement for this period equates to 6,600 net dwellings which is slightly greater than the level achieved to date. The under delivery in housing is a total of 167 dwellings as at 1 April 2016.

LPP1	STRAT 2 (D) Supply of deliverable housing sites			
	Target	Baseline	1 April 2015	1 April 2016
	Five year supply based on housing trajectory	8,906	10,151	9,322
	Local Plan policy ref(s): STRAT2			
	Significant Effects ref(s): N/A			
	Source: Housing Land Monitor database / HELAA 2016			

7.10 The Council completed the housing monitor in May 2016 and published the 'Housing Land Monitor Report 2015-2016' in June 2016. The report sets out the annual housing completions for the period and identifies the five year deliverable housing land supply. As at 1 April 2016 the supply of deliverable housing land equates to 9,322 net dwellings which counts all losses, demolitions and changes of use that will take place as part of a development. The deliverable supply has reduced by approximately 800 dwellings in comparison to the supply in 2014/15. This is due to higher delivery rates in 2015/2016 than were forecast for the same period, and amendments to the capacity of some sites with planning permission.

7.11 Appendix B lists the allocated housing sites within 'made' Neighbourhood Plans which are included within the housing land supply.

Employment

7.12 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.⁽ⁱⁱⁱ⁾. The revised employment land allocations to be identified through Local Plan (Part Two) will be informed by the Council's Employment Land Study Update (2013), relevant background/information reports for the Local Plan (Part One), the updated Housing and Economic Land Availability Assessment (HELAA) and Site

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

Allocations Background Paper. Additional indicators will be developed for Local Plan (Part Two) where necessary.

LPP1	STRAT 2 (E) Amount of employment land developed 2010 - 2030		
	Target	Baseline	2015/16
	365 hectares	2010-13: 65ha employment land developed 2013-14: 2.4ha 2014-15: 20.6ha Total 2010-2015: 88ha	2015-16: 13.1ha
Local Plan policy ref(s): STRAT 2, STRAT3-6, STRAT8, ECON 1			
Significant Effects ref(s): SE57			
Source: Employment monitor (2016)			

7.13 There was approximately 13ha of employment land completed during the monitoring period. The table below gives further information on the breakdown of completions by type and location within the Borough.

Table 7.2 Employment land completions by type and location 2015-2016 (ha/m²)

Spatial area	B1 Business	B2 General Industry	B8 Storage or Distribution	Mixed B uses	Other	Total
Chester	1.1 (16,442)	0	0	0.4 (1,858)	0	1.4 (18,300)
Ellesmere Port	0	0	0.5 (5300)	0	0	0.5 (5,300)
Northwich	0.3 (580)	0	0	0.3 (462)	0.2 (n/a)	0.8 (1,042)
Rural	2.7 (3,322)	0	1 (1,600)	0	0	3.7 (4,922)

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Spatial area	B1 Business	B2 General Industry	B8 Storage or Distribution	Mixed B uses	Other	Total
Winsford	0	4.9 (1,700)	1.6 (2,428)	0	0.3 (n/a)	6.8 (4,128)
Total	4.1 (20,334)	4.9 (1,700)	3.1 (9,328)	0.7 (2,320)	0.5	13.1 (33692)

7.14 The take up of employment land equated to 33,600m² floorspace borough wide. The majority of floorspace developed was for office floorspace (class B1a) in Chester. Commercial development has taken place at the former bus station, Delamere Street, Chester for a mix of B1/D1 use to a maximum of approximately 9900m². The first office building of the Chester Business Quarter ('One City Place') has been completed delivering approximately 6500m² B1 grade A office floorspace (this is also monitored under STRAT3 (D). Additional office floorspace was developed at Cheshire Business Park, Northwich (580m²) and through the change of use of a rural agricultural building in Frodsham (1882m²).

7.15 In Winsford, 4.9ha employment site was extended at Morrisons Manufacturing (14/01591/FUL). The development provided a southern extension to the existing facility for a new production area (B2 use class) of around 1700m². The site is located between the Smokehall Industrial Estate to the north and Winsford Industrial Estate to the south and is a major employer for the area.

7.16 Employment development for storage and distribution (B8 use class) was completed on land adjacent to Hitex, Cloister Way, Ellesmere Port (0.53ha). This provides an extension to an industrial unit for additional storage, within the Stanlow Special Policy Area. In the rural area, new warehouse development was completed at John Davis and Co, Wimbolds Trafford (1600m²) to allow for the expansion of a well established business. On land adjacent to Road Five, Winsford, retrospective permission was granted for the use of land for storage (2428m²).

7.17 There were 4 employment units developed at Cosgrove Business Park, Northwich during the monitoring period. This equates to 462m² of floorspace suitable for a mix of employment uses (mixed B1, B2 or B8). This is part of wider expansion plans for the business park, with a further 6 units expected to be developed in the short term. Likewise an industrial unit was developed at Talbot Way, Chester West/Sealand Industrial Estate for mixed employment uses (1800m²), now occupied by Euro Car Parts.

7.18 Other development recorded includes the use of land at Henkel Ltd, Winsford for storage of hazardous substances. A new employment unit was created at Old Warrington Road, Northwich for use class B8 and ancillary trade counter.

LPP1	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	Target	Baseline	2015/16
	At least 365 hectares	Employment land completions: 2010-2013: 65ha 2013-2014: 2.4ha 2014-2015: 20.6ha Cumulative total 2010-2015: 88ha Realistic employment land supply: 1st April 2013: 315.7ha	Employment land completions 2015-2016: 13.1ha Cumulative total 2010-2016: 101ha Realistic employment land supply: 1st April 2016: 292ha Total: 393ha
Local Plan policy ref(s): STRAT 2, STRAT3-6, STRAT8, ECON1			
Significant Effects ref(s): SE58			
Source: Employment monitor 2016			

7.19 The indicator above monitors the overall levels of employment provision in the borough, through the completion of new employment development and the remaining employment land within the supply.

7.20 For the monitoring period 2015-2016, the employment land supply comprises (a) undeveloped employment allocations from the retained policies of the former borough local plans^(iv) and (b) extant planning commitments for new employment development (either 'windfall' sites, or on allocated land), (c) undeveloped employment allocations in 'made' neighbourhood plans. The supply excludes allocated employment sites where planning permission has been granted for an alternative use.

7.21 Indicator STRAT 2 (F) summarises the overall level of employment land provision in the borough (2010 - 2016). During the first five years of the Local Plan period, 101ha employment land has been developed. The realistic employment land supply from undeveloped allocations is 292ha (including sites without planning permission, and commitments). Table 7.3 below details the breakdown of employment land provision over the Plan period. Appendix C 'Employment land supply' includes a breakdown of the sites within the supply.

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Table 7.3 Employment land provision over the plan period 2010-2030 (as at 1st April 2016)

Source (as at 1st April 2016)	Employment Land (ha)
Cumulative completions 2010-2016	101
Planning commitments for employment use	76
Total	177
Residual requirement (365-178)	188
'made' undeveloped Neighbourhood Plan employment allocations	39
Undeveloped 'retained' employment allocations (to be reviewed through emerging Local Plan Part Two)	176
Employment land supply (1st April 2016)	392
Summary of provision (STRAT2) (392-365)	+27

7.22 The following 'made' Neighbourhood Plans include employment land allocations that are included in the supply:

- Winsford Neighbourhood Plan 35ha at Winsford Industrial Estate and Woodford Park.
- Neston Neighbourhood Plan 3.8ha at Clayhill Industrial Estate

7.23 The total provision of up to 393ha, is in excess of policy STRAT2. The continued suitability of the undeveloped land allocations for employment use will be reviewed in preparation of Local Plan (Part Two). This 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. Since the monitoring period, the Draft HELAA has been prepared and will be consulted on alongside the Local Plan (Part Two) Preferred Approach, together with other background reports and the Sustainability Appraisal. The Draft Site Allocations Background Paper details the preferred approach and policy recommendations for future employment land allocations.

7.24 To take account of the uneven distribution of employment land in the borough (together with the land lost to alternative uses based on past trends) the Local Plan (Part One) makes provision for additional employment land allocations in Northwich and the rural area (and Winsford which is being brought forward through the Neighbourhood Plan).

SE	STRAT 2 (F i) Percentage of employment development completed on previously developed land in a sustainable location (ha)		
	Target	Baseline	Gross
	Local Plan (Part One) encourages the use of previously developed land in sustainable locations. No specific target.	N/A	Employment land completions (2016) by land type: Previously developed land: 5.1ha Greenfield land: 8ha Employment development on previously developed land = 39%
Local Plan policy ref(s): STRAT1, STRAT2			
Significant Effects ref(s): SE26			
Source: Employment monitor 2016			

7.25 The majority of employment development during the monitoring period was on greenfield land. However, this is mainly due to one large development at Morrisons Manufacturing, Winsford. Whilst this is a greenfield site, it is located within the settlement boundary for Winsford adjacent to existing employment uses. Employment development on brownfield land during the monitoring period took place in the main urban areas of Chester, Ellesmere Port, Northwich and Winsford. The only exception was a modular single storey building at Urenco, Capenhurst. Although outside a defined settlement boundary, this is an established major developed site for economic development in the Green Belt.

STRAT 3 Chester

7.26 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.

Housing development

LPP1	STRAT 3 (A) Number of net dwelling completions in Chester spatial area 2010 - 2030		
	Target	Baseline	As at 1 April 2016
	5,200 dwellings by 2030	0 dwellings	1,985 dwellings
Local Plan policy ref(s): STRAT3			
Significant Effects ref(s): N/A			

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LPP1 STRAT 3 (A) Number of net dwelling completions in Chester spatial area 2010 - 2030			
Target	Baseline	As at 1 April 2016	
Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper			

7.27 The Local Plan (Part One) housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030. 494 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 2016 is 1,985. The current level of completions equates to 38 per cent of the total requirement. A further 2,031 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

LPP1 STRAT 3 (B) Number of net dwelling completions on Wrexham Road site 2010 - 2030			
Target	Baseline	As at 1 April 2016	
1,300 dwellings (1,264 by 2030)	0 dwellings	0 dwellings	0 dwellings
Local Plan policy ref(s): STRAT3			
Significant Effects ref(s): N/A			
Source: Housing land monitor database			

7.28 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.

7.29 A planning application was submitted, independent of the Wrexham Road development consortium, for the development of 31 dwellings at land off Sherbourne Avenue, Chester, which is within the strategic site designation. The application was refused by the Local Authority and allowed on appeal.

Employment, retail and leisure development

LPP1 STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre			
Target	Baseline	2015/16	
Development completed by 2020	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	Theatre is under construction and is expected to open Spring 2017. Application 16/02282/OUT for the Northgate development was	

LPP1	STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
	Target	Baseline	2015/16
			granted planning permission on 15 September 2016.
Local Plan policy ref(s): STRAT3, ECON2			
Significant Effects ref(s): N/A			
Source: CWAC Retail monitoring and online planning application register			

7.30 RE:NEW is the name of the project transforming Chester's former Odeon building into the new cultural centre 'Storyhouse'. The RE:NEW project is converting and extending the existing building to house two flexible theatre spaces, boutique independent cinema, the library and cafe bars. The project is expected to fully open early 2017.

7.31 The Northgate development has progressed since the end of the monitoring period, with a hybrid planning application ([16/02282/OUT](#)) granted planning permission on 15 September 2016. The scheme will include restaurants, a new market, cinema, movement of the existing hotel, high quality shops and a department store. It is anticipated that phase 0 (library site construction) will begin 2017 and phase 1 (cinema, market and hotel construction) will begin 2018. The whole development, including phase 2 (retail construction) is expected to be complete late 2020/early 2021.

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2015/16
	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 for the first office building commenced June 2015.	First office building, 'One City Place' completed February 2016.
Local Plan policy ref(s): STRAT2, STRAT3, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

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7.32 Work is progressing on the delivery of the Chester Business Quarter by Muse Developments. The first office building 'One City place' was completed in February 2016. This is a six storey grade A office building close to the railway station in Chester. The building has been developed to BREEAM excellent standard and includes approximately 6,500m² new office floorpace. The remaining part of the scheme has outline planning permission. 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.

LPP1	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	2015/16
	No loss	No loss	<p>Chester Business Park No loss of employment land (ha) or premises (m²) on large sites during the monitoring period.</p> <p>Small scale development of 0.15ha (150m²) - change of use from office (use class B1) to dental surgery (use class D1).</p> <p>Chester West and Sealand Industrial Estates No loss of employment land (ha) or premises (m²) during the monitoring period.</p>
Local Plan policy ref(s): STRAT2, STRAT3, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

7.33 Indicator ECON1 (Di) 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, on large sites. This indicator is measured at the point of completion of any proposed alternative development.

7.34 At Chester Business Park a small scale change of use from office (use class B1) to dental surgery (use class D1) has taken place at Unit 4C Bridgegate Pavilion (14/03319/COU). The proposed change of use only relates to small part of the overall building. The development was modest in scale and was not considered to detract from the original intention of the business park for a high quality development in a parkland setting. This decision was granted before adoption of Local Plan (Part One).

7.35 Since the monitoring period, an appeal has been dismissed for a change of use from office to alternative use at unit 4D Honeycomb West, Chester Business Park. The proposal could cause harm to the supply of employment land and premises within Chester, particularly for office use (class B1).

The decision notes that the adoption of Local Plan (Part One), through policy STRAT3, has reinforced the importance of protecting Chester Business Park for high quality office development.

STRAT 4 Ellesmere Port

7.36 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.

Housing development

LPP1	STRAT 4 (A) Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030		
	Target	Baseline	1 April 2016
	4,800 dwellings by 2030	0 dwellings	898 dwellings
Local Plan policy ref(s): STRAT2, STRAT4			
Significant Effects ref(s): N/A			
Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper			

7.37 The Local Plan (Part One) housing requirement for the Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030. 72 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 2016 is 898. The current level of completions equates to 19 per cent of the total requirement. An additional 3,756 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010 - 2030			
	Target	Baseline	2014/15	2015/16
	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	0 completions 9 dwellings under construction
Local Plan policy ref(s): STRAT4				

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010 - 2030			
	Target	Baseline	2014/15	2015/16
	Significant Effects ref(s): N/A			
	Source: Housing land monitor database			

7.38 The planning appeal (ref APP/A0665/A/13/2209026) for the alternative residential development scheme of 2,000 new homes (planning application ref 12/02091/OUT) was allowed, and the decision was issued on 26 August 2015.

7.39 Reserved matters permission has been granted for 170 dwellings following permission 13/04015/OUT which is phase one of the overall development. The development has commenced and access to the site is complete with 9 dwellings under construction as at 1 April 2016.

Employment development in Ellesmere Port

7.40 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.

7.41 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. The extent and availability of employment land in this area will be undertaken in preparation of Local Plan (Part Two) through a review of the Stanlow Special Policy Area.
- Ince Park (Protos) 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. This is monitored under policy ENV8 relating to waste management. If development falls within the B use classes this will be monitored as part of the employment land supply. During the monitoring period development has started on the phase 1 infrastructure works for the Protos scheme.
- Hooton Park is identified as a sub-regionally important employment location. Land is safeguarded through the Local Plan for continued office, industrial and warehousing use, particularly in connection with the automotive or related industries. A Local Development Order is being taken forward by the Council for the North Road Industrial Area (part of the Hooton Park area) to support the delivery of vacant development sites and minimise uncertainty from the planning process. This was approved in May 2016. The LDO grants planning permission, subject to compliance with specific criteria, for new developments, extensions and alterations to existing buildings in North Road Industrial Area, in addition to changes of use and certain minor operations as set out in this Order. This element of the LDO relates exclusively to sites that are within Class B of the Town and Country Planning (Use Classes) Order 1987 as amended. The LDO will be in place for a period of 10 years, although the Council can exercise its powers to amend or withdraw the LDO at any time where appropriate.

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

7.43 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.

Housing development

LPP1	STRAT 5 (A) Number of net dwelling completions in Northwich spatial area 2010 - 2030		
	Target	Baseline	1 April 2016
	4,300 dwellings by 2030	0	1,151 dwellings
Local Plan policy ref(s): STRAT2, STRAT5			
Significant Effects ref(s): N/A			
Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper			

7.44 The Local Plan (Part One) housing requirement for the Northwich spatial area is 4,300 dwellings between 2010 and 2030. 464 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 2016 is 1,151. 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 Winsford Urban Village development that will provide in excess of 1,000 new homes when completed. The current level of completions equates to 27 per cent of the total requirement. An additional 3,498 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

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LPP1	STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings.					
	Target	Baseline	2013/14	2014/15	2015/16	Total
	Significant Effects ref(s): N/A					
	Source: Housing land monitor database					

7.45 The Winnington Urban Village is being developed by four house builders (Barratt, David Wilson Homes, Morris Homes and Taylor Wimpey). The annual delivery rate across the site has remained at a rate of between 30 and 40 dwellings per house builder equating to a total of 144 net dwellings completed within the monitoring period. The total number of dwellings completed on the site as at 1 April 2016 is 389 units.

LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings		
	Target	Baseline	2015/16
	Development completed by 2030	Resolution to grant outline planning permission subject to s106 legal agreement	0 dwellings completed
	Local Plan policy ref(s): STRAT5		
	Significant Effects ref(s): N/A		
	Source: Housing land monitor database		

7.46 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.

7.47 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.

Employment development

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010 - 2030 (Northwich)		
	Target	Baseline	2015/16
	30 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land	Draft HELAA site assessments undertaken during the monitoring period. This provides evidence to

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010 - 2030 (Northwich)		
	Target	Baseline	2015/16
		Allocations and Detailed Policies plan.	inform the identification of employment land allocations in Local Plan (Part Two).
Local Plan policy ref(s): STRAT2, STRAT5, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016), HELAA, emerging Local Plan (Part Two)			

7.48 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.

7.49 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.

7.50 Since the monitoring period, the Council has published a Draft Housing and Economic Land Availability Assessment (HELAA) and Draft Site Allocations Background Paper. These evidence base reports set out the approach to identifying employment allocations through the Local Plan (Part Two). The consultation draft Local Plan (Part Two) on preferred policy approaches sets out the proposed employment land allocations for Northwich and meets the requirements of policy STRAT5.

LPP1	STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
	Target	Baseline 2010	2015/16
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Phase one of the scheme is expected to complete by the end of 2016.
Local Plan policy ref(s): STRAT5			
Significant Effects ref(s): N/A			
Source: CWaC Monitoring Database			

7.51 Barons Quay is well underway, with the first phase under construction and expected to complete in the next monitoring period. The development will provide new retail accommodation, a new Asda supermarket, restaurant / bar accommodation and a 5 screen cinema that will be occupied by Odeon.

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LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2015/16
	No loss	No loss	Employment land (ha): No loss Employment floorspace (m ²): No loss
Local Plan policy ref(s): STRAT5, STRAT2, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

7.52 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

7.53 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.

Housing development

LPP1	STRAT 6 (A) Number of net dwelling completions in Winsford spatial area 2010 - 2030		
	Target	Baseline 2010	1st April 2016
	3,500 dwellings by 2030	0 dwellings	349 dwellings
Local Plan policy ref(s): STRAT6			
Significant Effects ref(s): N/A			
Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper			

7.54 The Local Plan (Part One) housing requirement for the Winsford spatial area is 3,500 dwellings between 2010 and 2030. 104 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 349. The current level of

completions equates to 10 per cent of the total requirement. An additional 1,655 dwellings have planning permission and along with the Station Quarter strategic site will make a significant contribution towards meeting the requirement.

LPP1	STRAT 6 (B) Number of net dwelling completions at Station Quarter site 2010 - 2030			
	Target	Baseline	2014/15	2015/16
	1,000 dwellings (775 by 2030)	Planning application submitted for development of part of strategic site. Site allocated in Winsford Neighbourhood Plan	0 dwellings	0 dwellings
Local Plan policy ref(s): STRAT6				
Significant Effects ref(s): N/A				
Source: Housing land monitor database				

7.55 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. The decision was over turned following a public inquiry and the permission has subsequently been issued.

7.56 The Station Quarter is identified in the Winsford Neighbourhood Plan (made in 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.

Employment, retail and leisure development

LPP1	STRAT 6 (C) Amount of additional employment land provided 2010 - 2030		
	Target	Baseline	2015/16
	35 hectares	Baseline to be established 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
Local Plan policy ref(s): STRAT2, STRAT6, ECON1			

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LPP1 STRAT 6 (C) Amount of additional employment land provided 2010 - 2030			
Target		Baseline	2015/16
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

7.57 Policy E1 of the Winsford 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)

LPP1 STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park			
Target		Baseline	2015/16
No loss	No loss		Winsford Industrial Estate No loss of employment land (ha) or premises (m ²) during the monitoring period
			Woodford Park No loss of employment land (ha) or premises (m ²) during the monitoring period
Local Plan policy ref(s): STRAT2, STRAT6, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

7.58 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. There was no loss of employment land or premises in these areas during the monitoring period. This relates to large sites of greater than 0.25ha and is measured at the point of completion of any proposed alternative development.

LPP1	STRAT 6 (E) Delivery of new food store in town centre		
	Target	Baseline 2010	2015/16
	Development completed by 2030	No planning application or development has been submitted.	No development
Local Plan policy ref(s): STRAT6, ECON2			
Significant Effects ref(s): N/A			
Source: CWaC Retail Monitoring and online planning register			

7.59 There are currently no planning applications or schemes which have been submitted to the Council for a new food store in Winsford Town Centre. Following on from the Winsford Neighbourhood Plan, the Winsford Development Framework is being developed and will produce a master plan for regeneration of the town centre as a whole.

STRAT 8 Rural area

7.60 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.

LPP1	STRAT 8 (A) Number of net dwelling completions in rural area 2010 - 2030		
	Target	Baseline	2010 - 2016
	At least 4,200 dwellings by 2030	0 dwellings	2,050 dwellings
Local Plan policy ref(s): STRAT2, STRAT8			
Significant Effects ref(s): N/A			
Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper			

7.61 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. 635 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 2016 is 2,050. The current level of completions equates to 49 per cent of the total requirement.

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7.62 Net housing completions outside of the key service centres identified in policy STRAT 8 as at 1 April 2016 is 917 dwellings which is an increase of 186 dwellings since 1 April 2015. An additional 1,609 dwellings have planning permission outside of the key service centres and will make a significant contribution towards meeting the rural area housing requirement.

7.63 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 (by 2030)	Baseline (1 April 2010)	Total net completions 2010 - 2016
Cuddington & Sandiway	200 dwellings	0	108
Farndon	200 dwellings	0	98
Frodsham	250 dwellings	0	135
Helsby	300 dwellings	0	140
Kelsall	200 dwellings	0	76
Malpas	200 dwellings	0	76
Neston & Parkgate	200 dwellings	0	171
Tarporley	300 dwellings	0	132
Tarvin	200 dwellings	0	164
Tattenhall	250 dwellings	0	33
	Local Plan policy ref(s): STRAT2, STRAT8		
	Significant Effects ref(s): N/A		
	Source: Housing land monitor 2016 / Local Plan (Part Two): Draft Land Allocations Background Paper		

7.64 Housing completions in each of the key service centres have continued to increase over the monitoring period. Development in Helsby, Neston & Parkgate and Tarvin has been significantly higher than in other key service centres seeing the completion of between 60 and 100 dwellings in each of these settlements.

7.65 The current housing land supply position for each settlement (as at 1 April 2016) is set out by spatial area in Appendix B.

LPP1	STRAT 8 (C) Amount of additional employment land provided 2010 - 2030 (rural area)		
	Target	Baseline	2015/16
	10 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	Draft HELAA site assessments undertaken during the monitoring period. This provides evidence to inform the identification of employment land allocations in Local Plan (Part Two).
Local Plan policy ref(s): STRAT2, STRAT8, ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016), HELAA, emerging Local Plan (Part Two)			

7.66 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.

7.67 Since the monitoring period, the Council has published a Draft Housing and Economic Land Availability Assessment (HELAA) and Draft Site Allocations Background Paper. These evidence base reports set out the approach to identifying employment allocations through the Local Plan (Part Two). The consultation draft Local Plan (Part Two) on preferred policy approaches sets out the proposed employment land allocations for the rural area and meets the requirements of policy STRAT8.

STRAT 9 Green Belt and countryside

7.68 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 indicator is included within the monitoring framework of the Local Plan (Part One) Strategic Policies plan.

LPP1	STRAT 9 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.69 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.

7.70 It is proposed that specific monitoring indicators for Green Belt and countryside will be identified in the emerging Local Plan (Part Two) to monitor relevant planning applications. Applications that would involve inappropriate development within the Green Belt should not be approved. In some cases applications will be justified through the demonstration of very special circumstances, which outweighs the harm, by way of inappropriateness, to the Green Belt.

Commercial and employment sites in the Green Belt

7.71 The **Urenco Capenhurst** complex is a nuclear licensed site (formerly BNFL) and is identified as a major site in the Green Belt under retained Chester District Local Plan policies ENV72-73. These policies allow for limited infilling and redevelopment subject to specific criteria. During the 2015-2016 monitoring period, a modular single storey office building (1440m²) was completed at Urenco, Capenhurst (14/02976/FUL). This development has taken place on previously developed land within the site. It is not considered to be inappropriate development in the Green Belt as it has no greater impact on the purposes of including land in the Green Belt than the existing development, it does not exceed the height of the existing buildings and does not lead to a major increase in the developed proportion of the site. It is not considered to conflict with paragraph 89 of NPPF and Local Plan (Part One) policy STRAT9.

7.72 Ancillary development of car parking at Urenco (14/03523/FUL) took place during the 2015-2016 monitoring period on the site of a now demolished building. This development is located within the boundary defined on the Local Plan proposals map. The demolition of a steel framed building (14/01877/DEM) within the complex has also taken place. These proposals are part of a wider strategy for development and to manage vehicle parking arrangements at the site. These particular proposals are consistent with Local Plan policies for the site.

7.73 **Chester Business Park** is an employment site within the Green Belt. Development is monitored under policies STRAT2, STRAT3 and ECON1 (STRAT2 (F), STRAT3 (E), ECON 1 (D)). There was no large scale employment development completed at Chester Business Park during the monitoring period.

7.74 **Countess of Chester Health Park** is identified as a major site in the Green Belt under Chester District Local Plan policy ENV68-69. During the monitoring period 2015-2016, new development for 55 residential dwellings, a care home and public house was completed (11/05439/OUT). The application site was allocated for employment use in the Chester District Local Plan. The retained policies allow for the redevelopment in the event of land becoming surplus to medical and associated purposes subject to specific criteria. The proposed development was considered to comply with the retained development plan policies and NPPF.

7.75 **Chester Zoo** is identified as a major site in the Green Belt under Chester District Local Plan policy ENV70. Planning permission was originally granted in 2010 for the Natural Vision Masterplan to 2024 for the redevelopment and expansion of Chester Zoo. The application was hybrid comprising part detailed and part outline submissions. The overall site area extends 88ha; phase 1 in detail covers approximately 33ha of mainly greenfield land. During the 2015-2016 monitoring period the £30m 'islands' project was completed to the south-west part of the site. It opened to the public in July 2015, with a further phase 'the monsoon forest' opening in August 2015. The application site extends beyond the boundary of the major developed site in the retained local plan policy and would be considered inappropriate development in the Green Belt. In determining the application, a case was made for very

special circumstances with regard to (a) economic benefits (b) biodiversity and conservation benefits (c) education benefits and (d) training and development. On balance, it was considered that any negative impacts would be clearly outweighed by the significant and far-reaching benefits of the development. The very special circumstances were considered that are incapable of being replicated elsewhere in the Green Belt. The zoo is a unique visitor attraction, attracting approximately 1.28 million visitors per annum. It is the UK's leading zoo, supporting a range of jobs and economic benefits to the area through visitor spending. There are significant economic benefits arising from the redevelopment proposals. Development will also be monitored under ECON3 (ECON3 (A)).

7.76 During the monitoring period an appeal was dismissed for a 27 bedroom extension to a hotel in the Green Belt. This is detailed under indicator ECON3 (A).

7.77 The emerging Local Plan (Part Two) will provide updated policies for these employment/commercial sites in the green belt. Future monitoring reports will review the ongoing progress of redevelopment proposals in these areas, in the context of STRAT9.

STRAT 10 Transport and accessibility

7.78 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.

LPP1	STRAT 10 (A) Carbon emissions from transport ⁽¹⁾		
	Target	Baseline	2015/16
	Reduce from 2010 baseline	952.9kt CO ₂ emissions from transport sources in 2010	944.3kt CO ₂ in 2011 920.1kt CO ₂ in 2012 915.2kt CO ₂ in 2013 931.3kt CO ₂ in 2014*
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE1			
Source: Department of Energy & Climate Change, 30 June 2016			
*2014 if the most up-to-date figure available			

1. Data taken from: 'Local Authority CO₂ emissions estimates 2005 - 2014 (kt CO₂)', (Department of Energy & Climate Change, 30 June 2016)

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SE	STRAT10 (A i) CO₂ emissions per capita arising from domestic, transport and industry and commerce⁽¹⁾		
	Target	Baseline	2015/16
	Reduce from 2010 baseline	2010 - 16.6 kt CO ₂ emissions per capita	16.0 kt CO ₂ in 2011 17.2 kt CO ₂ in 2012 14.4 kt CO ₂ in 2013 12.3 kt CO ₂ in 2014*
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE2			
Source: Department of Energy & Climate Change, 30 June 2016			
*2014 if the most up-to-date figure available			

1. Data taken from: 'Local Authority CO₂ emissions estimates 2005 - 2014 (kt CO₂)', (Department of Energy & Climate Change, 30 June 2016)

7.79 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 21.6kt in the borough (note that in the production of the 2014 estimates, new data was introduced, together with some improvements to the underlying methodology, which has resulted in a reduction to the previously published 2010 baseline figure of 972.9kt CO₂).

SE	STRAT10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2015/16
	Reduce from 2012 baseline	2012: 2996.67	2014: 2662.28
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE19			
Source: http://naei.defra.gov.uk/data/gis-mapping			

7.80 Nitrogen Dioxide (NO₂) and Nitric Oxide (NO) are both oxides of nitrogen and are collectively referred to as NOx. All fossil fuel combustion processes produce NOx emissions, largely in the form of NO, which is converted to NO₂ in a chemical reaction in the atmosphere. The main source of NOx emissions is road transport.

7.81 Many factors will combine to affect NO₂ levels in a particular area; the topography, weather patterns, numbers and types of vehicles and congestion patterns. The other main factor is the distance you live from the source (the road). Different vehicles give off different amounts of NOx. Larger vehicles, older vehicles and diesel vehicles produce more NOx than modern vehicles. New vehicles are 'cleaner' due to new technology such as catalytic converters and particulate filters.

SE	STRAT10 (A iii) Number of tonnes of PM ₁₀ emitted annually from road transport		
	Target	Baseline	2015/16
	Reduce from 2010 baseline	2012: 189.09	2014: 179.91
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE20			
Source: http://naei.defra.gov.uk/data/gis-mapping			

7.82 Concentrations of NO₂, and in some cases PM10, are often higher where traffic is slow moving, with stop / start driving, and where buildings on either side reduce dispersion. Episodes of particulate pollution can occur on regional scales. PM10 (particulate matter smaller than 10 microns) is easily inhaled and is associated with a range of health effects including lung function, asthma symptoms and cardiovascular diseases. Particulate matter does not exhibit a no-effects threshold so reductions in ambient levels are associated with improvements in health outcomes.

SE	STRAT 10 (A iv) Mode of transport used by residents to travel to work in CWaC (% of employed residents)		
	Target	Baseline	2015/16
	Increase in the number of residents using modes of transport other than the private car/van.	2008: Car and Van: 78% Bus: 2% Train: 2% Motorcycle: 0%	2011: Car 73.9% Public Transport 5.7% Bicycle or Foot 12.7%

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SE	STRAT 10 (A iv) Mode of transport used by residents to travel to work in CWaC (% of employed residents)		
	Target	Baseline	2015/16
		Bicycle: 3% Foot: 13% Other: 0%	
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE8			
Source: ONS 2011 Census: Inside Cheshire website			

7.83 STRAT 10 (A iv) shows statistics collated from the Census 2011 and illustrates that the number of employed residents travelling to work by car had reduced from 2008 by 4.1% and the number using public transport has increased by 1.7%.

7.84 More than three-quarters of all Local Authorities in the UK had a decrease in transport emissions between 2012 and 2013, which is consistent with national trends, where transport emissions changed very little up to 2007 but have steadily decreased since then. While the reduction observed for Cheshire West and Chester may in part demonstrate the success of the Council's approach to reducing carbon emissions and ensuring access to efficient transport networks in line with policy STRAT 10, it could be due to more efficient and lower-emission vehicles. However, 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).

LPP1	STRAT 10 (B) Delivery of Chester Bus Interchange		
	Target	Baseline	2015/16
	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FUL	2015/16 under construction
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): N/A			
Source: CWaC online planning register			

7.85 Construction of the Chester bus interchange commenced in September 2015. Planning permission for the scheme was granted on 17 December 2014 ([14/04539/FUL](#)) with a target of being operational early in 2017. Significant progress with construction of the scheme has been made throughout the 2015/16 monitoring period.

LPP1	STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
	Target	Baseline	2015/16
	Development completed by 2030	Feasibility study completed	No further progress
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): N/A			
Source: N/A			

7.86 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. A Stanlow Special Policy Area Review has been undertaken by Aecom consultants (2016) which will form part of the evidence base for the Local Plan (Part Two).

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	

7.87 It has not been possible to monitor indicator STRAT 10 (D) during the 2015/16 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 2016/17 Annual Monitoring Report or through the Local Plan (Part Two) Monitoring Framework

STRAT 11 Infrastructure

7.88 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.

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LPP1	STRAT 11 (A) Provision of necessary infrastructure / contributions as part of development		
	Target	Baseline	2015/16
	100 per cent of relevant schemes	100 per cent of relevant schemes provided for necessary infrastructure	100 per cent of relevant schemes provided for necessary infrastructure
Local Plan policy ref(s): STRAT11			
Significant Effects ref(s): N/A			
Source: Tracking of s73 applications and general planning application information.			

7.89 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 2015/16 period two s73 applications were received relating to infrastructure. One at Dane Valley in Northwich reduced the amount of open space to be provided in line with the reduction in the number of houses being built on the site compared to the maximum level of housing permitted on the site. One related to a wording change of a condition relating to provision of bus stops at a proposed housing site near Malpas, but the bus stops would still be provided prior to occupation of the development.

Community Infrastructure Levy (CIL)

7.90 Cheshire West and Chester Council is currently in the process of introducing a Community Infrastructure Levy (CIL) Charging Schedule. Consultation has been undertaken on the Preliminary Draft Charging Schedule and Draft Charging Schedule and Examination of the proposed Charging Schedule is anticipated to be undertaken soon. The CIL Charging Schedule is likely to be in place in 2017 and contributions to CIL will be able to be collected after this. Future iterations of the annual monitoring report will review the introduction and operation of any CIL Charging Schedule.

SE	STRAT 11 (A i) Percentage of the borough covered by Superfast Broadband		
	Target	Baseline	2015/16
	100 per cent	January 2014 (when Connecting Cheshire project started) 68.1%	89.5% (March 2016)
Local Plan policy ref(s): STRAT11			
Significant Effects ref(s): SE67			
Source: Connecting Cheshire			

7.91 The Connecting Cheshire project, which started in January 2014, aims to increase the percentage of the borough covered by Superfast Broadband. At April 2015 coverage was 86.3% and at March 2016 it was 89.5%. By August 2016 there was 90.4% coverage. All figures are based on the EU definition of superfast broadband, which is greater than 30 Mbps.

Economic

7.92 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

7.93 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.

7.94 Indicators ECON 1(A) - (C) monitor employment levels and economic activity across the borough during the 2015/16 monitoring period. The indicators provide a broad contextual overview of the borough's economic activity. They provide further up to date information since the Cheshire West and Chester Local Economic Assessment 'The Story of Place' (February 2011). 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.

LPP1	ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
	Target	Baseline	2015/16
	Increase from 2010 baseline	72.4 per cent in employment 2010 74.0 per cent in employment 2014	73.6 per cent in employment in 2015
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE45			
Source: ONS annual population survey 2015			

1. Data taken from the 'ONS annual population survey 2015', Office for National Statistics

7.95 Indicator ECON 1 (A) relates to the number of borough residents in employment. The total number of borough residents in employment has decreased slightly from 2014 to 2015 but remains over one per cent higher than in 2010. It is above the North West average (71.2 per cent) and equivalent to

the average for Great Britain (73.6%) which illustrates the borough's strength with an economically active population in employment.

LPP1	ECON 1 (B) Unemployment rate ⁽¹⁾		
	Target	Baseline	2015/16
	Reduce from 2010 baseline	6.7 per cent unemployment 2010 5.0 per cent unemployment 2014	4.0 per cent unemployment 2015
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE63			
Source: ONS annual population survey 2015			

1. Data taken from the 'ONS annual population survey 2015', Office for National Statistics

7.96 Indicator ECON 1 (B) relates to the percentage of borough residents who are unemployed. The total number of borough residents unemployed has decreased by almost 3 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 (5.3 per cent) and Great Britain (5.2 per cent).

SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2015/16
	None identified	N/a	No data available for this monitoring period. 2014 - 24,950
Local Plan policy ref(s): STRAT2, ECON1			
Significant Effects ref(s): SE60			
Source: ONS; RegGVA02 Regional Gross Value Added per Head and per Head Indices			

7.97 Gross Value Added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services. They are regional estimates that consider the income generated by resident individuals or corporations in the production of goods and services. The Local Economic Assessment (2011) states that the GVA per head for Cheshire has performed well over the last decade

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and remains above the national average. For 2014 the UK figure was 24,616 and the North West figure of 21,011 therefore Cheshire West remains above the national and regional levels.

SE	ECON1 (B ii) Average earnings within the borough		
	Target	Baseline	2015/16
	N/a	Local Economic Assessment (2011) summarises the economic data for Borough.	Gross weekly pay (resident based) 527.8 Gross weekly pay (workplace based) 486.0
Local Plan policy ref(s): STRAT2, STRAT3-9, ECON1			
Significant Effects ref(s): SE64			
Source: Nomis/ONS annual survey of hours and earnings - resident analysis (2015) and ONS annual survey of hours and earnings - workplace analysis (2015)			

7.98 This indicator identifies that average workplace based earnings in the borough are lower than resident based earnings. This is in line with the Local Economic Assessment (2011) which suggests that workplace earnings are not particularly high compared to neighbouring authorities. The resident based earnings are high in line with the Borough's house prices. This suggests residence based earnings are influenced by commuting patterns with some residents valuing the living environment of the Borough and working elsewhere.

7.99 The table below provides further comparison of average earnings in the Borough compared to the North West and Regional averages.

Table 7.4 Earnings by residence and workplace (2015)

	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Earnings by residence (2015) gross weekly pay, all workers	527.8	492.0	529.6
Earnings by workplace (2015) gross weekly pay, all workers	486.0	488.8	529.0

7.100 The borough's earnings by residence exceed the regional average for the North West. The data is in line with the national average. For previous years the trend has been higher than the national average, however the 2015 data indicates that this has just fallen slightly below previous trends. The earnings by workplace are lower than the national average. In 2014 the average earnings fell below the

regional average, but this has since increased to a similar level for 2015. There is not considered to be a significant change from previous trends for this indicator during the monitoring period.

LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2015/16
	Increase from 2010 baseline	11,285 businesses 2010 11,165 businesses 2011 11,540 businesses 2012 11,630 businesses 2013 12,195 businesses 2014	13,175 businesses 2015
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE59			
Source: ONS annual population survey 2015			

1. Data taken from the 'ONS annual population survey 2015', Office for National Statistics

7.101 The total number of enterprises in the borough has increased by 980 since 2014. This represents the largest annual increase since 2010. 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. There is not considered to be a significant change from previous trends for this indicator during the monitoring period.

SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2015/16
	Increase in business births from 2010 baseline (net gain)	Business births: 1,160 - 2010 1,350 - 2011 1,425 - 2012 1,800 - 2013 1,715 - 2014	Data unavailable

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SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2015/16
		Business deaths: 1,480 - 2010 1,440 - 2011 1,190 - 2012 1,320 - 2013	
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE59			
Source: Neighbourhood Statistics, ONS.			

7.102 This indicator shows the number of enterprise 'births' (new enterprises created in the reference year) and 'deaths' (enterprises that have ceased trading in the reference year). There was a net loss of businesses in the borough in 2010 and 2011 (-320 and -90 respectively). Since 2012, business births have exceeded deaths, resulting in net gain of 235 businesses in 2012 and 480 businesses in 2013. The general trend of increasing net gain of businesses is consistent with a strengthening labour market. Data is unavailable for 2015/2016, hence it is not possible to comment on changes from previous trends relative to this monitoring period.

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	N/a	Key sites - see indicators STRAT2(D) and STRAT2(E) for Chester. Indicators for key sites in Ellesmere Port will be considered in Local Plan (Part Two). Indicator ECON1(Di) relates to the loss of employment land. Broadband infrastructure see STRAT11 (Ai)/SE67.
Local Plan policy ref(s): ECON1			

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	Significant Effects ref(s): N/A		
	Source: Employment land monitor (2016)		

7.103 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

7.104 Chester Business Quarter and Chester Business Park are covered through indicators STRAT3(D) and STRAT3(E). Specific indicators for key sites/employment land in the Ellesmere Port area will be considered through the Local Plan (Part Two).

7.105 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.

LPP1	ECON 1 (D i) 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 (m ²)
	Chester	4.7	8209
	Ellesmere Port	13.9	Unknown
	Northwich	2.6	780
	Rural	3.8	240
	Winsford	0	0

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LPP1	ECON 1 (D i) 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 (m ²)
	Total	25	9229
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2016)			

7.106 During the monitoring period 25ha of employment land (either allocated or in existing use) has been lost to other non-employment uses^(v). This equates to over 9000sqm and is an increase from the previous monitoring period. The loss of floorspace will be significantly higher than this as no information is available on the level of floorspace lost at Ellesmere Port. This includes the demolition of steel and concrete framed industrial buildings comprising the Shell Bulk Blending Unit (and ancillary buildings/vessels) located in the Stanlow Special Policy Area. This facility is no longer required by Shell UK Oil products who are vacating this part of the site. This is the largest single loss of an employment use as it covers a 13.2ha site.

7.107 In Chester over 8000sqm office floorspace has been lost to alternative forms of development. The majority of this floorspace is at the former HBOS offices, Handbridge where around 6000sqm (B1a use class) has been developed for education use. The University of Chester now occupies this site known as the 'Queens Park Campus' where it provides specialist teaching facilities for students of University of Chester Business School in the Faculty of Business and Management.

7.108 Approximately 4.8ha land allocated for employment use has been developed for alternative uses. This includes land at the Countess of Chester hospital, Chester, the former BICC at Helsby and at Lostock triangle (Cheshire Business Park) in Northwich. In the rural area, there has been some small scale loss of employment buildings at Urenco, Capenhurst as part of the wider redevelopment proposals on the site.

7.109 Policy ECON1 supports the delivery of high speed broadband infrastructure and adequate telecommunications. This is covered under indicator STRAT11 (Ai) / SE67 and specific indicators for telecommunications will be considered in preparation of Local Plan (Part Two). Likewise the Local Plan (Part Two) will consider detailed development management policies for further/higher education facilities where justified and appropriate in line with policy ECON1.

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

ECON 2 Town centres

7.110 Policy [ECON 2 Town centres](#) sets out the town centre hierarchy in the borough seeking to ensure the long-term viability of the borough's retail 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 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 in protecting and enhancing the borough's centres.

7.111 Policy [ECON 2](#) relates to main town centre uses including retail and leisure 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.

7.112 Local centres will be defined within the Local Plan (Part Two). There are currently local retail 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.

7.113 During the monitoring year, the council commissioned WYG to undertake a retail study in preparation for the Local Plan (Part Two), which will form part of the evidence base. [The Cheshire Retail Study 2016](#) provides an assessment of retail and leisure needs and capacity in the borough over the plan period and makes recommendations for the Local Plan (Part Two).

LPP1	ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester ⁽¹⁾		
	Target	Baseline	2015/16
	Development completed by 2017	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	Theatre is under construction and is expected to open Spring 2017. Application 16/02282/OUT for the Northgate development was granted planning permission on 15 September 2016.
Local Plan policy ref(s): STRAT2, STRAT3, ECON2			
Significant Effects ref(s): N/A			
Source: http://www.renewchester.co.uk/ and http://chesternorthgate.com/			

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

7.114 RE:NEW is the name of the project transforming Chester's former Odeon building into the new cultural centre 'Storyhouse' ([14/02792/FUL](#)). The RE:NEW project is converting and extending the existing building to house two flexible theatre spaces, boutique independent cinema, the library and cafe bars. The project is expected to fully open spring 2017. Therefore, this policy indicator is on target.

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7.115 The Northgate development has progressed since the end of the monitoring period, with a hybrid planning application ([16/02282/OUT](#)) being granted planning permission in September 2016. The scheme will include restaurants, a new market, cinema, movement of the existing hotel, high quality shops and a department store. It is anticipated that phase 0 (library site construction) will begin 2017 and phase 1 (cinema, market and hotel construction) will begin 2018. The whole development, including phase 2 (retail construction) is expected to be complete late 2020/early 2021.

7.116 Movement of the bus station ([14/04539/FUL](#)), which will enable space for the Northgate Scheme is under construction and is expected to complete early 2017. Since the end of the monitoring period, between June and December 2016, Frodsham Street will be closed to traffic in order to work on the bus station that will be situated on Gorse Stacks. This has made changes to the bus network, with temporary bus stops on Love Street and the east of Foregate Street near Argos.

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2015/16
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Phase one of the scheme is expected to complete by the end of 2016.
Local Plan policy ref(s): STRAT2, STRAT5, ECON2			
Significant Effects ref(s): N/A			
Source: http://www.baronsquay.co.uk/			

7.117 Barons Quay is well underway, with the first phase under construction and expected to complete in the next monitoring period. The development will provide new retail accommodation, a new Asda supermarket, restaurant / bar accommodation and a 5 screen cinema that will be occupied by Odeon. Therefore, the policy indicator is on target for phase one of the development.

LPP1	ECON 2 (C) Vacancy rates on primary shopping streets		
	Target	Baseline	2015/16
	Reduce from baseline	2010 (can be viewed in table 7.5 below)	Data on the vacancy rate can be viewed in table 7.5
Local Plan policy ref(s): ECON2			
Significant Effects ref(s): SE61			
Source: Site visits			

7.118 The vacancy rate for the individual centres are set out in table 7.5. The baseline for each centre is taken from 2010, 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.

7.119 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. Until such a time, 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 7.5 Percentage vacancy rates in the primary shopping area within town centres

Location	2010	2011	2012	2013	2014	2015	2016
Chester (primary and secondary shopping streets)	9.9	10.6	12.2	13.2	13.7	12.9	11.4
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2	30.2
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4	19.8
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3	14.6
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9	4.4
Neston (town centre) ⁽¹⁾	-	-	-	10.9	10.3	15.6	14.0

1. Data only available from 2013 monitoring period onwards

7.120 The figures in table 7.5 show the vacancy rates for the town centres identified in [ECON 2](#) as of April 2016. Three centres have improved their vacancy rate over the past year, Chester the sub-regional centre has reduced vacancy rates by 1.5 per cent to 11.4 per cent and Neston and Frodsham have reduced their vacancy rates by 1.6 per cent and 1.5 per cent respectively.

7.121 Although Neston's vacancy rates has reduced, it is still higher than previous years. 10 units have remained vacant from last years monitoring, and an additional 5 units have been occupied that were vacant last year. An additional 4 new units have become vacant however, most of which were shops including Iceland.

7.122 Frodsham has also reduced the vacancy rate compared to last year, the rate is still higher than in previous years. 5 units that were vacant last year have been occupied, with 2 units still vacant. A further 4 new units have become vacant since last year. Although, higher than in previous years, Frodsham still has the lowest vacancy rates in the borough.

7.123 Three centres have seen an increase in vacancy rates, with Winsford marginally increasing by 0.4 per cent. Ellesmere Port vacancy rates has increased by 1.3 per cent compared with last year and Northwich has significantly increased by 9.95 per cent.

7.124 Northwich is undergoing a period of change, with the retail led regeneration scheme of Barons Quay. During this period of change, the existing town centre has been impacted resulting in increased vacancy rates. However, [The Cheshire Retail Study 2016](#) expects that the town centre will 'claw back' lost trade and potentially uplift the market once the scheme is complete.

7.125 A total 25 units remained vacant from last years monitoring in Northwich, with no vacant units being occupied and an additional 14 new vacancies, most of which were shops. Many of the vacant units are concentrated within the Weaver Shopping Centre. Further work is currently being undertaken by the Council, which includes a masterplan of potential redevelopment schemes for this area. In addition to Barons Quay, the Memorial Court is a new leisure facility on the edge of the town centre that opened in 2015.

7.126 Winsford has 16 vacant units that were vacant in last years monitoring. 3 units were vacant and are now occupied by shops, but an additional 4 units have become vacant during the monitoring period. Following on from the Winsford Neighbourhood Plan, the Winsford Development Framework (March 2016) has been created by Nexus Planning. This framework is to bring life to the aims and aspirations of the Winsford Neighbourhood Plan for the town centre. The study identifies a number of key proposals in the town centre that will contribute to the regeneration and revitalisation of Winsford.

7.127 Ellesmere Port vacancy rate has increased from last year. However, the vacancy rate is comparable to previous years, with last year being particularly low. There are 16 vacant units that were recorded as vacant during last years monitoring. 4 units are now occupied that were vacant, however 10 new units have been recorded as vacant. Therefore, increasing the vacancy rate.

7.128 One notable vacant shop in the town centre was occupied by Netto in 2015, which took two vacant shops long term. However, since the end of the monitoring period in July 2016, Netto announced that they were closing all of their stores in the UK.

7.129 Demolitions have taken place within and around the town centre, including units on Whitby Road ([16/02325/DEM](#)) near the residential development site at Cromwell Road ([14/00041/OUT](#)), the former Knot Hotel ([14/04262/DEM](#)) and the former leisure centre the EPIC ([15/02853/DEM](#)).

7.130 Within Chester, the former Marks and Spencer building has been subdivided into three units. Two units on Foregate Street ([15/00277/FUL](#)), which are now occupied by River Island and Wilko, which have both moved from premises elsewhere in the city and one unit on Frodsham Street, which is still vacant as of April 2016 ([15/00278/FUL](#)).

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	32.4 per cent of approved applications for retail in town centres	14.9 per cent A1 retail approved in centre 25.7 per cent of approved applications for retail in centre Details can be found in table 7.6
Local Plan policy ref(s): ECON 2			
Significant Effects ref(s): SE62			
Source: Planning application monitoring			

7.131 There has been an decrease in main town centre uses approved in centre by 6.7 per cent to total 25.7 per cent.

7.132 Compared to the [2015 AMR](#), the percentage of permitted retail applications in the town centre has decreased in 2016 by 6.7 per cent. Taking A1 in isolation, 14.9 per cent of permitted applications were in the town or local centres. This is a decrease on last year, with a decreasing percentage of main town centre uses permitted in centre and is significantly lower than the 100 per cent target.

7.133 When the approved floorspace is taken into account, there is a loss of A1 retail permitted within the town centre. This can be attributed to an increase of A1 retail units in the town centre being lost to food and drink facilities (A3, A4 & A5) or residential. This is combined with a smaller number of approved applications within the town centre for A1 use. There are some larger units that have been approved in the town centre for A1 use, including conversion of offices within the Grosvenor Shopping Centre, Chester ([14/04890/FUL](#)) which accounts for 855sqm and conversion of a former auction house to provide residential units with a ground floor shop within the suburban shopping centre of Christleton Road ([14/01888/FUL](#)). Due to a small number of applications coming forward however, this has not mitigated the loss of A1 floorspace to other uses.

Table 7.6 Approved retail planning applications and floorspace (m²) 2015/2016

	In Centre loss	In Centre Gain	Net In Centre Floorspace	Edge/Out of Centre (Gain)	Across the Borough
A1	21 (-2,005sqm)	7 (1,477sqm)	28 (-526sqm)	19 (6,152sqm)	65 (4,365sqm)
A1-A5, D2	24	27	51	54	134

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	In Centre loss	In Centre Gain	Net In Centre Floorspace	Edge/Out of Centre (Gain)	Across the Borough
	(-2,588sqm)	(4,703sqm)	(2,115sqm)	(66,320sqm)	(60,957sqm)

7.134 The total floorspace approved for main town centre uses permitted in centre is just 7.2 per cent and A1 floorspace in centre results in a loss of -526 sqm. There has been a small amount of retail floorspace approved in the town centres. There has been a number of large residential developments permitted that include an element of retail within a neighbourhood centre, namely Ledsham Road, Ellesmere Port ([13/04015/OUT](#)) and Wincham Urban Village, Northwich ([11/01968/OUT](#)). These have not been defined as a retail centre with in the Local Plans, so are recorded as out of centre. The Local Plan (Part One) does however support the creation of facilities as part of an overall residential scheme.

7.135 There has been a food store approved on the edge of centre in Northwich ([15/01672/FUL](#)), which amounts to 1,862sqm. The Aldi store is already in the area and will be moving to the site adjacent. The permission includes a condition relating to the existing store to only allow the sale of comparison goods. The Lidl in Northwich has had a small extension to floorspace approved ([15/03629/FUL](#)) in an edge of centre location.

7.136 Other approved applications include garden centres such as Burleydam Nurseries in Ellesmere Port ([14/04411/FUL](#)), providing 1,199sqm out of centre and an extension to The Hollies farm shop in Tarporley ([15/02450/FUL](#)) which provides 135sqm approved floorspace. Additional A1 floorspace has been approved in out of centre locations such as within Cheshire Oaks and the Coliseum, with the extension of a mezzanine ([15/01204/FUL](#)), change of use of a former A3 use ([15/01107/FUL](#)) and sub-division of a unit to create 2 units ([15/01346/FUL](#)). Although the latter contributes very little to the increase of out of centre floorspace, it does increase the number of retailers in an out of centre location.

7.137 Many uses approved that are situated out of centre mainly include D2 leisure use, which includes a footgolf facility in Chester ([15/04067/FUL](#)) and mini golf at Cheshire Oaks ([15/01124/FUL](#)). A performance centre facility at Chester Rugby Club ([14/05366/FUL](#)) and an extension to the club house at Boughton Cricket Club ([15/03919/FUL](#)) are existing facilities in an suburban area and are unlikely to be provided within a retail centre. Similar to town centres, there has been an increase in A3 uses, especially within Cheshire Oaks, with a total of 659sqm being changed from retail and erection of a drive through coffee shop ([15/04333/FUL](#)) which will contribute an additional 167sqm of A3 floorspace.

7.138 There were six retail planning applications refused during 2015/2016. Three applications were for main town centre uses out of centre. The reasons for refusal were mainly unsustainable locations and being contrary to STRAT 9. There were two applications that involved the loss of a main town centre use. One is situated in a local retail centre and involved the loss of a public house to a care home that was refused ([15/00239/FUL](#)) and was dismissed at appeal after the monitoring period. One of the reasons for refusal was failure to comply with [ECON 2](#).

7.139 There were 15 applications withdrawn 2015/2016, with five applications for main town centre uses in centre and one in centre for a loss of a shop. The other 9 applications were for main town centre uses in out of centre locations.

Table 7.7 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
2015/16	Gross	5,749	416	4,940	318	320	0	918	12,661
	Net	-4,134	346	4,750	238	50	-2144	-482	-1376

7.140 The gross A1 completed floorspace in centres is 5,749sqm, however, the net figure results in a loss of A1 floorspace at -4,134sqm. This can be attributed to an increase of loss of A1 in the town centre to other uses and increase of out of centre retail development. There has been a number of A1 retail units which have changed use to A3 café or restaurant and this is particularly the case in Chester and Neston, which follows a national trend.

7.141 There have been a number of applications that have been completed in 2015/2016, including the redevelopment of the former Habitat and Multiyork in Chester, both A1 units to A3 restaurants. Since the end of the monitoring period, another restaurant in this area has opened and a planning application is pending for a further 5 units on the north side of Pepper Street that would fall under the A3/A4 use class ([16/02836/FUL](#)). There have also been some changes within the Grosvenor Shopping Centre, with TK Maxx and Sports Direct opening during 2015 in new and improved units ([11/03332/FUL](#)), although Sports Direct moved from another unit in the centre. Tables 7.7 and 7.8 shows there has been a large amount of A3 floorspace completed, however most of these have happened within the centre, with only 223sqm net floorspace completed out or edge of centre.

7.142 There has been a large number of A1 losses within local retail centres, most notably The Parade in Blacon ([12/04925/FUL](#)) results in a net loss of 1208sqm of A1 floorspace and a change of use from A1 to A3 within Little Sutton ([14/02345/COU](#)) which constitutes a loss of 804sqm from a centre.

7.143 There has been a notable change in completed retail applications compared with 2015. There has been a net loss of A1 retail within the town centres and a reduction in completed A4 drinking establishments. Although there is a net loss of completed A1 floorspace, there has been growth in gross A1 floorspace in the town centre. Many A1 units within the town centre have changed the use into A3 use class, which correlates with a sizeable increase in completed A3 floorspace net and gross in the town centre. This also indicates that very little A3 floorspace has been lost within the town centre. This

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is reflective of a national trend for cafes and restaurants, which can contribute to the vitality and viability of a centre.

7.144 A2 use class has slightly increased this year, along with the gross A5 and D2 floorspace. Although, net floorspace of A5 use class is only 50sqm and there is a net loss of D2 floorspace in the town centre. The net loss of D2 floorspace in centre can be attributed the redevelopment at the local retail centre of The Parade in Blacon ([12/04925/FUL](#)), which does contain some D2 floorspace, along with Wright House in Tarporley ([14/02424/FUL](#)).

7.145 The loss of employment B1(a) uses is monitored under indicator ECON1 (Di). This indicator identifies that within Chester city centre there was a loss of employment premises at Murlain House for education use and Chronicle House for student accommodation.

Table 7.8 Amount of completed floor space (gross and net) for town centre uses in the local authority area (m)

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
2015/16	Gross	10,384	1,237	5,869	674	320	20,344	14,091	52,919
	Net	-1,169	1,362	4,973	-1,093	50	-8203	10,566	6,486

7.146 There has been a notable increase in the number of completed floorspace in the out of centre shopping destination of Cheshire Oaks. There have been eight applications, which results in a total floorspace of 4,918sqm and of which 1,761sqm is A1 retail. Most of the A1 floorspace can be attributed to the new Polo store at Cheshire Oaks ([14/03557/FUL](#)), which equates to 1,307sqm and was completed in 2015. However, even with this large store, there is a net loss of A1 floorspace across the borough. The amount of A3 net completed floorspace is comparable with in centre, with only 223sqm difference. This would imply that policy [ECON 2](#) in the Local Plan (Part One) is directing development of A3 use class to retail centres.

7.147 There is 1,362sqm completed A2 floorspace across the borough, with only 346sqm of that completed in the town centre. However, most of the 1,362sqm was completed floorspace in edge of centre locations and out of centre floorspace was only 69sqm.

7.148 There has been some losses of A4 pubs across the borough, mainly out of centre. Most of these pubs have been demolished to make way for residential development or other uses such as the bus station in Chester ([14/04539/FUL](#)).

7.149 There has been a small amount of development of A5 hot food takeaways, but these have all been within a town centre or local retail centre. Therefore, policy [ECON 2](#) is successfully directing A5 use classes to the town centre.

7.150 Employment development falling in use class B1(a) has significantly increased this monitoring period. Further explanation is provided under indicator STRAT2 (E). This is due to the first office building in the Chester Business Quarter being completed. The former bus station at Delamere Street, Chester includes up to 9947sqm floorspace for a mix of D1/B1 uses. The loss of employment B1(a) uses is monitored under indicator ECON1 (Di). An additional loss of B1(a) employment floorspace has been recorded at the former HBOS offices, Handbridge Park. This is now in use by the University of Chester.

7.151 There has been a high number of D2 leisure developments out of centre. There have been some large sites that have been redeveloped for leisure use out or edge of centre that completed in 2015. The new leisure centres in Northwich ([13/02765/FUL](#)) and Ellesmere Port ([13/02922/FUL](#)) are edge and out of centre developments respectively and total 9,617sqm. The former nightclub at the Coliseum in Ellesmere Port has been converted to a mini golf leisure facility ([15/01124/FUL](#)) and results in a total D2 floorspace of 2,845sqm. There has also been a loss of D2 space in the suburban shopping centre of Blacon Parade ([12/04925/FUL](#)), which results in a loss of 860sqm in centre.

7.152 Policy [ECON 2](#) in the Local Plan (Part One) has a town centre first approach to main town centre uses. In terms of A5 and A3, 100 per cent and 95.5 per cent of completed net floorspace is within a centre. However, for A2 use class, only 25.4 per cent of floorspace has been completed in centre, although most of the floorspace has been completed edge of centre. There is a net loss of A1 floorspace both in centre and across the borough. This could be attributed to the changing world of retail, where the dominance of on line retail is increasing and the amount of A3 uses that are occupying former A1 shops. A4 uses have seen a net gain in floorspace, although this is significantly lower than 2015. Across the borough, there has been a net loss of A4 floorspace including the loss of these pubs for residential, retail or other uses such as the bus station. There has been a net loss of D2 floorspace within centres, however there has been a large net gain in completed floorspace across the borough.

7.153 Even with this activity, it is clear that policy [ECON 2](#) is not directing retail development to the town centres. There is a loss of A1 shops both in centre and out of centre, which is not the intention of the policy. There has been an increase in applications for change of use from A1 shop to A3 cafe or restaurant, both in centre and across the borough. This follows national trends of increasing dwell time in a retail destination and the increase of online shopping. The total net completed floorspace for main town centre uses has drastically reduced compared with previous years and is on par with 2013/2014. This could be evidence of a slow down in main town centre uses and uses could be coming forward that are wider than retail.

7.154 Approved applications in centre have decreased by 6.7 per cent 2015/2016 and only 7.2 per cent of permitted floorspace has been approved in centre. Although, a number of applications are edge of centre or part of a residential scheme, this number is far too low. It is clear that policies in the Local

Plan (Part Two) need to support [ECON 2](#) ensuring the more retail development is located within a retail centre. More specifically, A1 uses are in danger of being lost within retail centres, therefore protection of shops through defined primary shopping areas and primary and secondary shopping frontages are crucial for the Local Plan (Part Two) to protect the retail core of the town centres.

ECON 3 Visitor economy

7.155 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.

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	N/a	<p>The following applications relate to new tourist attractions/facilities.</p> <p>Applications granted in the monitoring period in accordance with policy:</p> <ul style="list-style-type: none"> • Anderton Boat Lift (15/05114/FUL): granted February 2016 • Lady Heyes Camping and Caravan site (15/03084/FUL): granted November 2015 <p>Applications refused in accordance with policy:</p> <ul style="list-style-type: none"> • Premier Inn Hotel (The Tudor Rose), Parkgate Road (15/02832/FUL), refused 17th March 2016 (appeal reference APP/A0665/W/15/3139595)
Local Plan policy ref(s): ECON3			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester Planning applications determined 1st April 2015-31st March 2016			

7.156 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.

7.157 During the monitoring period, planning permission was granted for the installation of floating pontoon visitor moorings on the canal at the Anderton Boat Lift (15/05114/FUL). The Anderton Boat Lift is a visitor attraction located at the junction of the River Weaver and Trent and Mersey Canal and is

visited by approximately 150,000 people each year. Planning permission was granted for the demolition of existing buildings and erection of 20 camping pods together with ancillary uses to serve visitors at Lady Heyes caravan and camping site, Kinglsey, Frodsham. The site is previously developed land and the proposed development was not considered to detract from the openness of the Green Belt.

7.158 In Chester the delivery of the Northgate retail and leisure scheme and new theatre will provide new tourism development. This is monitored under STRAT3 Chester. Since the monitoring period the planning application for the Northgate scheme ([16/02282/OUT](#)) has been granted planning permission in September 2016. Part of the development includes the relocation of the Crown Plaza hotel to a new 168-bedroom, 4-star hotel on Princess Street. Also in Chester, there is an undeveloped planning commitment for a new 120 bed hotel adjacent to Waitrose, Boughton (12/01985/FUL). Progress of these schemes will be monitored in future reports.

7.159 Chester Zoo is a unique visitor attraction in the borough located in the Green Belt. Monitoring information on new development at this site is included under policy STRAT9.

7.160 During the monitoring period a planning application for a 3 storey extension to a hotel in the Green Belt was refused planning permission and an appeal dismissed. The proposed development was to provide an additional 27 bedrooms with associated alterations to car parking and landscaping. Local Plan policies STRAT 9 and ECON 3 both support development which is of a suitable scale and type for its location. In this case the proposal was not considered to be a sustainable development in the terms set out in the Framework or in terms of location and is not of a suitable scale and type for its location contrary to Local Plan policy. The other considerations did not outweigh the substantial harm to the Green Belt and very special circumstances to justify inappropriate development in this case did not exist.

7.161 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

7.162 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). The amount of tourism-related development in the borough will be monitored in future reports (indicator SE66).

SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2015/16
	N/a	2010 Staying visitor numbers: 1,234,980	No information for 2015/2016.

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SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2015/16
		2010 Day visitor numbers: 21,800,000	<p>The most recent information is from 2014. This data indicates:</p> <p>2014 Staying visitor numbers: 1,445,620</p> <p>2014 Day visitor numbers: 29,610,000</p>
Local Plan policy ref(s): ECON3			
Significant Effects ref(s): SE65			
Source: Cheshire West and Chester JSNA statistics (STEAM Draft Trend report for 2009-2014, Global Tourism Solutions UK)			

7.163 Overall, visitor numbers to the borough have increased from 2010-2014. In 2014, overnight/staying visitors account for around 4.7% of all visitor numbers, compared to around 5.3% in 2010. This increased from around 1.2 million to 1.4 million visitors. The number of day visitors has increased by around 7.8 million during the same period.

7.164 The table below provides additional information on the type of accommodation used by the overnight visitors, showing the majority are staying in serviced accommodation. The proportion of visitors staying in non-serviced accommodation has increased during this period, however the number of people staying with friends or relatives has remained fairly constant.

Table 7.9 Visitor numbers to Cheshire West and Chester

	2010	2011	2012	2013	2014
Staying visitor (Serviced Accommodation)	676,110	818,650	858,570	853,820	853,230
Staying visitor (Non-Serviced Accommodation)	65,030	72,910	91,250	95,290	92,460
Staying visitor (Staying with friends or relatives)	493,840	491,800	497,580	502,570	499,930
Staying visitor total	1,234,980	1,383,360	1,447,400	1,451,680	1,445,620
Day visitors total	21,800,000	25,430,000	26,870,000	27,570,000	29,610,000

Social

7.165 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

7.166 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.

LPP1	SOC 1-2 (A) Number of affordable housing completions in monitoring year		
	Target	Baseline	2015/16
	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	478
	100 per cent affordable housing on relevant rural exception schemes	0	One rural exception scheme for 16 dwellings was completed within the monitoring period
Local Plan policy ref(s): SOC1, SOC2			
Significant Effects ref(s): SE46			
Source: Housing land monitor database			

7.167 Within the current monitoring period a total of 478 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 met over the five year period i.e. 2013 - 2018 this would equate to 714 homes per annum for this period. Policy SOC 1 sets out a target of achieving up to 30 per cent affordable homes on market schemes in order to address some of this shortfall. If this target 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.

7.168 A net total of 16 new dwellings were completed on rural exception sites within the monitoring period as follows:

- Laurel Bank Close - former garages and play area, Greenfields, Upton, Chester

7.169 The level of affordable homes completed during this monitoring period is greater when compared to 2012/13 and 2013/14 but is lower than recorded in 2014/15. This reflects the fact that housing completions have increased generally as the economy has recovered since the start of the Plan period. Table 7.10 demonstrates that since 2010 an average of 31 per cent of new dwellings completed have been affordable units. Since the start of the Plan period a total 2,048 (gross) affordable dwellings have been completed.

7.170 The Council's Strategic Housing team also records completions of affordable housing units. 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.

7.171 The annual breakdown of affordable housing completions including the percentage of total completions is set out in table 7.10 below.

Table 7.10 Gross affordable completions as proportion of total gross dwelling completions 2010 - 2016

Completions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Affordable housing	263	390	184	161	572	478	2,048
Total	680	861	698	1,032	1,613	1,816	6,700
% affordable completions	39%	45%	26%	16%	35%	26%	31%

7.172 Policy SOC 1 sets a target of achieving up to 30 per cent affordable homes on new developments. Table 7.10 above demonstrates the level of affordable housing delivery rather than the level of affordable housing that has been 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 will continue to be monitored as well as the number of dwellings completed within the monitoring period.

SOC 3 Housing mix and type

7.173 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.

LPP1	SOC 3 (A) Provision of mix of housing as part of developments		
	Target	Baseline (2010)	2015/16
	100 per cent of relevant schemes	0 dwellings	See table below
	Local Plan policy ref(s): SOC3		
	Significant Effects ref(s): SE51, SE46		
	Source: Housing land monitor database		

7.174 Tables 7.11 and 7.12 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 older persons' dwellings and self contained student accommodation.

Table 7.11 Market housing completions (gross) 2010 - 2016 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
2015/16	8	44	345	488	129	172	1	0

Table 7.12 Affordable housing completions (gross) 2010 - 2016 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

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Monitoring period	House				Apartment / flat			
	1 bed	2 bed	3 bed	4(+) bed	1 bed	2 bed	3 bed	4(+) bed
2015/16	0	112	104	13	125	124	0	0

7.175 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.

7.176 The Council have recently adopted a supplementary planning document (SPD) on student accommodation and houses in multiple occupation 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).

SE	SOC 3 (A i) Number of extra care schemes approved and number of older persons dwellings provided		
	Target	Baseline	2015/16
	N/A	2015/16	Three consented schemes : 224 self-contained one and two bed apartments / flats
	N/A	2015/16	Four completed schemes: 279 one and two bed self contained apartments / flats
	Local Plan policy ref(s): SOC3		
	Significant Effects ref(s): SE47		
	Source: Housing land monitor database		

7.177 Within the monitoring period a total of four schemes that included new older persons / care related housing have been completed creating a net total of 279 one and two bed self contained apartments / flats. 165 of these units (59%) were provided as affordable dwellings.

7.178 There are currently three consented schemes for older persons / care related housing that will provide 224 self contained dwellings. A continued care and retirement community development at Tattenhall that is under construction, will also deliver 36 care bedrooms, 21 close care units and 14 linked assisted living units in addition to the 95 self contained dwellings.

7.179 Future housing monitoring will record and monitor non self contained older persons / care related schemes but these units will not be included in the overall delivery figures in order to align with the Local Plan (Part One).

SE	SOC 3 (A ii) Number of vacant and unfit dwellings				
	Target	Baseline	2015/16		
Vacant		2,246 long term empty homes			
Unfit		4,335 dwellings (32 per cent of the total housing stock) experienced Category 1 Hazard (explained below) 2,484 dwellings (30 per cent of the total housing stock) failing Decent Homes thermal comfort 425 reported cases of unfit properties			
Local Plan policy ref(s):					
Significant Effects ref(s): SE48					
Source: Cheshire West and Chester Council Housing Strategy / Regulatory Services.					

7.180 Housing conditions are assessed using the Housing Health and Safety Rating System (HHSRS) as prescribed by the Housing Act 2004. A 'Category 1' hazard is classed as 'serious' against this rating. This risk based system provides an enforcement framework which enables local authorities to take action against a range of housing conditions from severe hazards to more minor hazards. Overall there are 29 hazards assessed under HHSRS. These are arranged in four main groups reflecting basic health requirements. Those that relate directly to energy efficiency and fuel poverty are hazards relating to damp and mould growth and excess cold. Of these two, excess cold is a far more significant threat to health and safety than damp. The HHSRS operating guidance states that 'dwellings should be provided with adequate thermal insulation and a suitable and effective means of space heating so that dwelling space can be economically maintained at reasonable temperatures'.

7.181 The level of empty homes (2,264 dwellings) consists of 1,764 non-exempt empty homes (without a Council Tax exemption) and 482 exempt empty homes.

7.182 The latest Stock Condition survey was completed in 2013. This indicated that there were 4,335 dwellings (32%) of the total housing stock that experienced a Category 1 Hazard. This has decreased since the survey undertaken in 2010. The number of homes failing the Decent Homes thermal comfort has also decreased since 2010 to 2,484 dwellings (30%).

7.183 The Council's Regulatory Services carry out work related to any reported cases of unfit properties across the borough. Of the 425 complaints received, 174 properties were brought up to Decent Homes Standard.

SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation

7.184 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.

LPP1	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation			
	Target	Baseline	2014/15	2015/16
	<p>Gypsy and Traveller pitches: 15 pitches 2013 - 2018, 15 pitches 2018 - 2023 and 16 pitches 2023 - 2028</p> <p>Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028</p> <p>Transit site: 5-10 pitches by 2030</p>	<p>0 Gypsy and Traveller pitches</p> <p>0 Travelling Showpersons plots</p> <p>0 Transit site pitches</p>	<p>Two permanent sites completed during the monitoring period^(vi):</p> <p>12/03158/FUL 18 permanent pitches - land off Barlow Drive, Winsford, Cheshire).</p> <p>11/05215/OUT 12 permanent pitches - Municipal depot, Rossfield Road, Ellesmere Port, Cheshire).</p>	<p>Additional pitches provided at existing site: 14/02835/S73 and 15/00689/FUL</p> <p>4 permanent pitches -Oakland Park, Davenham</p>
Local Plan policy ref(s): SOC4				
Significant Effects ref(s): SE49				
Source: Cheshire West and Chester Council housing land monitoring				

7.185 Although two permanent Gypsy and Traveller sites, making provision for a total of 30 pitches, were completed during the 2014/15 monitoring period, these pitches are not counted as meeting part of the pitch requirement set out in policy SOC 4. These sites were granted planning permission prior to the establishment of the pitch/plot requirements set out in policy SOC 4 therefore these sites had already been factored in to the existing supply.

7.186 Four permanent pitches have been provided within the monitoring period at an existing site in Davenham. This results in a requirement of a further 11 pitches for the period 2013-2018.

vi 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.

7.187 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) has been completed by consultants WYG. This study forms part of the supporting evidence base that was consulted upon alongside the Local Plan (Part Two) Land allocations and detailed policies preferred approach in 2016. The study aims to set out a short list of potential sites that may be suitable to provide plots and / or pitches to meet the identified need. These short listed sites, and the wider long list of sites considered by the consultants which has been subject to consultation.

7.188 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.

LPP1	SOC 4 (B) Supply of deliverable sites		
	Target	Baseline	2015/16
	Five year supply based on needs set out in indicator SOC 4 (A)	Baseline to be established in 2016/17 Annual Monitoring Report	
	Local Plan policy ref(s): SOC4		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Council housing land monitoring		

7.189 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 7.13 and 7.14.

Table 7.13 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

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Table 7.14 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

7.190 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.

LPP1	SOC 5 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	

7.191 As explained in Section 1 'Introduction', it has not been possible to monitor this indicator. The Local Plan (Part Two) is likely to include detailed policies relating to health and wellbeing. Specific monitoring indicators will be developed as part of the Local Plan (Part Two) Monitoring Framework.

SE	SOC5 (A i) Number and extent of Air Quality Management Areas (AQMA)		
	Target	Baseline	2015/16
	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked.	Two: A5032 Whitby Road/ Station Road in central Ellesmere Port and	Three: A5032 Whitby Road/ Station Road in central Ellesmere Port and

SE	SOC5 (A i) Number and extent of Air Quality Management Areas (AQMAs)		
	Target	Baseline	2015/16
		Boughton gyratory in Chester city centre.	Boughton gyratory in Chester city centre. Frodsham - junction at Fluin Lane with the A56 High Street
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE18			
Source: 2015 updating and screening assessment for Cheshire West and Chester Council (August 2015)			

7.192 Cheshire West and Chester regularly reviews and assesses air quality and determines whether or not the air quality objectives are likely to be achieved. Where it is considered likely to exceed air quality objectives, the Local Authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place to meet the objectives.

7.193 There are currently three AQMAs in Cheshire West and Chester. Ellesmere Port (Whitby Road / Station Road) was designated in 2005 because of a risk of exceeding the annual mean objective for NO₂ due to road traffic. Approximately 200 people live at relevant receptor locations in a mixture of terraced housing and flats located at first floor level above commercial premises.

7.194 Boughton AQMA covers the Boughton gyratory, west of Chester city centre and is situated where the A51 Tarvin Road and the A5115 Christleton Road meet. It is estimated that 280 residents live in the AQMA at 115 residential properties close to the road. The AQMA was first designated in March 2008 and was extended in 2011. As is the case for the vast majority of AQMAs nationally, the cause of exceeding the annual mean of NO₂ objective is road traffic.

7.195 A detailed assessment for Fluin Lane in Frodsham recommended declaration of an AQMA. Following the '2015 updating and screening assessment for Cheshire West and Chester Council', which was published in August 2015, the area was declared a AQMA on 27th November 2015. The air quality monitoring conducted in 2014 also identified the George and Dragon gyratory / inner ring road and Watergate Street in Chester as exceeding the national air quality objectives. A detailed assessment is in preparation.

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SE	SOC5 (A ii) Annual average background nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2015/16
	Annual mean not to exceed 40 ug/m ³	Whitby Road/Station Road AQMA is 41ug/m ³ (2013) Boughton AQMA is 33 ug/m ³ (2013)	Ellesmere Port (2014) 41ug/m ³ Boughton, Chester (2014) 53 ug/m ³ Frodsham - designated November 2015
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE17			
Source: 2015 updating and screening assessment for Cheshire West and Chester Council (August 2015)			

7.196 Nitrogen dioxide (NO₂) is an irritant gas and high exposures can affect the way lungs and airways function and aggravate asthma. It can have short term and long term health effects. Road transport accounts for about half of the total UK emissions, although power stations also contribute. The introduction of catalytic converters along with tighter controls on industrial emissions has resulted in a reduction of overall emissions since 1990. However, some of the projected improvements in ambient concentrations of NO₂ predicted in the early 2000s have not been realised. The principle reasons for this are the disparity between manufacturers' stated engine performance and actual emissions on the road and the increased market for diesel powered cars, which emit significantly more NO₂ directly from the tailpipe.

7.197 The air quality objective for NO₂ is 40 ug/m³ annually. Two of the existing AQMAs exceed this figure. Ellesmere Port is in slight excess of the objective, with 41 ug/m³. The results for this site have remained fairly static for the last five years. The 8 highest levels of NO₂ in the borough were recorded in Chester, four of which are located at the Boughton AQMA. The figure for Boughton AQMA is 53ug/m³ and is significantly higher than the baseline in 2013.

7.198 Compared to the baseline, there has been an increase in the number of AQMAs and in the case of Boughton an increase in NO₂. It is therefore important that new development, especially within these areas, considers the impacts on air quality. For the Local Plan (Part Two), additional detail should be provided on air quality for new development, which should aim to reduce NO₂ and PM₁₀ to improve the health and wellbeing of residents.

SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2015/16
	Reduce from baseline	2015/16	5 permissions for health facilities and 4 losses of health facilities.
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE44			
Source: planning application monitoring			

7.199 The Local Plan (Part One) policy SOC 5 supports the provision of new and improvements to existing health facilities across the borough. Health facilities cover a range of uses, which mainly fall in the D1 use class and can be considered in the indicator if they meet the health and wellbeing needs of the borough. For the Annual Monitoring Report 2015/16, health facilities covers uses such as doctors, dentists, gyms, osteopath, optician, physiotherapy, chiropody, podiatry, acupuncture, fitness, orthodontist and hospital uses.

7.200 During the monitoring period there have been 5 planning applications for health facilities. The Countess of Chester Hospital received planning permission in March 2015 for a 26-bed adolescent mental health unit ([14/04550/FUL](#)). During this monitoring period, the Countess of Chester received planning permission for an extension to this permission to provide a 4-bed primary intensive care unit ([15/01503/FUL](#)), which is phase 2 of the overall project.

7.201 Three of the five permissions are change of use from an A1 use to D1, two of which are located within a town centre or local retail centre. Loss of A1 floorspace is recorded in the indicators Table 7.6 'Approved retail planning applications and floorspace (m²) 2015/2016'. Within the suburban shopping centre of Long Lane, Upton, Chester there is a permission to change the use from a shop to podiatry, chiropody and osteopathy clinic ([15/03880/FUL](#)). There is permission within Ellesmere Port town centre that changes the use to D1 in connection with 'One to One Midwives' ([16/00320/FUL](#)). This unit will operate as a pregnancy advice centre that will provide a one stop venue for everything a woman and family need during and post pregnancy. This is a free midwifery service to all NHS patients.

7.202 There has been approval for part of the Sainsbury's store in Ellesmere Port to change to a dentist surgery ([15/00718/COU](#)). However, a subsequent application has been permitted to change the use back to A1, although the dentist use was not commenced at the store ([15/04980/FUL](#)).

7.203 There has been permission granted January 2016 for change of use from business to D1 at Winsford Business Park ([15/03741/COU](#)). The unit is intended to be used by a charity organisation Stick and Step, they support those affected by cerebral palsy. The unit will be used by staff and sufferers and includes a sensory room, therapy room and play areas.

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7.204 During the monitoring period, 3 applications have been approved for a loss of a health facility. This includes a vacant medical centre to a shop in Chester ([16/00062/FUL](#)). The medical centre has moved to the Fountains Building, which is a new development that houses three doctors surgeries at the edge of Chester city centre. A further two health facilities have received planning permission for change of use to residential. This includes, a former dentist surgery in Frodsham ([15/01112/FUL](#)) and a former health centre in Neston ([15/01728/FUL](#)).

7.205 The monitoring has highlighted that there is a near equal level of loss of health facilities as gain. During this monitoring year, three of the four health facilities were vacant and no longer operating as that use and the fourth was a permission that was never fully implemented. Although, this is not the case in this monitoring period, it is important that there is no loss of vital health facilities that are used by the local communities. The Local Plan (Part Two) should consider a policy relating to retention of health facilities where they are well used and viable.

SE	SOC5 (A iv) Domestic burglaries per 1000 households		
	Target	Baseline	2015/16
	Reduction from baseline	2013/14: 831	585
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE52		
	Source: Recorded crime data at Community Safety Partnership / Local Authority level - July 2016		

7.206 The number of domestic burglaries in Cheshire West and Chester Council has reduced by 246 since 2014. This has been a declining trend over the plan period, with 2015/16 the lowest number of recorded incidents. Although, the number of burglaries has reduced from the baseline, it is important to ensure safe communities. The Local Plan (Part One) in the strategic objective SO8 creates stronger, safer and healthier communities and is a theme that runs through the plan.

SE	SOC5 (A v) Violent crime per year per 1000 population in the local authority area		
	Target	Baseline	2015/16
	None identified	2013/14: 1800 ⁽¹⁾	2,311
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE53		

SE	SOC5 (A v) Violent crime per year per 1000 population in the local authority area		
	Target	Baseline	2015/16
	Source: Recorded crime data at Community Safety Partnership / Local Authority level - July 2016		

1. assault with injury - SA Scoping Report Update December 2015

7.207 The number of incidents reported in Cheshire West and Chester has been increasing annually since 2014, with the number of reported violent crime with injury increasing by 511 to 2,311. Although policy SOC 5 promotes safe communities along with the Strategic Objective 8, the Local Plan (Part Two) could add detail to ensure safe neighbourhoods by including policies that suggests scheme have an element of over looking for natural surveillance and scheme designs that have a layout that deters crime.

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2015/16
	Reduction over time	2011 Perceive a high level of anti-social behaviour: 11.4 per cent Agree that crime issues are successfully dealt with in their local area: 31.6 per cent	No updated information
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE54			
Source: Our Community Survey			

7.208 Our Community Survey has not been updated since 2011 and therefore there is no new data to show for this indicator. This indicator will be updated when the information is available.

SE	SOC5 (A vii) Total number of people killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2015/16
	None identified	2013: 136	2014: 191
Local Plan policy ref(s): SOC 5 & STRAT 10			

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SE	SOC5 (A vii) Total number of people killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2015/16
	Significant Effects ref(s): SE55		
	Source: Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.209 The number of people within Cheshire West and Chester that have been killed or seriously injured in 2014 is 191. Of this, 12 were killed and 179 were seriously injured. This is an increase on 2013, where 136 people were killed and seriously injured. Although this figure has risen on last year, 2011 and 2012 had a total figure of over 200. Serious injuries are those that require hospitalisation and killed is defined as those who were instantly killed or died in hospital within 30 days of the collision.

SE	SOC5 (A viii) Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2015/16
	None identified		
	2013: 15		
	2014: 9		
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE56		
	Source: Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.210 Of the 191 KSI across Cheshire West and Chester, nine of these were children, amounting to 4.7 per cent. This number has reduced on previous years, with the number totalling 15 in 2013 and 13 in 2012. Indeed, 2014 has had the lowest number of child KSI since the start of the plan period in 2010.

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2015/16
	Reduce the number of areas in the worst 5 per cent nationally for deprivation, by 2009	2010 - 30 (15.6 per cent)	36 (17.0 per cent)
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE41		

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2015/16
	Source: Cheshire West and Chester Health and Wellbeing Statistics Compendium 2015-16 and Indices of Multiple Deprivation 2015 tables - Cheshire West and Chester Lower Super Output Areas		

7.211 Index of multiple deprivation is an overall measure of deprivation that combines seven domains of deprivation which are weighted. The seven domains include, income; employment; education, skills and training; health deprivation and disability; crime; barriers to housing and services; living environment; income deprivation affecting children and income deprivation affecting older people.

7.212 Lower Super Output Areas (LSOA) are small areas drawn to be similar population in size, with an average of approximately 1,500 residents or 650 households. There are 32,844 LSOA in England. In 2013, Cheshire West and Chester had 36 LSOA in the bottom 20 per cent of the index of multiple deprivation.

7.213 Winsford has five LSOA that are within the bottom 20 per cent of IMD, three LSOA are within Winsford Over and Verdin ward. Ellesmere Port has a total of 16 LSOA, with six being within the Ellesmere Port Town ward, three in St Pauls and Grange and two in Rossmore. Chester has 10 LSOA, six of which are within the Blacon ward and two in Lache ward. Northwich has four LSOA in the lower 20 per cent of IMD, however they are in small areas, with no more than one LSOA in a ward. There is one LSOA in the rural area, which falls in the Frodsham ward.

7.214 Most of the 36 LSOA that fall in the lower 20 per cent of IDM are within the urban areas, with only one LSOA in the rural area. The domains that have the higher proportion of LSOA in Cheshire West and Chester are education, skills and training; health deprivation and disability and employment deprivation. Living environment and crime are domains that have the least amount of LSOA in Cheshire West and Chester.

7.215 The most deprived LSOA is West Winsford L2, Winsford Over and Verdin, which is ranked 419. As stated in the Sustainability Appraisal Scoping Report Update December 2015, the most deprived LSOA was Lache Park L1, which was ranked 363 nationally and is now ranked 437. Although, some of the most deprived areas in the borough have improved, the number of LSOA has increased from 30 (15.6 per cent).

SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2015/16
	No-one should be living in fuel poverty by 2016/18, with no	2013: 12,823 (8.9 per cent)	2014: 14,461 (10.0 per cent)

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SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2015/16
	vulnerable households by 2010.		
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE42		
	Source: 2014 Sub Regional Fuel Poverty Data Low Income High Costs Indicator and Fuel Poverty Statistics		

7.216 A household is considered to be fuel poor if: they have required fuel costs that are above average (the national median level); and, were they to spend that amount, they would be left with a residual income below the official poverty line. Fuel poverty status of a household depends on the interaction of income, fuel prices and energy consumption.

7.217 Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator. In March 2015, the Government published 'Cutting the cost of keeping warm: a fuel poverty strategy for England'. This sets out the statutory target to raise as many fuel poor homes in England as possible to Band C by 2030.

7.218 Nationally, the amount of households that are in fuel poverty has increased from 2013 by 1.4 per cent in 2014. In 2014, domestic energy prices increased by around 4.3 per cent compared with the previous year. The increase could be contributed to either decrease in income, increase in energy prices or a combination of the two. The projections for 2015 and 2016 are varied, with a slightly reduction in 2015 with the figure increasing back to 2014 levels in 2016.

7.219 The SA Scoping Report December 2015 stated that the number of households in Cheshire West and Chester was 12,832 (8.9 per cent) as of 2013. The figure has risen by 1.1 per cent in the borough. However, this is lower than the national increase. The Local Plan (Part Two) should seek to reduce the amount of residents that are fuel poor through sustainable construction for new dwellings.

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2015/16
	None identified	Average household size (2011 census): 2.23	(2014) Projected average household size: 2.30 ⁽¹⁾ (2014) Projected household composition:

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2015/16
			<p>One person: 43,000</p> <p>Couple and no other adult: 41,000</p> <p>Couple with one or more adult: 11,000</p> <p>Household with dependent children: 39,000</p> <p>Other: 9,000</p>
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE43			
Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections			

1. The baseline information is based on census information, however the 2014 data is based on a projection and caution should be taken with these figures.

7.220 The projected household size for Cheshire West and Chester in 2014 has increased by 0.7 percent. Although, this is a projection, it is an indication that the average house size within the borough has increased, with more people to a household since 2011. This could be contributed to a number of factors. It could highlight the lack of affordable housing in the borough, with more young people living at home for longer or moving back to their parents house to save for a mortgage. Conversely, it could be elderly relatives living with family members or population growth has increased faster than the rate of house building.

7.221 The '[Sustainability Appraisal Scoping Report - Local Plan \(Part Two\) 2015](#)' compares the baseline figure to average household size from previous census in 2001 and 1991, which shows a decrease in the average household size from 2.43 in 1991 and 2.42 in 2001. Although the projected household size in 2014 is higher than the latest census in 2011, it is lower than the previous two decades.

7.222 The projected household composition for 2014 shows that the highest proportion of households in the borough are occupied by one person. This is closely followed by couples with no other adults and then households with dependent children. Future projections of household composition will give a trend in household type and will help to understand trends with household size in the borough.

SOC 6 Open space, sport and recreation

7.223 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.

LPP1	SOC 6 (A) Amount of open space		
	Target	Baseline	2015/16
	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
Local Plan policy ref(s): SOC6			
Significant Effects ref(s): SE12			
Source: Cheshire West and Chester Open Space Assessment 2011			

1. Public Rights of Way

7.224 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 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, which is currently in draft version, 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).

7.225 There is currently no monitoring mechanism to review the amount of open space on an annual basis; as set out above, the revised Open Space Study will be used to update the baseline figure. A draft version of the revised Open Space Study is published, however it is subject to change at this stage

and is, therefore, not used to inform this monitoring report. It will be reported in future iterations of the annual monitoring report to review the provision of green space across the borough.

SE	SOC 6 (A i) Number of Green Flag awarded open spaces		
	Target	Baseline	2015/16
	None identified.	2012/13: 8 sites 2013/14: 8 sites	11 sites with Green Flag Awards
Local Plan policy ref(s): SOC6			
Significant Effects ref(s): SE40			
Source: greenflagaward.org.uk			

7.226 The Green Flag Award is the benchmark national standard for publicly accessible parks and green spaces. The Scheme recognises and rewards the best green spaces in the country, judged against the following criteria: (1) a welcoming place, (2) healthy safe and secure, (3) clean and well-maintained, (4) sustainability, (5) conservation and heritage, (6) community involvement, (7) marketing and (8) management. The Green Flag Community Award is part of the Green Flag Award scheme and recognises high quality green spaces that are managed by voluntary and community groups. In Cheshire West and Chester, there is currently a total of 11 awarded sites: 9 Green Flag Award Sites (Stanney Fields Park, Whitby Park, Helsby Quarry Local Nature Reserve, Castle Park, Northwich Woodlands, Linnards Lane Playing Fields, Grosvenor Park, Westminster Park, Caldy Nature Park) and 2 sites with Green Flag Community Awards (Park Fields, Tarvin Community Woodland).

7.227 Awards are given annually and sites must re-apply each year to ensure standards are maintained. The increase in sites awarded Green Flag status from the baseline figure demonstrates commitment to improving the quality of the borough's parks and green spaces, in line with SOC6.

LPP1	SOC 6 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	

7.228 It has not been possible to monitor indicator SOC 6 (B) during the 2015/16 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.

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7.229 It is proposed that specific monitoring indicators for open space, sport and recreation will be identified in the emerging Local Plan (Part Two) to monitor relevant planning applications.

Environmental

7.230 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

7.231 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

LPP1	ENV 1 (A) Relevant planning applications determined in accordance with policy and/or those granted contrary to Environment Agency advice		
	Target	Baseline	2015/16
	100% / 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the Environment Agency	There were no applications granted contrary to EA advise on water quality or flood risk grounds (see commentary in table 7.15 below)
Local Plan policy ref(s): ENV1			
Significant Effects ref(s): SE3 and SE14			
Source: Environment Agency internal monitoring records July 2016			

Table 7.15

Planning application reference	EA Reason for Objection	Decision
15/02133	Non-mains drainage proposed in seweried area	Application withdrawn
15/03372	Non-mains drainage proposed in seweried area	Application withdrawn
15/05189	Request for Flood Risk Assessment	Application withdrawn
15/05205	Unsatisfactory FRA/FCA Submitted (objection subsequently withdrawn subject to condition)	Application approved

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15/02649	Unsatisfactory FRA/FCA Submitted	Application awaiting determination (September 2016)
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7.232 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. The EA hold an internal list of applications where objections have been submitted to the Council (listed in table 7.15). Of the five applications identified by the EA, three applications were withdrawn prior to determination, one application was approved following withdrawal of the EA objection (subject to condition) and one application was awaiting determination.

SE	ENV 1 (A i) Change in extent to flood risk area within the borough/Number of properties in Flood Zone 3.		
	Target	Baseline	2015/16
	Overall reduction in areas at risk of flooding (ha)/number of properties in Flood Zone 2 and 3.	2015/16	Area of the borough at risk of flooding (ha): Zone 2 - 607.78ha - 0.65% of the borough area Zone 3- 405.62ha - 0.43% of the borough area Zone 3 - 1,011 properties
Local Plan policy ref(s): ENV1			
Significant Effects ref(s): SE13			
Source: EA/SFRA datasets 2016 CWaC GIS			

7.233 In the 2014/15 AMR, additional indicators were included within the monitoring framework to assess the proportion of development in each of the flood risk areas. It was intended the baseline for this indicator should be established in the 2015/16 annual monitoring report. It was anticipated that this additional indicator could monitor the number of proposals permitted in each of the flood zones; seeking to demonstrate a reduction in the proportion of applications granted permission in areas of higher flood risk compared with Flood Zone 1. Having reviewed this indicator, it has now been removed from the

AMR due to the complex nature of the indicator. Each planning application received by the Council would need to be monitored against the potential flood risk and the vulnerability of the proposed use against the flood risk. This would include minor/permitted development, change of use, extensions etc and would be unduly complex and onerous.

7.234 To replace this indicator, ENV 1 (A i) above has been included to monitor the area of the borough at risk of flooding (ha) (Zones 2 and 3). This will be monitored through the updates to the SFRA. The number of properties in Flood Zone 3 has reduced between the 2008 SFRA and the 2016 SFRA. This may illustrate the successful application of Policy ENV1 which directs development to locations at lowest risk of flooding (Zones 1 and 2).

7.235 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.

7.236 The Council has updated the SFRA in 2016. This updates the previous Level 1 assessment published in 2008 using up-to-date flood risk information together with the most current flood risk and planning policy available from the National Planning Policy Framework1 (NPPF) and Planning Practice Guidance.

7.237 The SFRA update has been used to initiate the sequential risk-based approach to the allocation of land for development and to identify whether application of the Exception Test is likely to be necessary. This will help to inform and to provide the evidence base for the Local Plan (Part Two) Land Allocations and Detailed Policies. The SFRA will be used by the Council and developers to understand current flood risk from all sources and to provide guidance for developers and planning officers on planning requirements.

7.238 The Local Plan (Part Two) will include detailed policies relating to flood risk and water management and its is intended that indicators will be developed through the Local Plan (Part Two) monitoring framework to monitor these policies.

Water Management

7.239 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. Indicator ENV 1 (A ii) will monitor the implementation of both policy ENV 6 and ENV 1 by monitoring the percentage of relevant development incorporating SUDS schemes.

7.240 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.

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LPP1	ENV 1 (A ii) Percentage of relevant development incorporating SUDS		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	

7.241 It has not been possible to monitor this indicator for this monitoring period. 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 and the implementation of SUDS schemes when planning applications are determined.

7.242 It is proposed that specific monitoring indicators for the implementation of SUDS will be identified in the emerging Local Plan (Part Two) monitoring framework.

Water Quality

7.243 The water quality of rivers, lakes and groundwater is a good indicator of the general health of the water bodies in terms of their ecology, biodiversity and amenity. The Water Framework Directive is the principal legislative driver dictating the targets for surface and groundwater quality and under which actions to achieve compliance are implemented and monitored.

7.244 Under the Water Framework Directive programme, water quality targets are set in the River Basin Management Plans with the aim of reaching 'Good Ecological Status' or 'Good Ecological Potential' in all water bodies by 2017. The ecological status forms part of an overall status, the components of which are reported in the North West River Basin Management Plan (Environment Agency). The CWaC Water Cycle Strategy was produced in 2010 which summarised the water quality status of the rivers in the borough. The EA have provided a summary of the Water Framework Directive statistics for Cheshire West and Chester between 2010 and 2015 which are provided in the table below:

Types of water bodies

7.245 Between 2010 and 2015 there were 63 water bodies classified under cycle 1 of the Water Framework Directive (WFD) in Cheshire West and Cheshire.

Table 7.16

Water Category	Number of Water Bodies	Percentage of Water Bodies
River	43	68.25
Canal	6	9.52
Surface Water Transfer	1	1.59
Lake	5	7.94

Transitional	2	3.17
Groundwater	6	9.52

7.246 Change in surface water body classification 2010 – 2015

Table 7.17

Classification	Number of Water Bodies in 2010	Number of Water Bodies in 2015	Difference	Direction of Difference	Percentage Difference
High	0	0	0	No Difference	
Good	7	6	-1	Decrease	-17
Moderate	27	25	-2	Decrease	-8
Poor	16	23	7	Increase	30
Bad	7	3	-4	Decrease	-133

7.247 Between 2010 and 2015 there was an increase in the number of surface water bodies (rivers, lakes, canals, transitional water bodies and surface water transfers) achieving 'poor' classification (based on cycle 1 classification). Not all of these changes are due to a decrease in the quality of the water environment, many are associated with improvements in element level monitoring, resulting in classifications that are more reflective of local water environments.

7.248 The Environment Agency have identified two water bodies that have experienced a deterioration in environmental quality since 2010 - Ash Brook (Wettenhall Brook to Weaver) and Smoker Brook. The deteriorations in Ash Brook have impacted on fish and are thought to relate to diffuse pollution from rural sources. Investigations to understand the cause of the deterioration in environmental quality in Smoker Brook are ongoing.

7.249 Overall, there are 22 water bodies in Cheshire West and Cheshire where the Environment Agency do not know the cause of the pressures causing water bodies to fail the expected standards.

Water body objectives and outcomes - 2021 and 2027

7.250 Since 2013, the Environment Agency used an updated method of classifying water bodies and the water body network has been revised. As a result of this the number of water bodies within Cheshire West & Chester have changed, as have the related classifications.

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Table 7.18

Classification	Number of water bodies based on cycle 2 2015 classification	Number of water bodies by predicted classification in 2021	Number of water bodies by predicted classification in 2027
High	0	0	0
Good	2	6	35
Moderate	30	26	12
Poor	19	19	6
Bad	2	2	0

7.251 The overall aim of WFD is for all water bodies to achieve 'Good Ecological Status' or 'Good Ecological Potential' by 2027. There are some water bodies that are not expected to achieve this because there are no known technical solution to the pressures impacting on the water environment or because possible solutions are disproportionately costly. Some water bodies are designated as 'Artificial or Heavily Modified Water Bodies' and the aim for these water bodies is to achieve Good Ecological Potential. This means that the ecology is as good as it can be without removing or altering modifications in the water body that would adverse impact on local communities and users.

7.252 The table above, also demonstrates a number of environmental improvements are expected between now and 2021, mainly related to improvements to waste water treatment by United Utilities. Some of these improvements may not be realised until after 2021 due to the time it takes for local ecology to recover from the impact of pollution. The Weaver Gowy Catchment Partnership are also delivering a number of projects that will improve local water environments.

7.253 The predicted improvements by 2027 are dependent on the funding being secured and measures being implemented by a variety of different stakeholders.

7.254 Further information can be found on the [Catchment Data Explorer](#) and [Weaver Gowy Catchment Partnership](#) websites.

7.255 Protected areas

7.256 There are six internationally and nationally important water environments that are impacted by diffuse water pollution in Cheshire West and Chester including Oak Mere, Abbots Moss and Hatch Mere. The Environment Agency and Natural England are working to understand the pressures on these water environments and the solutions that will allow these sites to fulfil their habitat potential.

SE	ENV 1 (A iii) Change in water quality/ecological status of rivers in the borough		
	Target	Baseline	2015/16
	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2010 - 7 water bodies achieving 'good ecological status' or 'good ecological potential'	2015 - 6 water bodies achieving 'good ecological status' or 'good ecological potential'
	Local Plan policy ref(s): ENV1, SOC5		
	Significant Effects ref(s): SE15		
	Source: EA statistics summary (August 2016)		

ENV 2 Landscape

7.257 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.

LPP1	ENV 2 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.258 It has not been possible to monitor indicator ENV 2 (A) during the 2015/16 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.

7.259 The Council have produced a series of evidence base documents relating to the landscape to support the production of the Local Plan (Part Two); these include a Local Landscape Policy Review (January 2016), a Landscape Sensitivity Study (March 2016) and Landscape Strategy (March 2016).

7.260 The Local Landscape Policy Review is prepared in two parts and reviews the landscape designations from the former Local Plans including Areas of Special County Value (ASCVs) and for the Vale Royal area, Areas of Significant Local Environmental Value (ASLEV). Part two of the study addresses the identification of Key Settlement Gaps (outside the Green Belt) where the principles for the protection of local character, distinctiveness and separation should be applied when considering proposals for development.

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7.261 The Landscape Sensitivity Study guides wind and solar photovoltaic energy proposals in the borough to those landscapes which are least sensitive, and to avoid unacceptable impacts to landscape character.

7.262 The Landscape Strategy supersedes previous landscape character assessments and landscape guidance provided by the former authority areas providing a concise strategy for managing the landscape change beyond the built up areas of the borough.

7.263 It is intended that the Local Plan (Part Two) monitoring framework will be developed to include indicators to monitor the policies of the Plan relevant to the protection of the borough's landscape.

7.264 The indicator below monitors the amount of best and most versatile agricultural land. This indicator cannot be monitored on a yearly basis as it is dependant on data updates released by DEFRA.

SE	ENV 2 (A i) Amount of best and most versatile agricultural land		
	Target	Baseline	2015/16
	Increase from baseline	2010 Agricultural land quality in Cheshire (including Cheshire East): Grade 1+2 = 12.5% Grade 3 = 59.2% Grade 4 = 8.0% Grade 5 = 2.8% Non agricultural land = 5.7% Urban land = 11.5%	No recent information
Local Plan policy ref(s): STRAT1, ENV2			
Significant Effects ref(s): SE24			
Source: DEFRA/CWAC GIS			

ENV 3 Green Infrastructure

7.265 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.

LPP1	ENV 3 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.266 It has not been possible to monitor indicator ENV 3 (A) during the 2015/16 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.

7.267 This indicator will rely upon the information set out in the 'Ecological Framework' currently being produced by the Council and will be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to Green Infrastructure.

ENV 4 Biodiversity and geodiversity

7.268 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.

LPP1	ENV 4 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.269 It has not been possible to monitor indicator ENV 4 (A) during the 2015/16 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. This indicator will also be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to biodiversity and geodiversity.

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LPP1/ SE	ENV 4 (B) and ENV 4 (B ii) Number of sites recognised for biodiversity or geodiversity importance ⁽¹⁾		
	Target	Baseline	2015/16
	At least maintain the baseline amount	2014 / 2015 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	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 ⁽²⁾ Local Nature Reserve - 6 Non-statutory Nature Reserves - 36 Local Wildlife Sites - 477 Regionally Important Geological Sites - 24 sites
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE10			
Source: Natural England, CWAC GIS data, JNCC, CWAC Total Environment Team			

1. Please note baseline included in the Local Plan (Part One) monitoring framework has been updated
2. Please note that former Local Authorities had different designations. In the long term they will be replaced with Ecological Corridors.

7.270 Recognised sites for biodiversity or geodiversity importance are designated at a range of levels. EU designations include the Natura 2000^(vii) 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).

7.271 The only change in the number of statutory and non-statutory sites within the borough which are recognised for biodiversity and geodiversity importance is an increase in the number of Local Wildlife Sites. Following a review, the number of Local Wildlife Sites increased from 443 sites (5400ha) to 477 sites (5720.43ha). 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 ENV4.

7.272 In addition to designations within the borough, the Council monitors designations within 15km of the borough boundary. There are 13 Natura 2000 sites within this buffer; the most recent designation being the Mersey Narrows and North Wirral Foreshore which was designated as both a SPA and Ramsar site on 5th July 2013.

SE	ENV4 (B i) The percentage area of land designated as Sites of Special Scientific Interest (SSSI) within the local authority area in a favourable condition		
	Target	Baseline	2015/16
	In line with Defra 2020 target, achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition.	2014/2015 70.6% in favourable condition. 97.3% in favourable or recovering condition.	69.8% in favourable condition. 96.7% in favourable or recovering condition.
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE9			
Source: JNCC, Designated Sites View, Natural England.			

7.273 The percentage of land designated as SSSI within the borough that is in a favourable or recovering condition has decreased slightly from the baseline figures, by less than 1 per cent. However, it still exceeds the target to achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition by almost 20% and 2% respectively.

SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2015/16
	Targets may have been set in relation to the conservation objectives for these sites. These will be set out in their Core Management Plans.	2014/15 Special Protection Areas (SPA) - 2 sites covering 19318.3ha. Special Areas of Conservation (SAC) - 4 sites covering 17329.7ha. Ramsar - 4 sites sites covering 21424.5ha. Sites of Special Scientific Interest (SSSI) - 28 sites covering 13940ha. National Nature Reserves – 0	No change.

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SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2015/16
		(Including sites partly in the borough)	
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE11			
Source: JNCC, Designated Sites View Natural England.			

7.274 There has been no change in the number of internationally and nationally designated nature conservation sites in the borough, demonstrating the Council's commitment to safeguarding these designations in line with the requirements of policy ENV4.

SE	ENV4 (B iv) Number and area of Regionally Important Geological Sites (RIGS)		
	Target	Baseline	2015/16
	None identified.	2012 24 sites covering 174ha	24 sites comprising 185ha.
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE38			
Source: CWAC GIS data			

7.275 The number of RIGS sites has remained the same but the area covered has increased. This exceeds the baseline amount and demonstrates the Council's commitment to safeguarding and enhancing geodiversity in line with requirements of policy ENV4.

Local Green Space

7.276 Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can designate green areas for special protection. A number of Neighbourhood Plans in CWAC have designated Local Green Space as follows:

Table 7.19

Helsby	Designates 17 Local Green Spaces.
Neston	Designates 5 Local Green Spaces.
Tarporley	Designates 9 Local Green Spaces.
Tattenhall & District	Designates 30 Local Green Spaces.

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2015/16
	Increase from baseline figure.	2014/15: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	Tattenhall and District: 30 sites Helsby: 17 sites Neston: 5 sites Tarporley: 9 sites
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE39			
Source: CWAC 'made' Neighbourhood Plans			

7.277 Since the end of this monitoring period, 4 more Neighbourhood Plans have been 'made' which designate 31 more Local Green Space sites (17 designated sites within Helsby Neighbourhood Plan, 5 designated sites within Neston Neighbourhood Plan and 9 designated sites within Tarporley Neighbourhood Plan). To present, this brings the total number of designated Local Green Space sites within made Neighbourhood Plans to 61.

ENV 5 Historic environment

7.278 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

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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.

LPP1	ENV 5 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.279 It has not been possible to monitor indicator ENV 5 (A) during the 2015/16 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 intended that specific indicators will be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to the historic environment.

LPP1	ENV 5 (A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas		
	Target	Baseline	2015/16
	100 per cent	40% - 2014/15	40% (no change)
Local Plan policy ref(s): ENV5			
Significant Effects ref(s): N/A			
Source: Cheshire Historic Environment Record			

7.280 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. 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. It is proposed to prepare and update a number of the Conservation Area Appraisals alongside the production of the Local Plan (Part Two). Future iterations of the annual monitoring report will continue review the production of updated and additional Conservation Area Appraisals.

LPP1	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
	Target	Baseline	2015/16
	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total at risk: 40	2015 Heritage at Risk Register: Listed Buildings - 16 Scheduled Monuments - 14 Conservation Areas - 4 Total at risk: 34
Local Plan policy ref(s): ENV5			
Significant Effects ref(s): SE36			
Source: Historic England - Heritage at Risk Register: https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/			

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

7.281 Historic England monitor all registered buildings^(viii) 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.

7.282 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 2015 Heritage At Risk Register identifies two new 'at risk' heritage assets when compared to the 2014 register, however the total number of heritage assets 'at risk' has reduced from 38 to 34 between 2014/15 and 2015/16. Details of the the new assets 'at risk' are set out in the table below.

Table 7.20 Heritage At Risk Register new entries 2015

Asset name	Type	Condition	Risk ⁽¹⁾
Propylaea, Castle Square, Chester	Listed Building (Grade I)	Poor	Slow decay; no solution agreed

^{viii} 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.

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Asset name	Type	Condition	Risk ⁽¹⁾
Bowl barrow, Rose Farm, Coddington	Scheduled Monument	Generally unsatisfactory with major localised problems	Trend: Declining (Priority Category not specified on Register).

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

7.283 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 34 in 2015. 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.

7.284 The total number of heritage assets in the borough are monitored below to show the overall change in the number of designations/losses of these assets within the borough.

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas)		
	Target	Baseline	2015/16
	Increase from 2010 baseline	4395	10,036
Local Plan policy ref(s): ENV5			
Significant Effects ref(s): SE37			
Source: Cheshire Historic Environment Record: Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records)			

ENV 6 High quality design and sustainable construction

7.285 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'.

LPP1	ENV 6 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.286 It has not been possible to monitor indicator ENV 6 (A) during the 2015/16 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 intended that this indicator will be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to high quality design and sustainable construction.

7.287 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.

7.288 It is intended that the following indicators will also provide a mechanism to monitor the sustainable construction element of policy ENV6 by providing data on energy consumption and housing energy efficiency ratings in the borough.

SE	ENV 6 (A i) Annual average domestic consumption of electricity (Kilowatt hours/year)		
	Target	Baseline	2015/16
	Reduce from baseline	2009 4,182 KWh	2011 4,120 KWh
Local Plan policy ref(s): ENV 6			
Significant Effects ref(s): SE4			
Source: CWaC - Neighbourhood Statistics 2005-2011			

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SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2015/16
	Reduce from baseline	2009 15,434 KWh	2011 14,077 KWh
Local Plan policy ref(s): ENV 6			
Significant Effects ref(s): SE5			
Source: CWaC - Neighbourhood Statistics 2005-2011			

7.289 The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives. The SAP rating is expressed on a scale of 1 to 100, the higher the number the lower the running costs.

SE	ENV 6 (A iii) Housing energy efficiency (average SAP rating of private sector dwellings)		
	Target	Baseline	2015/16
	Increase SAP rating from baseline	2010: 56	2013: 63
Local Plan policy ref(s): ENV 6			
Significant Effects ref(s): SE6			
Source: CWaC Stock Condition Survey 2013			

7.290 These indicators show that the annual average consumption of both gas and electricity has reduced since 2009 and the average SAP rating has increased between 2010 and 2013. This may be a reflection on the implementation of sustainable construction methods and energy efficiency measures in developments as advocated through Policy ENV6.

ENV 7 Alternative energy supplies

7.291 Policy [ENV 7 Alternative energy supplies](#) supports renewable and low carbon energy proposals. 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.

LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.292 It has not been possible to monitor indicator ENV 7 (A) during the 2015/16 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 intended that this indicator will be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to alternative energy supplies.

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2015/16
	Increase from 2014 baseline	Future years will be assessed against the figure for 2014	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2014):</p> <p>Total 21 MW</p> <p>This is made up of</p> <p>Photovoltaics 12 MW</p> <p>Sewage gas 1 MW</p> <p>Landfill gas 7 MW</p> <p>Number of installations (2014):</p> <p>Photovoltaics 3,208</p> <p>Onshore Wind 4 turbines</p> <p>Anaerobic digestion plants 1</p> <p>Sewage gas plants 2</p>
Local Plan policy ref(s): ENV 7			
Significant Effects ref(s): SE7			
Source: DECC dataset - Renewable energy by local authority. Published September 2015			

7.293 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.

7.294 Installed capacity from wind energy is anticipated to increase with the installation of the Frodsham Wind Farm^(ix) 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 be operational in the second half of 2016.

7.295 During the monitoring period, planning permission was granted for the installation and operation of a solar farm at Agden, Malpas, with a capacity of 5MW. Planning permission was refused for a solar farm at Common Lane, Frodsham. The reason for refusal was that the proposal would constitute inappropriate development in the green belt.

7.296 Approval was given for a sustainable waste treatment facility at Lostock Works, Northwich. This plant will treat mixed waste using anaerobic digestion to generate heat and up to 6.2MWe electricity, of which 5MWe would be exported off site.

ENV 8 Managing waste

7.297 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 (WNA)' has been updated for 2016. The 2016 WNA updates the forecasts for arisings of various waste streams over the plan period and monitors the borough's waste arisings and management over the 2013-14 period (the most up to date available information at the time of writing). The 2016 WNA should be read alongside the following indicators.

7.298 The most up to date forecast of waste arisings to 2030 is set out in table 18 in the Waste Needs Assessment 2016 and is shown in table 7.21 below. The figures in Table 7.21 below include Local Authority collected waste, commercial and industrial, construction, demolition and excavation (hazardous waste is included within the other waste streams). The figures for all three waste streams are higher than previously predicted (in 2011). This reflects evidence of increased levels of waste from all streams being managed in recent years, a trend which is anticipated to continue linked to forecast growth in population and predicted changes in the local economy favouring the type of businesses that are likely to generate higher levels of waste.

ix Application number [10/00597/DECC](#) Frodsham Canal Deposit Grounds, Lordship Lane, Frodsham, Cheshire

Table 7.21 Forecast of waste arisings to 2030 (tonnes per annum)

2014	2015	2020	2025	2030
967,000	960,000	1,002,000	1,009,000	1,010,000

7.299 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. The capacity of existing waste management facilities in the borough is shown in the tables below.

LPP1	ENV 8 (A) Capacity of waste management facilities in CWaC (existing facilities)		
	Target	Baseline	2014
	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	2,516,105 tonnes per annum capacity as at 2014 3,700,000m ³ landfill capacity as at 2014
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): N/A			
Source: Waste Needs Assessment 2016			

Table 7.22 shows the existing and planned capacity in the borough for various types of waste management facilities. Information on existing capacity is shown in terms of the quantities permitted under the Environment Agency licence. Using these EA figures can be an over estimate of actual operational capacities, so for comparison, average actual inputs for the last three years have been calculated where this information is available. It is clear that there is still sufficient capacity in operational and planned sites within the borough to meet predicted needs. A number of sites have come on stream in the last year which have increased the overall capacity currently available. This indicates that the approach in policy ENV8 to meeting the borough's waste needs remains appropriate.

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Table 7.22 Current waste management capacity by type 2014 (tonnes per annum)

Waste management type	Existing operational capacity (from EA licence)	Deposits (ave inputs 2012-2014)	Additional consented capacity (not yet operational). Figures from planning permissions where available
Material Recovery Facilities (MRF)	533,000	213,606	60,000
Organic Waste Processing	70,000	45,871	40,000
Transfer stations and metal recycling	650,605	163,352	
Household waste recycling sites	122,500	40,061	
Energy from waste	100,000	85,872	1,320,000
Other facilities (including land spread/recovery, MBT and wastewater treatment facilities	1,075,000	173,920	394,000
total	2,516,105	722,682	1,814,000
Landfill (non hazardous) approx void space (tonnes)	4,184,000		1,785,000
Landfill (hazardous) approx void space (tonnes)	1,443,000		
Total landfill	5,627,000		1,785,000

Local Authority Collected Waste

SE	ENV 8 (A i) Local Authority Collected Waste		
	Target	Baseline 2009/10	2015/16
	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE27			

SE	ENV 8 (A i) Local Authority Collected Waste		
	Target	Baseline 2009/10	2015/16
	Source: Defra's WasteDataFlow Target: Cheshire Consolidated Joint Municipal Waste Management Strategy		

7.300 Local authority collected waste consists of waste which comes into the possession of, or is under the control of, the local authority. It can be subdivided into a number of components:

- Household waste (the main component) consists primarily of waste collected directly from households;
- Household waste (with the exception of inert construction waste) which is accepted and collected at household waste recycling centres/civic amenity sites;
- Other household waste (smaller components) such as litter and street cleaning waste; and
- Non-household waste. The main components of municipal waste classified as non-household include commercial waste collected by local authorities (commonly termed "trade waste") and inert construction materials accepted at household waste recycling centres.

7.301 As for the country as a whole, the amount of LACW in CWAC collected each year showed a gradual decline between 2006 - 2013. The target from the Waste Management Strategy was exceeded. This is thought to be because of multiple reasons, including reducing the frequency of residual waste collections by Local Authorities, the use of education initiatives to produce greater public awareness of waste reduction and reuse, 'light-weighting' of packaging and also the impact of the economic recession. However, both in the borough and nationally there has been an increase in arisings over the last two-three years.

7.302 The reasons for the recent increases in overall waste collected are not fully understood but probably reflect population increases and an increase in the overall number of properties following recent housebuilding. As can be seen from the table below, there has also been an increase in the amount of waste collected per head of population since 2013.

SE	ENV 8 (A ii) Kilogrammes of household waste collected per head		
	Target	Baseline	2015/16
	No specific target identified	2010/11 - 508.63 kg	2011/12 - 491.41 kg 2012/13 - 465.65 kg 2013/14 - 476.06 kg 2014/15 - 483.42 kg 2015/16 - 483.92 kg

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SE	ENV 8 (A ii) Kilogrammes of household waste collected per head		
	Target	Baseline	2015/16
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE28		
	Source: CWaC Waste Management Service		
	Target: n/a		

7.303 . As can be seen from the tables below, there has been a sharp decrease in the proportion of household waste being landfilled and an increase in the amount sent for energy recovery. As part of the current contract for waste disposal, most of the residual waste (which cannot be recycled or composted) is being sent to Ferrybridge Multi Fuel Energy from Waste (EfW) facility, West Yorkshire.

SE	ENV 8 (A iii) % of local authority collected waste landfilled		
	Target	Baseline	2015/16
	No specific target identified	2010/11 - 49.98%	2011/12 - 48.21%
			2012/13 - 41.09%
			2013/14 - 39.80%
			2014/15 - 25.8%
			2015/16 - 2.93%
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE28		
	Source: CWaC Waste Management Service		
	Target: n/a		

SE	ENV 8 (A iv) % of local authority collected waste sent for energy recovery		
	Target	Baseline	2015/16
	No specific target identified	2010/11 - 0%	2011/12 - 0%
			2012/13 - 0.28%

SE	ENV 8 (A iv) % of local authority collected waste sent for energy recovery		
	Target	Baseline	2015/16
			2013/14 - 0.25% 2014/15 - 14.67% 2015/16 - 39.14%
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE28			
Source: CWaC Waste Management Service			
Target: n/a			

7.304 There has been a steady increase in the proportion of local authority waste being recycled and composted between 2010 and 2015. The borough has one of the highest recycling rates in the country and has met the target of 50% recycling by 2020 set in the Cheshire Joint Municipal Waste Management Strategy. It is noted however that the recycling rate has reduced slightly in the year 2015/16.

SE	ENV 8 (A v) % of local authority collected waste recycled and composted		
	Target	Baseline	2015/16
	50% recycling rate	2010/11 - 48.09%	2011/12 - 49.61% 2012/13 - 56.10% 2013/14 - 57.49% 2014/15 - 59.11% 2015/16 - 57.67%
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE28			
Source: CWaC Waste Management Service			
Target: Cheshire Joint Municipal Waste Management Strategy			

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Commercial and Industrial Waste

7.305 Commercial and industrial (C&I) waste is generated from the following sectors:

- Industrial Sectors
 - Food, drink and tobacco manufacturing businesses
 - Textiles/wood/paper/publishing businesses
 - Power and utilities companies
 - Chemical/non-metallic minerals manufacturing businesses
 - Metal manufacturing businesses
 - Machinery & equipment (other manufacturing) businesses
- Commercial Sectors
 - Retail and wholesale
 - Hotels and catering
 - Public administration and social work
 - Education
 - Transport and storage
 - Other services

7.306 It is difficult to accurately identify the level of this waste produced as it is not systematically recorded. The Waste Needs Assessments (2011 and 2016) used the most up to date information available - the North West C&I waste arisings survey of 2009 - to provide estimates of the likely arisings at the borough level. The methodology used to extrapolate data for the borough was the same in the 2011 and 2016 Waste Needs Assessments. The estimated figure for 2014 shows an increase in waste arisings of 32%, with an increase in the recycling/composting rate from 58% to 66%. The reason for the increase relates to changes in the North West and Cheshire West and Chester economies, with an increase in those types of businesses which tend to recycle more (commercial sector). There has also been an increase in the sectors which tend to produce relatively more waste per employee (energy and utilities)

7.307 It is estimated that in 2014, a total of 457,500 commercial and industrial waste was produced in the borough of which residual waste constituted 127,000 (28%). Of this residual waste, it is estimated that 80% was sent to landfill rather than energy recovery or other incineration.

SE	ENV 8 (A vi) Total amount of commercial and industrial waste		
	Target	Baseline - 2010	2014
	No target set	Estimated arisings in 2010 - 345,000 tonnes	Estimated arisings in 2014 - 457,300 tonnes

SE	ENV 8 (A vi) Total amount of commercial and industrial waste		
	Target	Baseline - 2010	2014
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE29			
Source: Waste Needs Assessments 2011 and 2016			

SE	ENV 8 (A vii) Amount of commercial and industrial waste produced in the borough sent for energy recovery / landfill / treatment (estimated)		
	Target	Baseline	2014
	No target set	Baseline established for 2014 - no previous figure available	127,000 tonnes 28% of total estimated arisings
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE31			
Source: Waste Needs Assessment 2016			

Waste Movements

7.308 The Environment Agency Waste Data Interrogator (WDI) provides some data on movements of waste between waste planning authority areas, to give an idea of movements in the local waste markets. Although generally a useful dataset, not all movements give a detailed geographic waste source, and movements to those facilities exempt from waste management licencing are not reported. Therefore the picture provided may be partial in some cases, but still adds value to the evaluation of available capacity in CWaC.

7.309 Examining 2014 data for the CWaC area shows:

- The borough is generally a net importer of waste, reflecting the lack of landfill facilities in Merseyside (Wirral) and the location of a range of facilities in Cheshire West and Chester, including a nationally significant hazardous waste facility.
- 70% of all waste generated in CWaC appears to be processed or disposed of in CWaC. Around 61% of this is sent to landfill (mostly C&I waste);
- Of that handled outside of CWaC, the main destinations are Cheshire East, other authorities within the North West region, and the Yorkshire and Humber region. Authorities within the West Midlands are also used, although predominantly for their transfer facilities rather than actual treatment or disposal capacity.

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- Conversely, 45% of waste inputs into CWaC located waste facilities comes from CWaC itself and the former Cheshire County area, mainly to non-hazardous landfills and treatment facilities. This reduces to 39% if transfer stations are deducted.
- A significant proportion of the remainder of the inputs come from the North West region in general and from close neighbours Liverpool, Flintshire, Wirral and Warrington – mostly to treatment facilities and landfill sites. Material received from further afield is mainly inputs to specific waste management facility types e.g. hazardous waste to WEEE treatment facility.

SE	ENV 8 (A viii) Waste imports to CWAC (tonnes)		
	Target	Baseline - 2011	2014
	No target set	1,137,523	2012 - 890,271 2013 - 1,083,948 2014 - 792,157
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE35			
Source: EA Waste Data Interrogator/Waste Needs Assessments 2011 and 2016			

SE	ENV 8 (A ix) Waste exports from CWAC (tonnes)		
	Target	Baseline - 2011	2014
	No target set	685,113	2012 - 799,804 2013 - 665,046 2014 - 276,714*
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE35			
Source: - EA Waste Data Interrogator/Waste Needs Assessment 2016			
*Note the 2014 tonnages are for those directly coded in WDI as from CWaC, rather than any of the waste identified as being from Cheshire, but not able to be coded to either CWaC or Cheshire East WPA.			

Policy ENV8 Safeguarded sites

7.310 In order to ensure that the borough has sufficient waste management capacity to meet forecast needs over the plan period, Policy ENV8 safeguards existing sites with planning permission for waste uses at Ince Park, Kinderton Lodge and Lostock, Northwich. The tables below show progress with these sites and monitor any losses to other uses.

LPP1	ENV 8 (B) Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2015/16
	No loss since baseline position	<p>The extent of land safeguarded under policy ENV8 at the three sites, as shown on the policies map.</p> <p>Prior to the adoption of the Local Plan (Part One), 0.65ha was lost at Ince Park for the drilling of boreholes for coalbed methane exploration</p>	No further loss of land to other uses at Ince Park, Lostock Works or Kinderton Lodge
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): N/A			
Source: Annual Monitoring of planning applications			

LPP1	ENV 8 (B i) Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2015/16
	To meet borough's needs for sustainable waste management through implementation of policy ENV8	<p>Planning permission in place for multi modal resource recovery park at Ince Park</p> <p>Planning permission for mineral extraction, recovery of waste for recycling and re-use; restoration of mineral working by waste disposal (landfill), after use and restoration at Kinderton Lodge</p>	<p>Ince Park - implementation of access roads and phase 1 ecological mitigation. Construction of biomass plant (plot 9).</p> <p>Kinderton Lodge - Development commenced but site not operational</p> <p>Lostock Works - Sustainable Waste Treatment Facility with energy generation (DONG)</p>

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LPP1	ENV 8 (B i) Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2015/16
		Planning permission for a variety of waste management uses on sites at Lostock Works	energy) currently under construction
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): N/A			
Source: Annual Monitoring of planning applications			

7.311 Ince Park provides for a multi-modal resource recovery and energy from waste facility comprising numerous consented waste uses including a 35MW 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.

7.312 Since the adoption of the plan, no further land has been lost at Ince Park, 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.

7.313 Construction of the biomass plant at Ince Park is currently underway and is scheduled to be operational in 2017.

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014/15	2015/16
	100 per cent	One application approved not in accordance with policy	No applications for waste development determined contrary to policy ENV8
Local Plan policy ref(s): ENV 8			

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014/15	2015/16
	Significant Effects ref(s):		
	Source: Annual monitoring of planning applications and decisions		

7.314 The Planning Policy team undertakes application tracking of all applications for waste management related development monitoring the implementation of policy ENV 8. During the 2014/15 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.

7.315 No applications for waste development were approved in the 2015/16 period which were contrary to policy ENV8.

ENV 9 Minerals supply and safeguarding

7.316 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.

7.317 The Council's Local Aggregate Assessment 2015 reports sales and reserve figures for the period 1 January to 31 December 2014, which provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2016 will update this review with figures from 1 January to 31 December 2015.

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LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2015/16
	Maintain at least 7 year landbank throughout the plan period	5.53 years (4.4 million tonnes) as at 31 December 2010	5.88 years (4.7 million tonnes) based on the annual apportionment figure as at 31 December 2014
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): N/A			
Source: Local Aggregate Assessment 2015			

7.318 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 for the 2015/16 period, which will be identified in the 2016 LAA will be much higher due to the signing of the Section 106 for the Cheshire Sands planning application, which means that additional supply can be included within the figures. Table 7.13 provides detail of the location of current reserves in the borough.

Table 7.23 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 ^(x)	Lafarge Tarmac	Sand	Active
Cobden Farm	Lafarge Tarmac	Sand	Inactive
Forest Hill Quarry	CEMEX UK	Sand	Active
Fourways Quarry	Lafarge Tarmac	Sand	Closed
Town Farm Quarry	Casey Pro Environment	Sand	Active

7.319 As identified in the Local Aggregate Assessment 2015 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'. However, there is currently an additional application at Town Farm Quarry which would help to increase

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

supply. The Local Plan (Part Two) Preferred Approach also states that additional supply could be provided through an extension to Forest Hill quarry, which was suggested through the minerals call for sites consultation, and / or through additional sites within the preferred area or area of search for sand and gravel.

SE	ENV9 (A i) Supply of Primary-Won aggregate sand and gravel		
	Target	Baseline	2015/16
		4.4 million tonnes as at 31 December 2010	4.7 million tonnes as at 31 December 2014
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): SE21			
Source: Local Aggregate Assessment 2015			

7.320 Aggregate sand and gravel reserves as at 31 December 2014 were 4.7 million tonnes. This has increased significantly since then due to the signing of the Section 106 relating to the Cheshire Sands application. This increase will be reported in the Local Aggregate Assessment 2016, which is currently being prepared.

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2015/16
		0.54 million tonnes during 2010	0.42 million tonnes during 2014
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): SE22			
Source: Local Aggregate Assessment 2015			

7.321 Primary-won aggregate sand and gravel sales were 0.42 tonnes during 2014. During the 2015 period this has increased and this will be reported in the Local Aggregate Assessment 2016, which is currently being prepared.

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2015/16
		National and regional guidelines for aggregate provision in England	The Mineral Products Industry at a Glance 2016 Edition

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SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2015/16
		prepared by Communities and Local Government, July 2009 set out an assumption that approximately 30 per cent of aggregate will be sourced from alternative materials (including recycled aggregate) over the period 2005 - 2020.	produced by The Mineral Products Association states that recycled and secondary materials now account for 28% of the Great Britain aggregates market.
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): SE23			
Source: Mineral Products Industry at a Glance 2016 Edition			

7.322 Data for construction, demolition and excavation waste recycling is by its nature difficult to compile. The majority of material is reprocessed and utilised at source using mobile plant and therefore does not give rise to monitoring the quantities recycled nor their end use. As such, detailed figures for the Cheshire West and Chester area are not available and national figures must be used.

LPP1	ENV 9 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2015/16
	100 per cent	100 per cent in accordance	No applications were received during this time period for new minerals extraction / quarries. Several applications were received to vary conditions on existing permissions and any decisions on these applications have been made in accordance with policy.
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): N/A			
Source: Review of minerals planning applications			

7.323 No applications were received during this time period for new minerals extraction / quarries. Several applications were received to vary conditions on existing permissions. This included an application to vary the condition to extend the lifetime of Cobden Farm quarry, a variation of condition to allow retention of a sand bagging plant at Forest Hill quarry and variation of the condition relating to

timescales for Fourways quarry. Any decisions on these applications have been made in accordance with policy.

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A Monitoring matrix

Indicator	Target	Baseline	2015/16	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	N/A	Gross: 1,816 Losses: 47 Net: 1,769 On target (exceeded)
STRAT 2 (A i)	Percentage of new and converted dwellings built on previously developed land	N/A	2015/2016: 60.5%	N/A
STRAT 2 (B)	Number of net dwelling completions in previous five years	Delivery of 5,500 net dwellings over a five year period	N/A 2010/11: 654 2011/12 : 796 2012/13: 673 2013/14: 970 2014/15: 1,571 Total: 4,664	2010/11: 654 2011/12 : 796 2012/13: 673 2013/14: 970 2014/15: 1,571 Total: 4,664
STRAT 2 (C)	Number of net dwelling completions since 2010	Delivery of 6,600 net dwellings since 2010	0	6,433 No
STRAT 2 (D)	Supply of deliverable housing sites	Five year supply based on housing trajectory	8,906	9,322 On target (exceeded)
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 2014/15: 20.6ha	13.1 ha completed 2015/16 On target

Indicator	Target	Baseline	2015/16	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 - 2016: 101 ha Realistic Employment Land Supply: 292 ha (Total 393 ha)
STRAT 2 (F i)	Percentage of employment development completed on previously developed land	None identified	None identified in SA Scoping Report	2016 - 39% employment development on previously developed land.
STRAT 3 Chester				
STRAT 3 (A)	Number of net dwelling completions in Chester spatial area 2010 - 2030	Delivery of 5,200 net dwellings by 2030	0	1,985 dwelling On target (exceeded)
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 On target
STRAT 3 (C)	Delivery of Northgate leisure and retail scheme and new theatre	Development completed by 2020	Application 14/02792/FUL	Theatre is under construction and is expected to open Spring 2017. Application 16/02282/OUT for the Northgate development was granted planning permission on 15 September 2016.

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Indicator	Target	Baseline	2015/16	Target met
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 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 building 'One City Place' completed February 2016
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 (large sites)	No loss
STRAT 4 Ellesmere Port				
STRAT 4 (A)	Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030	Delivery of 4,800 net dwellings by 2030	0	898 dwellings
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 (inclusive of 145	0 dwellings completed. 9 dwellings under construction.

Indicator	Target	Baseline	2015/16	Target met
	dwellings with extant planning permission)			
STRAT 5 Northwich				
STRAT 5 (A)	Number of net dwelling completions in Northwich spatial area 2010 - 2030	Delivery of 4,300 net dwellings by 2030	0	1,151 dwellings
STRAT 5 (B)	Delivery of Winnington Urban Village scheme including up to 1,200 dwellings	Development completed by 2029	86 dwellings completed 2013 - 2014	2015/16: 144 dwellings Total completions: 389 dwellings
STRAT 5 (C)	Delivery of Wincham Urban Village scheme including up to 950 dwellings	Development completed by 2030	Resolution to grant outline planning permission subject to S106 legal agreement	0 dwellings completed
STRAT 5 (D)	Amount of additional employment land provided 2010 - 2030 (Northwich)	30 hectares by 2030	To be identified in preparation of Local Plan (Part Two).	Draft HELAA site assessments during the monitoring period. This provides evidence to inform the identification of employment land allocations in the Local Plan (Part Two).
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	Phase one of the scheme is expected to complete by the end of 2016.
STRAT 5 (F)	Amount of employment land and premises lost to other uses at Gadbrook Park	No loss	No loss	No loss

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Indicator	Target	Baseline	2015/16	Target met
STRAT 6 Winsford				
STRAT 6 (A)	Number of net dwelling completions in Winsford spatial area 2010 - 2030	Delivery of 3,500 net dwellings by 2030	0	349 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	At least 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.
STRAT 6 (D)	Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park	No loss	No loss	No loss of employment land Yes
STRAT 6 (E)	Delivery of new food store in town centre	Development completed by 2030	No planning application or development has been submitted.	No development Baseline established
STRAT 8 Rural area				
STRAT 8 (A)	Number of net dwelling completions in rural area 2010 - 2030	Delivery of 4,200 net dwellings by 2030	0	2,050 dwellings On target (exceeded)

Indicator	Target	Baseline	2015/16	Target met
STRAT 8 (B)	Number of net dwelling completions in key service centres 2010 - 2030	Cuddington and Sandiway - delivery of 200 net dwellings by 2030	0	108 dwellings On target
		Farndon - delivery of 200 net dwellings by 2030	0	98 dwellings On target
		Frodsham - delivery of 250 net dwellings by 2030	0	135 dwellings On target
		Helsby - delivery of 300 net dwellings by 2030	0	140 dwellings On target
		Kelsall - delivery of 200 net dwellings by 2030	0	76 dwellings On target
		Malpas - delivery of 200 net dwellings by 2030	0	76 dwellings On target
		Neston and Parkgate - delivery of 200 net dwellings by 2030	0	171 dwellings On target
		Tarporley - delivery of 300 net dwellings by 2030	0	132 dwellings On target
		Tarvin - delivery of 200 net dwellings by 2030	0	164 dwellings On target

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Indicator	Target	Baseline	2015/16	Target met
	Tattenhall - delivery of 250 net dwellings by 2030	0	33 dwellings	On target
STRAT 8 (C)	Amount of additional employment land provided 2010 - 2030	At least 10 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	Draft HELAA site assessments undertaken during the monitoring period. This provides evidence to inform the identification of employment land allocations in the Local Plan (Part Two).
STRAT 9 Green Belt and countryside				
STRAT 9 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established - Local Plan (Part Two)	N/A
STRAT 10 Transport and accessibility				
STRAT 10 (A)	Carbon emissions from transport	Reduce from 2010 baseline	952.9kt CO ₂ emissions from transport sources in 2010	944.3kt CO ₂ in 2011 920.1kt CO ₂ in 2012 (is this the correct year????? 915.2kt CO ₂ in 2013 931.3kt CO ₂ in 2014
STRAT 10 (A i)	CO ₂ emissions per capita arising from domestic, transport and industry and commerce	Reduce from 2010 baseline	16.6kt CO ₂ emissions per capita	12.3kt in 2014
STRAT 10 (A ii)	Number of tonnes of NOx emitted	Reduce from 2010 baseline	2996.67	2014: 2662.28
				On target (reducing)
				On target (reducing)

Indicator	Target	Baseline	2015/16	Target met
	annually from road transport			
STRAT 10 (A iii)	Number of tonnes of PM10 emitted annually from road transport	Reduce from 2010 baseline	189.09	2014: 179.91 On target (reducing)
STRAT 10 (A iv)	Mode of transport used by residents to travel to work	Increase in the number of residents using modes of transport other than the private car/van.	2008: Car and Van: 78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0%	2011: Car 73.9% Public Transport 5.7% Bicycle or Foot 12.7% On target (reducing)
STRAT 10 (B)	Delivery of Chester Bus Interchange	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FU	Under construction 2015/2016 On target
STRAT 10 (C)	Delivery of New Bridge Road/A5117 link road	Development completed by 2030	Feasibility study completed	No further progress
STRAT 10 (D)	Relevant planning applications determined in	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

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Indicator	Target	Baseline	2015/16	Target met
STRAT 11 Infrastructure				
STRAT 11 (A)	Provision of necessary infrastructure / contributions as part of development	100 per cent of relevant schemes	100% of relevant schemes provided for necessary infrastructure	100 per cent of relevant schemes provided for necessary infrastructure
STRAT 11 (A i)	Percentage of the borough covered by Superfast Broadband	100 per cent	January 2014 (when Connecting Cheshire project started) 66.1%	89.5%
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	73.6 per cent residents in employment 2015
			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	4 per cent unemployment 2015
			5 per cent unemployment as at December 2014	On target (reducing)
ECON 1 (B i)	GVA per head of population	None identified	N/a	No data for 2015-2016 monitoring period.
ECON 1 (B ii)	Average earnings within the borough	None identified	None identified in SA Scoping Report. See Local Economic Assessment 2011.	2015 - Resident based gross weekly pay £527.8

Indicator	Target	Baseline	2015/16	Target met
ECON 1 (C)	Number of businesses	Increase from 2010 baseline 11,285 in 2010 11,630 in 2013 12,195 in 2014	Workplace based gross weekly pay £486.0	On target (increasing)
ECON 1 (C i)	Enterprise births and deaths	Increase in number of business births from 2010 baseline (net gain) 1,160 - 2010 1,350 - 2011 1,425 - 2012 1,800 - 2013 1,715 - 2014	Business births: 1,160 - 2010 1,350 - 2011 1,425 - 2012 1,800 - 2013 1,715 - 2014 Business deaths: 1,480 - 2010 1,440 - 2011 1,190 - 2012 1,320 - 2013	Data unavailable N/A
ECON 1 (D)	Relevant planning applications determined in	100 per cent	Key sites - see indicators - STRAT2(D) and STRAT2(E) for Chester. Indicators for key sites in	N/A

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Indicator	Target	Baseline	2015/16	Target met
ECON 1 (D i)	accordance with policy	Ellesmere Port will be considered in Local Plan (Part Two). Indicator ECON1(Di) relates to the loss of employment land. Broadband infrastructure see STRAT11 (Ai)/SE67.	Increased from previous monitoring period. At least 9229sqm	N/a
ECON 1 (D i)	Loss of existing or allocated employment land to other uses	None identified	25ha loss At least 9229sqm	
ECON 2 Town centres				
ECON 2 (A)	Delivery of Northgate leisure and retail scheme and new theatre in Chester	Development completed by 2017	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	Theatre is under construction and is expected to open Spring 2017. Application 16/02282/OUT for the Northgate development was granted planning permission on 15 September 2016.
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. Phase one of the scheme is expected to complete by the end of 2016.
ECON 2 (C)	Vacancy rates on primary shopping streets	Reduce from baseline	2010: can be viewed in Table 7.5	7.1 per cent increase on vacancies (see table 7.5 in 'ECON 2 Town centres')

Indicator	Target	Baseline	2015/16	Target met
ECON 2 (D) Relevant planning applications determined in accordance with policy	100 per cent	32.4% of approved applications for retail in town centres	41.9 per cent A1 retail approved in centre 34.5 per cent of approved applications for retail in centre Details can be found in table 7.6	No
ECON 3 Visitor economy				
ECON 3 (A) Relevant planning applications determined in accordance with policy	100 per cent	To be identified through Local Plan (Part Two)	3 applications identified and determined in accordance with policy.	On target
ECON 3 (A i) Number of day and overnight visitors to the borough	None identified	2010 - Staying visitors: 1,234,980 Day visitors: 21,800,000	No data for 2015-2016 monitoring period. 2014 data indicates visitor numbers increased from baseline.	On target
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	478 affordable homes One rural exception scheme 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				

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Indicator	Target	Baseline	2015/16	Target met
SOC 3 (A)	Provision of mix of housing as part of developments	100 per cent of relevant schemes	0	See tables 7.11 and 7.12 in 'SOC 3 Housing mix and type'
SOC 3 (A i)	Number of extra care schemes approved and number of older persons dwellings provided	N/A		Three consented schemes : 224 self-contained one and two bed apartments / flats Four completed schemes: 279 one and two bed self contained apartments / flats
SOC 3 (A ii)	Number of vacant and unfit dwellings	N/A		2,246 long term empty homes 425 reported cases of unfit properties
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	Gypsy and Traveller pitches: 0 Travelling Showpersons plots: 0 Transit sites: 0	Four permanent pitches completed during the monitoring period (see 'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation').
			Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028 Transit site: 5-10 pitches by 2030	

Indicator	Target	Baseline	2015/16	Target met
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 2016/17	-	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	-	

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Indicator	Target	Baseline	2015/16	Target met
SOC 5 (A i)	Number and extent of Air Quality Management Areas (AQMAs)	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked.	Two: A5032 Whitby Road/ Station Road in central Ellesmere Port and Boughton gyratory in Chester city centre.	No
SOC 5 (A ii)	Annual average background nitrogen dioxide concentration in AQMAs	Annual mean not to exceed 40 ug/m ³	Whitby Road/Station Road AQMA is 41ug/m ³ (2013) Boughton AQMA is 33ug/m ³ (2013)	Ellesmere Port (2014) 41ug/m ³ Boughton, Chester (2014) 53ug/m ³ Frodsham - designated November 2015
SOC 5 (A iii)	Number and type of new health facilities	Reduce from baseline	2015/16	5 permissions for health facilities and 4 losses of health facilities.
SOC 5 (A iv)	Domestic burglaries per 1000 households	Reduce from baseline	2013/14: 831	N/A
SOC 5 (A v)	Violent crime per year per 1000 population in the local authority	None identified	2013/14: 1800	On target (reduction)
SOC 5 (A vi)	Fear of crime (Community Survey)	Reduction over time	2011 Perceive a high level of anti-social behaviour: 11.4 per cent	No updated information N/A

Indicator	Target	Baseline	2015/16	Target met
SOC 5 (A vii)	Total number of people killed or seriously injured (KSI) in road traffic collisions.	None identified	Agree that crime issues are successfully dealt with in their local area: 31.6 per cent	N/A
SOC 5 (A viii)	Total number of children (aged under 16) killed or seriously injured in road traffic collisions	None identified	2013: 136	2014: 191
SOC 5 (A xiv)	Number of LSOA's in the bottom 20% of IMD	Reduce the number of areas in the worst 5% nationally for deprivation, by 2009	2013: 15	2014: 9
SOC 5 (A xv)	Number of households in fuel poverty	No-one should be living in fuel poverty by 2016/18, with no vulnerable households by 2010.	2013: 30 (15.6 per cent)	36 (17.0 per cent)
SOC 5 (A xvi)	Household composition and size	None identified	Average household size (2011 census): 2.23	(2014) Projected household composition: One person: 43,000 Couple and no other adult: 41,000

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Indicator	Target	Baseline	2015/16	Target met
			Couple with one or more adult: 11,000 Household with dependent children: 39,000 Other: 9,000	
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 (A i)	Number of Green Flag awarded open spaces	None identified	2012/13: 8 sites 2013/14: 8 sites	11 sites N/A
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

Indicator	Target	Baseline	2015/16	Target met
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
ENV 1 (A i)	Change in the extent to flood risk areas within the borough/number of properties in Flood Zone 3	Overall reduction in areas at risk of flooding/number of properties in flood zone 2 and 3.	2015/16	Area of the borough at risk of flooding (ha): Zone 2 - 607.78ha - 0.65% of the borough area Zone 3- 405.62ha - 0.43% of the borough area Zone 3 - 1,011 properties
ENV1 (A ii)	Percentage of relevant development incorporating SuDS	100%	Target to be set through Local Plan (Part Two)	N/A
ENV 1 (A iii)	Change in water quality/ecological status of rivers in the borough	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2010 - 7 water bodies achieving 'good ecological status' or 'good ecological potential'	2015 - 6 water bodies achieving 'good ecological status' or 'good ecological potential'
ENV 2 Landscape				
ENV 2 (A)	Relevant planning applications determined in	100 per cent	Baseline to be established - in Annual Monitoring Report 2015/16	N/A

Indicator	Target	Baseline	2015/16	Target met
ENV 2 (A i) Amount of best and most versatile agricultural land in accordance with policy	Increase of baseline	2010 Agricultural land quality in Cheshire (including Cheshire East): Grade 1+2 = 12.5% Grade 3 = 59.2% Grade 4 = 8.0% Grade 5 = 2.8% Non agricultural land = 5.7% Urban land = 11.5%	No recent information	No
ENV 3 Green Infrastructure			Baseline to be established through Local Plan (Part Two)	N/A
ENV 4 (A) Relevant planning applications determined in accordance with policy	100 per cent		Baseline to be established through Local Plan (Part Two)	N/A

Indicator	Target	Baseline	2015/16	Target met
ENV 4 (B) and ENV 4 (B ii)	Number of sites recognised for biodiversity or geodiversity importance	At least maintain baseline amount	<p>Special Protection Areas (SPA) - 2</p> <p>Special Areas of Conservation (SAC) - 4</p> <p>Ramsar - 4</p> <p>Sites of Special Scientific Interest (SSSI) - 28</p> <p>Areas of Nature Conservation Value (ANCV) - 39</p> <p>Local Nature Reserve - 6</p> <p>Non-statutory Nature Reserves - 36</p> <p>Local Wildlife Sites - 477</p> <p>Regionally Important Geological Sites - 24 sites</p>	On target
ENV 4 (B i)	The percentage area of land designated as SSSI within the local authority area in favourable condition	In line with Defra 2020 target, achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition.	<p>2014/2015</p> <p>70.6% in favourable condition.</p> <p>97.3% in favourable or recovering condition.</p>	<p>69.8% in favourable condition.</p> <p>96.7% in favourable or recovering condition.</p>
ENV 4 (B ii) - merged with ENV 4 (B)	Number and total area (ha) of new statutory and non statutory nature conservation sites	-	-	-
ENV 4 (B iii)	Number and area of internationally and nationally	Targets may have been set in relation to the conservation objectives for these sites. These will be	2014/15	No change
			Special Protection Areas (SPA) - 2 sites covering 19318.3ha.	N/A

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Indicator	Target	Baseline	2015/16	Target met
designated nature conservation sites	set out in their Core Management Plans.	Special Areas of Conservation (SAC) - 4 sites covering 17329.7ha. Ramsar - 4 sites sites covering 21424.5ha. Sites of Special Scientific Interest (SSSI) - 28 sites covering 13940ha. National Nature Reserves - 0 (Including sites partly in the borough)		
ENV 4 (B iv)	Number and area of Regionally Important Geological Sites (RIGS)	None identified	2012 - 24 sites covering 174ha	24 sites covering 185ha
ENV 4 (B v)	Number of designated Local Green Space sites within made Neighbourhood Plans	Increase from baseline figure	2014/2015: 30 designated Local Green Spaces (Tattenhall and District Neighbourhood Plan)	Tattenhall and District: 30 sites Helsby: 17 sites Neston: 5 sites Tarporley: 9 sites
ENV 5 Historic environment				
ENV 5 (A)	Relevant planning applications determined in	100 per cent	Baseline to be established - through Local Plan (Part Two)	N/A

Indicator	Target	Baseline	2015/16	Target met
ENV 5 (A i)	accordance with policy	100 per cent	40% - 2014/15	No change
ENV 5 (B)	Number of Conservation Area Appraisals as a proportion of Conservation Areas	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total: 40	On target (reducing) 2015 Heritage at Risk Register: Listed Buildings - 16 Scheduled Monuments - 14 Conservation Areas - 4 Total at risk: 34
ENV 5 (B i)	Total number of heritage assets	Increase from 2010 baseline	4395	10,036
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 through Local Plan (Part Two)	N/A
ENV 6 (A i)	Annual average domestic consumption of electricity (Kilowatt hours)	Reduce from baseline	2009: 4,182 Kwh	2011: 4,120Kwh

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Indicator	Target	Baseline	2015/16	Target met
ENV 6 (A ii)	Annual average domestic consumption of gas (Kilowatt hours)	Reduce from baseline	2009: 15,434 Kwh	2011: 14,077Kwh
ENV 6 (A iii)	Housing energy efficiency (average SAP rating of private sector dwellings)	Increase SAP rating from baseline	2010: 56	2013: 63
ENV 7 Alternative energy supplies				
ENV 7 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established through Local Plan (Part Two)	N/A
ENV 7 (B)	Installed capacity from renewable energy sources	Increase from baseline	Future years will be assessed against the figure for 2014	Installed capacity (MW) in Cheshire West and Chester (as at end of 2014): Total 21 MW This is made up of Photovoltaics 12 MW Sewage gas 1 MW Landfill gas 7 MW Number of installations (2014): Photovoltaics 3,208 Onshore Wind 4 turbines

Indicator	Target	Baseline	2015/16	Target met										
			<p>Anaerobic digestion plants 1</p> <p>Sewage gas plants 2</p> <p>Landfill gas plants 3</p> <p>Total renewable energy generation (2014): 44,111 MWh</p> <p>This is derived from</p> <table> <tbody> <tr> <td>Photovoltaics MWh</td> <td>9,531</td> </tr> <tr> <td>Onshore wind MWh</td> <td>61</td> </tr> <tr> <td>Anaerobic digestion MWh</td> <td>1,321</td> </tr> <tr> <td>Sewage gas MWh</td> <td>5,963</td> </tr> <tr> <td>Landfill gas MWh</td> <td>27,236</td> </tr> </tbody> </table>	Photovoltaics MWh	9,531	Onshore wind MWh	61	Anaerobic digestion MWh	1,321	Sewage gas MWh	5,963	Landfill gas MWh	27,236	
Photovoltaics MWh	9,531													
Onshore wind MWh	61													
Anaerobic digestion MWh	1,321													
Sewage gas MWh	5,963													
Landfill gas MWh	27,236													
ENV 8 Managing waste	Capacity of waste management facilities in CWaC (existing facilities)	Sufficient capacity to meet identified needs throughout the plan period (see table 7.21 for forecast waste arisings)	<p>1,316,500 tonnes per annum capacity as 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)</p>	<p>2014 -</p> <p>On target</p> <p>2,516,105 tonnes per annum capacity as at 2014</p> <p>3,700,000m³ landfill capacity as at 2014</p>										

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Indicator	Target	Baseline	2015/16	Target met
ENV 8 (A i)	Local Authority Collected Waste	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes On target
ENV 8 (A ii)	Kilogrammes of household waste collected per head	No specific target identified	2010/11 - 508.63kg	2011/12 - 491.41 2012/13 - 465.65 2013/14 - 476.06 2014/15 - 483.42 2015/16 - 483.92
ENV 8 (A iii)	% of local authority collected waste landfilled	No specific target identified	2010/11 - 49.98%	2011/12 - 48.21% 2012/13 - 41.09% 2013/14 - 39.80% 2014/15 - 25.8% 2015/16 - 2.93%
ENV 8 (A iv)	% of local authority collected waste sent for energy recovery	No specific target identified	2010/11 - 0%	2011/12 - 0% 2012/13 - 0.28% 2013/14 - 0.25% 2014/15 - 14.67% 2015/16 - 39.14%

Indicator	Target	Baseline	2015/16	Target met
ENV 8 (A v)	% of local authority collected waste recycled and composted	50% recycling rate	2010/11 - 48.09%	2011/12 - 49.61% 2012/13 - 56.10% 2013/14 - 57.49% 2014/15 - 59.11% 2015/16 - 57.67%
ENV 8 (A vi)	Total amount of commercial and industrial waste	No target set	Estimated arisings in 2010 345,000 tonnes	Estimated arisings in 2014 457,300 tonnes
ENV 8 (A vii)	Amount of commercial and industrial waste produced in the borough sent for energy recovery/landfill/treatment (estimated)	No target set	Baseline established by 2014 figure	2014 - 127,000 tonnes 28% of total estimated arisings
ENV 8 (A viii)	Waste imports to CWAC (tonnes)	No target set	2011 - 1,137,523	2012 - 890,271 2013 - 1,083,948 2014 - 792,157
ENV 8 (A ix)	Waste exports from CWAC (tonnes)	No target set	2011 - 685,113	2012 - 799,804 2013 - 665,046 2014 - 276,714

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Indicator	Target	Baseline	2015/16	Target met
ENV 8 (B)	Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge	No loss since baseline position	The extent of land safeguarded under policy ENV8 at the three sites, as shown on the policies map. Prior to the adoption of the Local Plan (Part One), 0.65ha was lost at Ince Park for the drilling of boreholes for coalbed methane exploration.	2015/16 - no further loss of land to other uses at Ince Park , Lostock Works or Kinderton Lodge
ENV 8 (B i)	Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge	To meet the borough's needs for sustainable waste management through implementation of policy ENV8	Planning permission in place for multi modal resource recovery park at Ince Park.	2015/16 - Ince Park - implementation of access roads and phase 1 ecological mitigation. Construction of biomass plant (plot 9).
ENV 8 (C)	Relevant planning applications determined in accordance with policy	100 per cent	2014/15 - One application approved not in accordance with policy	2015/16 - No applications for waste development determined contrary to policy ENV8.

Indicator	Target	Baseline	2015/16	Target met
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 (4.4 million tonnes) as at 31 December 2010	5.88 years (4.7 million tonnes) based on the annual apportionment figure as at 31 December 2014
ENV 9 (A i)	Supply of Primary-Won aggregate and gravel	N/A	4.4 million tonnes as at 31 December 2010	4.7 million tonnes as at 31 December 2014
ENV 9 (A ii)	Sales of Primary-Won aggregate and gravel	N/A	0.54 million tonnes during 2010	0.42 million tonnes during 2014
ENV 9 (A iii)	Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources	N/A	National and regional guidelines for aggregate provision in England prepared by Communities and Local Government, July 2009 set out an assumption that approximately 30 per cent of aggregate will be sourced from alternative materials (including recycled aggregate) over the period 2005 - 2020.	The Mineral Products Industry at a Glance 2016 Edition produced by The Mineral Products Association states that recycled and secondary materials now account for 28% of the Great Britain aggregates market.
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

B Housing commitments

B.1 The information in the tables below has been updated following the completion of the annual housing land monitor and the publication of the 'Housing Land Monitor 2015-2016'.

B.2 The additional potential future capacity for new housing in the main urban areas is set out in the draft 'Housing and Economic Land Availability Assessment 2016' that will be subject to consultation alongside the Local Plan (Part Two) Land Allocations and Detailed Policies plan.

Housing completions and commitments

Spatial areas

Table B.1 Housing completions and planning commitments by Local Plan spatial area

Spatial area	Net housing requirement	Net completions (2010 - 16)	Remaining net requirement (2016 - 30)	Small sites allowance	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Permission subject to legal agreement	Total permission	Potential remaining requirement
Chester	5,200	1,985	3,215	264	1,895	38	6	90	2,029	922
Ellesmere Port	4,800	898	3,902	198	1,384	2,202	0	206	3,756	- 52
Northwich	4,300	1,151	3,149	154	1,391	1,268	845	0	3,504	- 509
Winsford	3,500	349	3,151	99	535	998	3	119	1,655	1,397
Rural (whole)	4,200	2,050	2,150	385	1,361	1,538	99	41	3,039	- 1,274
Total	22,000	6,433	15,567	1,100	6,810	6,204	969	456	13,983	

B.3 Small sites allowance of 100 per annum included from year four onwards i.e. an allowance is included for eleven years of the remaining fourteen 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.

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

Spatial area	Net housing requirement	Net completions (2010 - 16)	Remaining net requirement (2016 - 30)	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Total permissions	Potential remaining requirement
Cuddington and Sandiway	200	108	92	2	86	1	89	3
Farndon	200	98	102	2	143	0	145	-43
Frodsham	250	135	115	34	66	0	100	15
Helsby	300	140	160	255	7	0	262	-102
Kelsall	200	76	124	12	107	1	120	4
Malpas	200	76	124	35	197	4	236	-112
Neston and Parkgate	200	171	29	35	53	0	88	-59
Tarporley	300	132	168	3	145	14	162	6
Tarvin	200	164	36	12	16	0	28	8
Tattenhall	250	33	217	1	172	0	173	44

Neighbourhood Plans

B.4 The made neighbourhood plans for Tarporley and for Winsford include land allocations / designations for future development. The planning status of each site, as at 1 April 2016, is set out below.

Tarporley Neighbourhood Plan

Table B.3

Site ref	Location	NP capacity	HELAA site reference	Planning status
TH1	Royal British Legion site, Tarporley	Approximately 8 dwellings	TAR/0006	

Winsford Neighbourhood Plan

Table B.4

Site ref	Location	NP capacity	HELAA site reference	Planning status as at 1 April 2016
NTC 1	East of Hawkshead Way	94 dwellings	WOV/0068	
NTC 2	Part of Verdin Playing Fields	174 dwellings	WOV/0069	
NTC 3	Former Winsford Clio Centre site, Sadler Road	12 dwellings	WOV/0084	09/00635/OUM and 12/03149/EXT permissions have expired.
NTC 4	North of Winsford Police Station	14 dwellings	WOV/0067	
NTC 5	Former Richmond Packaging and Liquid Lounge sites, New Road	61 dwellings	WOV/0034 WOV/0038 WOV/0070 WOV/0079	WOV/0079 15/00663/FUL approved for 49 dwellings. Site under construction.
NTC 6	Land between New Road and River Weaver (Site of former New Road Business Centre)	50 dwellings	WOV/0040	15/01088/FUL approved for 64 dwellings.

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Site ref	Location	NP capacity	HELAA site reference	Planning status as at 1 April 2016
NTC 7	Land between New Road and River Weaver	20 dwellings	WOW/0073	
STC 1	Land off Ways' Green	93 dwellings	WSD/0011 WSD/0032	09/02473/FUL and 12/03429/FUL approved for 93 dwellings. Site under construction.
STC 2	Land off Way's Green	100 dwellings	WSD/0026	15/00083/FUL (119 dwellings) received 12 Jan 2015. Resolution to grant subject to legal agreement ⁽¹⁾ .
STC 3	Land at the edge of the Flashes	Open space and leisure	WSD/0008	
STC 4	Land rear of Gladstone Street	188	WSD/0007 WSD/0045	WSD/0007: 16/02710/FUL application received 28 June 2016 for 128 dwellings. WSD/0045: 13/02760/OUT and 15/00864/REM approved for Area One for 164 dwellings. Area one - under construction.
S 1	Rilshaw Farm, Rilshaw Lane	Mixed use incl. 665 dwellings	WIW/0047	
S 2	North of Rilshaw lane, south of A54	Mixed use incl. 224 dwellings	WIW/0018	14/01266/OUT and 15/01032/OUT approved for 215 dwellings
S 3	North of Rilshaw Lane, south of A54	Mixed use incl. 101 dwellings	WIW/0071	
S 4	Land off A54 Bypass, adjacent to Winsford Railway Station	Mixed use incl. 62 dwellings	WIW/0044	
S 5	Land off Middlewich Road, adjacent to Winsford Railway Station	27 dwellings	WIW/0045	

Site ref	Location	NP capacity	HELAA site reference	Planning status as at 1 April 2016
W 1	Former Leaf Lane Infant School site	23 dwellings	WIW/0035	15/01176/FUL approved for 22 dwellings. Site under construction.
W 2	Land rear of Beaulieu Avenue	17 dwellings	WIW/0046	14/04916/FUL approved for 24 dwellings.
W 3	Wharton car transplants, Wharton Road	150 dwellings	WIW/0034	11/005588/OUT apporved for up to 150 dwellings and 12,000sq.ft of B1, B2 and B8 development.
W 4	Land at Nat Lane	161 dwellings	WIW/0030	12/04804/OUT approved for 161 dwellings.
W 5	Land off Bostock Road	115 dwellings	WIW/0048	
W 6	Land south of Bostock Road	Employment (B1, B2, B8)	WIW/0027	
W 7	Winsford Industrial Estate - extension east of Road One	Employment (B1, B2, B8)	WIW/0047	
O 1	Land west of Chester Road	475 dwellings	WOV/0016 WOV/0056 WOV/0086	WOV/0016 and WOV/0086 12/00800/OUT approved for 295 dwellings 14/03269/REM approved for Phase One for 180 dwellings. Phase One under construction. WOV/0056 15/04777/OUT application pending for 26 dwellings.
O 2	Land at Littler Lane / Oakmere Road	65 dwellings	WOV/0065	
O 3	Former Woodford Lodge High School site	400 dwellings	WOV/0064	15/05139/FUL received 21 Dec 2015 for 401 dwellings ⁽²⁾
O 4	Former Handley Hill Primary School site	71 dwellings	WOV/0045	
O 5	Land west of Oakmere Road, north of employment land	Employment (B1, B2, B8)	WOV/0044	

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Site ref	Location	NP capacity	HELAA site reference	Planning status as at 1 April 2016
TC 0	Town centre shopping precinct and market	Mixed use	WSD/0014	
TC 1	East of shopping precinct	Mixed use	WSD/0027	
TC 2	Site of former Civic Hall	Mixed use	WSD/0028	
TC 3	North of shopping precinct, fronting A54	Mixed use	WSD/0029	
TC 4	North of shopping precinct, fronting A54	Mixed use	WSD/0030	
TC 5	North of shopping precinct, fronting A54 and Dingle Lane	Mixed use	WSD/0031	
TC 6	Land at junction of A54 / Collingham Way	Mixed use	WOV/0066	
TC 7	Land off High Street	Mixed use	WOV/0072	
TC 8	Land at junction of High Street / Church Street	Mixed use	WOV/0078	
TC 9	Land at Old High Street, New Road	Mixed use	WOV/0071	
TC 10	Land adjacent River Weaver, New Road	Mixed use	WOV/0074	

1. Application approved 8 July 2016
2. Application approved 4 May 2016

C Employment land supply

C.1 The following table sets out employment land provision to supplement Table 7.3 'Employment land provision over the plan period 2010-2030 (as at 1st April 2016)' in the report. This provides details of;

- Extant planning commitments for employment use
- 'made' Neighbourhood Plan employment land allocations
- Undeveloped 'retained' employment allocations (note these sites will be reviewed through emerging Local Plan Part Two)

Table C.1 Planning commitments for employment use, 1st April 2016

Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
Chester	BLA/0098	Land Adjacent To Chelford Close, Chelford Close, Chester	0.78
	BOU/0017	Boughton Retail Centre, Boughton, Chester, CH3 5AF	1.80

Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
	BOU/0045	Land At Premier House Charterhall Drive Chester Cheshire (Chester business quarter - outline area)	2.20
	CHC/0004	Part of NE Urban Action Area - Black Diamond Street	0.20
	CHC/0090	Former Odeon Cinema	0.40
	CHC/0091	Chester Visitor Centre Vicars Lane Chester Cheshire CH1 1QX	0.15
	DOH/0020	Wrexham Rd Farm (part of Chester Business Park)	1.96
	DOH/0021	Chester Business Park	0.89
	GAQ/0012	Old Port (Southern Tail, Crane Street frontage)	1.50
Ellesmere Port	ELT/0034	Initial Citylink Dutton Green Chester Cheshire CH2 4SA	0.64
	ELT/0037	Land At Stanlow Oil Refinery Oil Sites Road Ellesmere Port (Argent Energy)	3.00
	ELT/0038	Former Ince Power Station/Encirc (Former Quinn Glass) - Rail discharge facility	1.10
	EPT/0029	Textprint Surfacing Ltd Cloister Way Ellesmere Port CH65 4EL	0.58
	EPT/0033	Land West Of Garth Road Ellesmere Port Cheshire	0.96
	EPT/0035	Land At Cloister Way Ellesmere Port	0.39
	EPT/0082	Velmore Ltd Stanney Mill Road Little Stanney Ellesmere Port Cheshire CH2 4HX	1.14
	EPT/0088	Land At New Bridge Road Ellesmere Port	1.19
	ROS/0006	Rossmore 4, Rossmore Road East, Ellesmere Port (six acre site)	2.57
	ROS/0015	Former Gulf Oil Refinery, Poole Hall Road, Ellesmere Port	5.05
	ROS/0020	Former Gas Board Site, Rossmore Road East, Ellesmere Port (employment part)	3.14
	ROS/0039	Land Adjacent Unit D1 Poole Hall Industrial Estate Poole Hall Road Ellesmere Port Cheshire	0.36
	WHI/0014	Cheshire Oaks Area 5C (West), Lloyd Drive, Ellesmere Port	1.18
Northwich	MAR/0042	Thor Specialities UK Limited Wincham Avenue Wincham Northwich Cheshire CW9 6GB	0.55
	MAR/0043	Land Rear Of Swan House Wincham Lane Wincham Northwich Cheshire	1.67

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Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
	MAR/0044	Plot 2, land adjacent 7 New Cheshire Business Park (formerly New Cheshire Salt Works)	0.85
	MAR/0046	Cosgrove Business Park (E5.17 Soot Hill, remaining part)	0.30
	SHA/0045	Lostock Gralam Railway Station Station Road Lostock Gralam Northwich CW9 7NU	0.28
	WIC/0015	E5.5 Winnington and Wallerscote Urban Village	5.30
Rural	MAL/0056	Adjacent Hampton Heath Industrial Estate. OS Field No 5412 Edge	2.40
	NES/0014	Land Adjacent To Timco House Buildwas Road Neston	0.06
	NES/0026	Aldi Distribution Centre Chester High Road Neston Ch64 3Ts	0.82
	SAM	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	9.10
	SAM/0038	Urenco, Capenhurst 08/00835/OUT	5.63
	SAM/0040	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	8.50
	SAM/0042	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	1.30
	SAM/0058	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	1.48
	SHA/0073	Land off Holmes Chapel Road, Middlewich	0.95
	SHA/0079	HW Coates Ltd Byley Lane Byley Northwich Cheshire CW10 9NT	0.27
	TAT/0041	Extension to Chowley Oak Employment Area (part)	0.86
Winsford	WIW/0033	Morrisons Manufacturing Wharton Road Winsford Cw8 3Bb	3.46
	WOV/0043	Land at Browning Way (part of E5.16)	0.74
Total			75.70

Table C.2 Undeveloped employment allocations (without planning permission), 1st April 2016

Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
Chester	BLA/0084	Chester West, Sovereign Way	0.76
	BOU/0046	Part of NE Urban Action Area - Hoole Lane, Boughton	0.65

Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
	CHC/0030	Part of NE Urban Action Area - Garden Lane	0.32
	HOO/0036	Part of NE Urban Action Area - Hoole Road	0.5
Ellesmere Port	ELT/0028	Kemira, Ince Marshes	40.17
	ELT/0029	Station Road Ince (Old Camp Site)	5.42
	ELT/0030	Former Ince Power Station/Encirc (Former Quinn Glass) - remaining area	27.4
	ELT/0031	Dutton Green, Little Stanney	0.65
	EPT/0028	Rushtons, New Bridge Rd, Ellesmere Port	0.88
	NET/0008	Land Adjacent to Vauxhalls, North Road, Ellesmere Port	24.96
	NET/0009 & NET/0006	Hooton Park, South Rd, Ellesmere Port	28.74
	ROS/0013	Portside North 2, Merseyton Road, Ellesmere Port	0.31
	ROS/0014	Portside South, Merseyton Road, Ellesmere Port	0.25
Northwich	MAR/0037	E5.18 Land at Runcorn Road	0.95
	SHA/0041	E5.7 Land to the South and West of Lostock Gralam Railway Station	0.67
	SHA/0042	E5.9 Redundant Depot, Griffiths Road	0.33
	WIC/0043 & WIC/0063	E5.4 Site of Engineering Works, Winnington Avenue	0
	WIC/0044	E5.8 Land on Denton Drive Industrial Estate	0.22
	WIC/0076 & WIC/0062	E5.6 Northwich Town Centre	2.2
	WIR/0016	E5.21 Land on Gadbrook Employment Site	10.68
	WIR/0027	E5.3 Land at Lostock Works House	1.53
	WIR/0034	E5.10 Land off Middlewich Road	3.95
Rural	GOW/0056	BICC Helsby	3.5
	MAL/0063	Hampton Heath Industrial Estate, Industrial Estate Road, Edge, Malpas	1.56
	NES/0007	Clayhill 1	0.57
	NES/0008	Clayhill 2, Buildwas Road, Neston	0.53
	NES/0009	Clayhill 3, Long Acres Road, Neston	0.92

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Local Plan Spatial Area	Site Reference	Name and Address	Area (ha)
	NES/0010	Clayhill 4, Long Acres Road, Neston	0.64
	NES/0011	Morgans Land, Water Tower Road, Neston	1.13
Winsford	WIW/0026	E5.12 Land to West and Rear of Brighton Belle PH	0.5
	WIW/0027	E5.14 Land West of Road One (includes part W6 allocation in Winsford NP)	14.2
	WIW/0043	Extension to Winsford 1-5 Industrial Estate (policy allocation W7 Winsford Neighbourhood Plan)	24
	WIW/0048	E5.13 Land off Deakins Road	3.05
	WOV/0044	Land to the west of Oakmere Road (policy O5 Winsford Neighbourhood Plan)	11
	WOV/0047	E5.16 Land on Woodford Park Industrial Estate	1.5
Total			214.64

Table C.3

Note

The following sites are allocations in the Winsford NDP: WIW/0043, WIW/0044, WIW/0027

The following sites are allocations in the Neston NDP: NES/0007, NES/0008, NES/0009, NES/0010, NES/0011

D Retail commitments

D.1 Table D1 details the applications considered in Table 7.6 'Approved retail planning applications and floorspace (m²) 2015/2016' in table 7.6 of the Annual Monitoring Document 2016. The below table includes retail permissions that have not started or are under construction. Table D2 details retail allocations that have yet to receive planning permission.

Table D.1 Retail Commitments March 2016

Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of	Use Class	Loss or Gain

					Centre, Local Centre		
Chester	BLA/0069	14/02322/FUL	Unit 2A Greyhound Park Road Chester Cheshire CH1 4QG	Creation of additional 1,585 sq. m. of mezzanine floorspace, along with facade alterations and local alterations to the car park.	Out of Centre	A1	Gain
	BLA/0087, BLA/0101	15/05192/FUL	Age UK 5 The Parade Chester Cheshire CH1 5HN	Single storey extension of existing retail area to form new workspace for the shop.	Local Retail Centre	A1	Gain
	BOU/0010	13/04703/FUL	142 - 142A Christleton Road Chester Cheshire CH3 5TD	External works incorporating access and fenestration alterations and an in-fill extension to provide enlarged A1 retail showroom.	Local Centre	A1	Gain
	BOU/0021	12/01544/LBC 12/01543/FUL	Site Of Former Chester Lead Works Building Leadworks Lane Chester Cheshire	Partial demolition and alterations to buildings, and construction of 4 and 5 storey extensions to provide 53 apartments (including 25 affordable housing units), 1048 sqm of shop/financial and professional services and/or restaurants and cafes (classes A1, A2 and/or A3), heritage interpretation centre within the Shot Tower and associated car parking, public art/ play facility and substation.	Out of Centre	A1/A2	Gain
	BOU/0021	12/01544/LBC 12/01543/FUL	Site Of Former Chester Lead Works Building Leadworks Lane Chester Cheshire	Partial demolition and alterations to buildings, and construction of 4 and 5 storey extensions to provide 53 apartments (including 25 affordable housing units), 1048 sqm of shop/financial and professional services and/or restaurants and cafes (classes A1, A2 and/or A3), heritage interpretation centre within the Shot Tower and associated car parking, public art/ play facility and substation.	Out of Centre	A3	Gain

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	BOU/0025	140470100U	Boughton Health Centre Hoole Lane Chester Cheshire CH2 3DP	Change of Use from health centre to dispensing pharmacy	Out of Centre	A1	Gain
	BOU/0041	1402591/FUL	87 Christleton Road, Chester, CH3 5UQ	Change of use of ground floor shop to residential flat including alterations.	Edge of Local Centre	A1	Loss
	BOU/0045	1403317/REM 1204895/FUL 1204895/FUL 1401799/NVA 14/01798/DIS 14/01940/DIS 14/01993/DIS 1403317/REM 14/04829/DIS	Land At Premier House Charterhall Drive Chester Cheshire	Full permission sought for first office building and outline permission sought for mixed use development comprising new buildings accommodating offices, dwellings, shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non residential institutions, assembly and leisure, access, car parking, servicing and landscaping (existing buildings to be demolished)	Out of Centre	A1	Gain
	BOU/0060	1501507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A1	Loss
	BOU/0060	1501507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A5	Gain
	BOU/0062	1503919/FUL	Chester Boughton Hall Cricket Club Boughton Hall Avenue Chester	Construction of an extension to the existing clubhouse	Out of Centre	D2	Gain
	CHC/0025	1404539/FUL	Car Park Gorse Stacks Chester Cheshire	Bus interchange, including enclosed terminus, canopy ancillary retail space and cafe, amended vehicle accesses from St Oswalds Way and Gorse Stacks, formation of bus concourse, redesign of carriageways and public realm, and infilling of the Hoole Way roundabout underpass and demolition of former public house.	Edge of Centre	A1	Gain

	CHC/0025	14/04539/FUL	Car Park Gorse Stacks Chester Cheshire	Bus interchange, including enclosed terminus, canopy ancillary retail space and cafe, amended vehicle accesses from St Oswalds Way and Gorse Stacks, formation of bus concourse, redesign of carriageways and public realm, and infilling of the Hoole Way roundabout underpass and demolition of former public house.	Edge of Centre	A3	Gain
	CHC/0052	14/00633/OU	23 City Road Chester Cheshire CH1 3AE	Change of use from A1 (shop) to C1 (hostel)	Out of Centre	A1	Loss
	CHC/0066	15/02152/OU	10-16 Brookdale Place Chester Cheshire CH1 3DY	Change of use from restaurant to residential (3 flats)	Edge of Centre	A3	Loss
	CHC/0080	13/02148/OU	6 Commonhall Street Chester Cheshire CH1 2BJ	Change of use from office/retail to residential	Edge of Centre	A1	Loss
	CHC/0080	13/02148/OU	6 Commonhall Street Chester Cheshire CH1 2BJ	Change of use from office/retail to residential	Edge of Centre	A2	Loss
	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	A1	Gain
	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	A3	Gain

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	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	A4	Gain
	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	D2	Loss
	CHC/0099	14/03262/FUL	19 Upper Northgate Street Chester Cheshire CH1 4EE	Change of use from upholstery workshop (B1) to delicatessen/cafe (A1/A3) including external works to windows and re-positioning of rear staircase.	Edge of Centre	A3	Gain
	CHC/0100	14/03891/00U	4 St Werburgh Street Chester Cheshire CH1 2DY	Change of Use from office (Use Class B1) to mixed-use for recruitment agency and training centre (Mixed Use Class A2/D1)	Town Centre	A2	Gain
	CHC/0108	15/00089/FUL	The Pied Bull 57 Northgate Street Chester Cheshire CH1 2HQ	Change of use of land at the rear of 1-3 King Street to use as an outdoor seating area for the Pied Bull with alterations to provide access	Town Centre	A4	Gain
	CHC/0112	15/00278/FUL	14 Frodsham Street Chester CH1 1HD	Change of use of new sub-divided unit fronting Frodsham Street from A1 (shops) to A2 (financial and professional services) or A3 (restaurants and cafes).	Town Centre	A1	Loss
	CHC/0112	15/00278/FUL	14 Frodsham Street Chester CH1 1HD	Change of use of new sub-divided unit fronting Frodsham Street from A1	Town Centre	A2/A3	Gain

				(shops) to A2 (financial and professional services) or A3 (restaurants and cafes).			
	CHC/0113	150167500U	The Bond 13 Godstall Lane Chester Cheshire CH1 1LN	Change of use from A1 to A3	Town Centre	A1	Loss
	CHC/0113	150167500U	The Bond 13 Godstall Lane Chester Cheshire CH1 1LN	Change of use from A1 to A3	Town Centre	A3	Gain
	CHC/0116	1504365LBC	Former Methodist Chapel Pepper Street Chester CH1 1DF	Internal alterations to facilitate fit out for restaurant use	Town Centre	A3	Gain
	CHC/0117	130180600U	Richer Sounds Black Diamond Street Chester Cheshire CH1 3EY	Change of use of part of ground floor from retail (A1) to restaurant/hot food takeaway (A3/A5)	Edge of Centre	A3	Gain
	CHC/0117	130180600U	Richer Sounds Black Diamond Street Chester Cheshire CH1 3EY	Change of use of part of ground floor from retail (A1) to restaurant/hot food takeaway (A3/A5)	Edge of Centre	A5	Gain
	CHC/0131	1404890FUL	Longus House 6 Newgate Row Grosvenor Shopping Centre Chester Cheshire CH1 1ER	Internal and external alterations including a change of use from B1 to A1 and addition of steps to row level fronting Eastgate Street.	Town Centre	A1	Gain
	CHC/0132, CHC/0103	1500107/FUL	Hickorys Smokehouse The Groves Chester Cheshire CH1 1SD	Construction of a single storey side extension, single storey rear extension and modification to the rear entrance to the existing customer car park	Edge of Centre	A3/A4	Gain
	CHC/0138	1502437/00U	Hamilton House Hamilton Place Chester Cheshire CH1 2BH	Change of use of Hamilton House from (A2) [Front Ground Floor] to a place of worship(D1)	Edge of Centre	A2	Loss
	CHC/0147	1503609FUL 1503610LBC	Land Adjacent To Former Coach House Rear Of Bank House Commonhall Street Chester	Alterations to the existing buildings and construction of a glazed infill structure for conversion of former stables buildings into restaurant/cafe/bar including over the courtyard.	Edge of Centre	A3	Gain

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	CHC/0151	1503932/FUL	Queen Street Christian Centre Queen Street Chester Cheshire CH1 3LG	Change of use to mixed use church and coffee shop.	Edge of Centre	A3	Gain
	CHC/0152	150403900U	104 Foregate Street Chester Cheshire CH1 1HB	Change of use from Class A3 to Class A3 and Class A5	Town Centre	A5	Gain
	CHC/0153	1504120/FUL	21 Garden Lane Chester CH1 4EU	Change of use of existing garage showroom (Sui Generis) to Martial Arts Academy (D2)	Out of Centre	D2	Gain
	CHC/0158	1600472/FUL	The Coach And Horses Public House 39 Northgate Street Chester Cheshire CH1 2HQ	External seating area, new signage and cafe barriers	Town Centre	A4	Gain
	DOH/0045	1503495/FUL	Land West Of Herons Way Chester Business Park Honeycomb Chester	Erection of 'kiosk' style food and beverage unit along with outdoor seating area and path	Out of Centre	A1	Gain
	GAQ/0026	1503514/FUL	1 Cheyney Road Chester Cheshire CH1 4BR	Replacement of existing lean to garage to provide two storey letting office for applicant's own business, A2 use class	Out of Centre	A2	Gain
	GRB/0016	0801409/FUL	Sainsbury Caldy Valley	Extension to food store including mezzanine level, new store entrance, relocation of customer café, reconfiguration of car park and associated landscaping. Sainsbury's Caldy Valley Road Great Boughton Chester	Local Centre	A1	Gain
	GRB/0041	1405366/FUL	Chester Rugby Union Football Club Hare Lane Chester Cheshire CH3 7DB	Erection of a Performance Centre (Class D2)	Out of Centre	D2	Gain
	HOO/0013	1500269/OUT	Hoole Lawn Tennis Club Fairfield Road Chester Cheshire CH2 3RN	Residential development for 8 houses	Out of Centre	D2	Loss
	HOO/0027	1401074/FUL	The Elms Medical Centre Hoole Road	Change of use from doctors surgery to retail (Class A1)	(blank)	A1	Gain

			Chester Cheshire CH2 3NH	and front extension (demolition of porch)			
	HOO/0041	1500345FUL	16-18 Charles Street Hoole Chester Cheshire CH2 3AZ	Convert existing single retail unit into 2No. retail units and convert 1st floor of No. 18 to form 1 Bedroom Flat.	Edge of Centre	A1	Loss
	UPT/0051	1205419FUL 15/03738/DIS	Community Centre Upton Grange Chester Cheshire CH2 1BG	Erection of scout hut/community centre and childrens play area.	Out of Centre	D2	Gain
Cuddington and Sandiway	WEC/0071	1503001/FUL	Sandiway Post Office 2 School Lane Cuddington Northwich Cheshire CW8 2NH	Single storey extension to the side with soft and hard landscaping	Out of Centre	A4	Gain
	WEC/0074	150498900U	113 Norley Road Cuddington Northwich Cheshire CW8 2LE	Change of use from A1 (shop) to A1 (shop), A2 (professional services), A3 (cafe/restaurant) and A5 (takeaway).	Out of Centre	A1	Loss
	WEC/0074	150498900U	113 Norley Road Cuddington Northwich Cheshire CW8 2LE	Change of use from A1 (shop) to A1 (shop), A2 (professional services), A3 (cafe/restaurant) and A5 (takeaway).	Out of Centre	A2/A3/A5	Gain
Ellesmere Port	EPT/0025	1502700/FUL	The Wing Half Alnwick Drive Ellesmere Port Cheshire CH65 9HE	Change of use of public house to guest house/bed and breakfast	Local Centre	A4	Loss
	EPT/0063	1502853DEM	EPIC Mcgarva Way Ellesmere Port Cheshire CH65 9HH	Former Leisure Centre, Steel Frame Construction with External Brickwork Cladding	Edge of Centre	D2	Loss
	EPT/0073	150071800U	Sainsburys Kinsey Road Ellesmere Port Cheshire CH65 9HN	Change of use of floorspace from retail (Class A1) to dental surgery (Class D1)	Out of Centre	A1	Loss
	EPT/0073	1504980FUL	Sainsburys Kinsey Road Ellesmere Port Cheshire CH65 9HN	Change of use of floorspace from a dental surgery (Use Class D1) to retail (Use Class A1) at Sainsbury's store.	Out of Centre	A1	Gain
	EPT/0081	1502369FUL	67-69 Whitby Road Ellesmere Port CH65 8AB	Change of use of first floor to three apartments	Town Centre	A1	Loss

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	EPT/0083	1504107/FUL	28 Whitby Road Ellesmere Port CH65 8AE	Refurbishment of existing ground floor retail space and change of use of first floor storage space to a one bedroom flat	Town Centre	A1	Loss
	EPT/0084	1504108/FUL	34 & 36 Whitby Road Ellesmere Port CH65 8AE	Refurbishment of existing ground floor retail space and change of use of first floor offices to two, one bedroom flats	Town Centre	A1	Loss
	EPT/0086	1504333/FUL 1600213/NVA	Land At Adjacent KFC And TGI Fridays Kinsey Road Ellesmere Port	Erection of an A3 drive-through coffee shop unit and extension of the car park with hard and soft landscaping.	Out of Centre	A3	Gain
	EPT/0089	1505142/FUL	The Cat Wolverham Road Ellesmere Port CH65 5BZ	Formation of new external drinking area in existing pub carpark including fixed Jumberellas	Local Retail Centre	A4	Gain
	EPT/0090	1505198/FUL	Cheshire Oaks Outlet Village Kinsey Road Ellesmere Port Cheshire CH65 9JJ	Change of use of floorspace from retail to a restaurant	Out of Centre	A1	Loss
	EPT/0090	1505198/FUL	Cheshire Oaks Outlet Village Kinsey Road Ellesmere Port Cheshire CH65 9JJ	Change of use of floorspace from retail to a restaurant	Out of Centre	A3	Gain
	EPT/0091	1600320/FUL	9 Rivington Road Ellesmere Port Cheshire CH65 0AW	Change of use from A1 to D1	Town Centre	A1	Loss
	GRA/0018	1503846/FUL	The Wheatsheaf 43 Overpool Road Great Sutton Ellesmere Port Cheshire CH66 3LN	Extension and alterations to the existing external seating area.	Out of Centre	A1	Gain
	LEM/0005	1202091/OUT 1304015/OUT	Sutton New Hall Farm Ledsham Road Little Sutton Ellesmere Port Cheshire CH66 4QG	Residential development of up to 2,000 homes, up to 400 sqm of retail floor space for a local shop, a new primary school, a community building, a new linear park, playing fields and other public open space, new allotments, together with new accesses, streets and other related infrastructure. (Outline Application) (NB	Out of Centre	A1	Gain

				minor change removing reference to conversion of existing farm buildings to residential)			
	NET/0021	1600138/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Creation of new external sports pitch with associated features including: 3G Artificial Grass Pitch (3G AGP), Erection of perimeter ball-stop fencing, Installation of hard standing areas around the 3G AGP for pedestrians, maintenance and emergency access . Installation of an artificial (flood) lighting system. The proposed development will include the refurbishment of an existing external sports pitch including: Replacement of 3G artificial grass playing surface and replacement of perimeter ball-stop fencing	Out of Centre	D2	Gain
	ROS/0006	1204369/OUT	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	Out of Centre	A1	Gain
	ROS/0006	1204369/OUT	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through	Out of Centre	A3 / A4	Gain

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				cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)			
	ROS/0006	1204369OUT	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	Out of Centre	A5	Gain
	ROS/0006	1204369OUT	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping	Out of Centre	D2	Gain

				and ancillary works (Outline)			
	SUT/0011	1502634/FUL	10A Hope Farm Precinct Great Sutton Ellesmere Port Cheshire CH66 2RG	Change of Use from A1 to A5-Pizza Take away	Local Retail Centre	A1	Loss
	SUT/0011	1502634/FUL	10A Hope Farm Precinct Great Sutton Ellesmere Port Cheshire CH66 2RG	Change of Use from A1 to A5-Pizza Take away	Local Retail Centre	A5	Gain
	WHI/0004	14/00370/LDC	11 Chester Road Whitby Ellesmere Port Cheshire CH65 9BD	Change of use to hairdressing salon and single storey rear extension	Local Centre	A2	Loss
	(blank)	1304267/00U	315-319 Chester Road Childer Thornton Ellesmere Port Cheshire CH66 3RF	Change of use of commercial premises from A1 (retail) to mixed use A3 (restaurant)/A4 (drinking establishment)	Local Centre	A1	Loss
	(blank)	1304267/00U	315-319 Chester Road Childer Thornton Ellesmere Port Cheshire CH66 3RF	Change of use of commercial premises from A1 (retail) to mixed use A3 (restaurant)/A4 (drinking establishment)	Local Centre	A4	Gain
Farndon	FAR/0015	1302720/FUL 1505032/FUL	The Gateway High Street Farndon Chester CH3 6PU	Change of use to coffee shop/cafe/gift shop	Out of Centre	A1	Gain
	FAR/0015	1302720/FUL 1505032/FUL	The Gateway High Street Farndon Chester CH3 6PU	Change of use to coffee shop/cafe/gift shop	Out of Centre	A3	Gain
	FAR/0071	1301053/FUL	Fox And Hounds Inn Wet Lane Tilston Malpas Cheshire SY14 7HH	Conversion of former public house to create three dwellings and erection of seven new dwellings.	Out of Centre	A4	Loss
Frodsham	FRO/0050	1301392/FUL 1500030/FUL	48A High Street Frodsham Cheshire WA6 7HE	Conversion of shop and flat above into single dwelling with rear ground floor extension	Town Centre	A1	Loss
	FRO/0050	1504477/00U	48A High Street Frodsham Cheshire WA6 7HE	Change of use from ground floor dispensary only, to A1 retail unit	Edge of Centre	A1	Gain
Helsby	HEL/0003	14/03769/FUL	Former Horse And Jockey Chester	Conversion and alteration of existing public house to 4	Out of Centre	A4	Loss

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			Road Helsby Frodsham Cheshire	dwellings, erection of 10, 2 and 3 bed dwellings, demolition of existing out building, including associated external works.			
	HEL/0034	1205418/EXT 1404052/FUL	Former Bicc Site Chester Road Helsby Frodsham Cheshire	Demolition of existing structures and development of a new sports facility including sports club, four tennis courts, two bowling greens, 3G football pitch, associated access and car parking and landscaping.	Out of Centre	D2	Gain
	HEL/0039	1504990/FUL	Crown Buildings Latham Avenue Helsby Frodsham Cheshire WA6 0DX	Side and rear extensions and provision of retail/office unit and 2 additional flats.	Out of Centre	A1	Gain
Malpas	MAL/0035	1504773/FUL	Aladdins Cave Church Street Malpas SY14 8NX	Renovation of existing retail area and ground floor store room. Change of use of first, second and third floors to a single residential unit. Erection of raised timber platform to the rear	Local Retail Centre	A1	Loss
Neston and Parkgate	NES/0024	1501099/FUL	14 High Street Neston Cheshire CH64 9TY	Conversion of upper floors to self contained flat	Edge of Centre	A1	Loss
	PAR/0002	1404513/FUL	Parkgate Stores The Parade Parkgate Neston Cheshire CH64 6RW	Change of use of ground floor from A1 shop to A3 restaurant, including change of all windows on front elevation	Out of Centre	A1	Loss
	PAR/0022	1204848/FUL	Black Oak The Parade Parkgate Neston Cheshire CH64 6SB	Change of use of existing A5 and adjoining existing A1 to a mixed use sui generis use	Out of Centre	A1	Loss
	PAR/0022	1204848/FUL	Black Oak The Parade Parkgate Neston Cheshire CH64 6SB	Change of use of existing A5 and adjoining existing A1 to a mixed use sui generis use	Out of Centre	A5	Loss
	PAR/0032	1502292/FUL	24 - 28 Bridge Street Neston Cheshire CH64 9UJ	Conversion of two buildings from retail use to dwellinghouses, external alterations to the 3 refurbished/converted houses and erection of 8 houses (amendments to	Town Centre	A1	Loss

				housing elements of permission P/2007/101/PA/558).			
Northwich	MAR/0039	11/01968/OUT	Land South Of Chapel Street And East Of New Warrington Road Wincham Northwich Cheshire (Wincham Urban Village)	Residential development of up to 950 dwellings including 30% affordable housing; plus up to 2500 square metres of associated commercial facilities (Use Classes A1 - A5, B1 and D1 - D2). Points of access/egress on to New Warrington Road and Chapel Street.	Out of Centre	A1-A5	Gain
	MAR/0074	14/05309/LDC	Anderton Marina Uplands Road Anderton With Marbury Northwich Cheshire CW9 6AJ	Lawful commencement of the construction of a public house in accordance with planning permissions 4/44810/O and 4/5963	Out of Centre	A4	Gain
	WIC/0004	14/04245/NVA 12/05368/FUL	Barons Quay Barons Quay Road Northwich Cheshire	Non-material amendment of planning permission 12/05368/FUL (Planning permission for the construction of a comprehensive, leisure and retail-led, mixed-use development totalling up to 40,000 sqm; comprising retail units (A1); a retail food store (A1); a multi-screen cinema (D2); commercial units (A3/A4/D2); ancillary uses; up to 70 bed Hotel (C1); up to 45 Residential units (C3); electrical substation; petrol filling station; car parking; demolition of existing buildings; access, highways and public realm improvements) to revise approved drawings	Edge of Centre	A1	Gain
	WIC/0004	14/04245/NVA 12/05368/FUL	Barons Quay Barons Quay Road Northwich Cheshire	Non-material amendment of planning permission 12/05368/FUL (Planning permission for the construction of a comprehensive, leisure and retail-led, mixed-use development totalling up to 40,000 sqm; comprising retail units (A1); a retail food	Edge of Centre	A3	Gain

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				store (A1); a multi-screen cinema (D2); commercial units (A3/A4/D2); ancillary uses; up to 70 bed Hotel (C1); up to 45 Residential units (C3); electrical substation; petrol filling station; car parking; demolition of existing buildings; access, highways and public realm improvements) to revise approved drawings			
	WIC/0004	1404245NVA 1205368FUL	Barons Quay Barons Quay Road Northwich Cheshire	Non-material amendment of planning permission 12/05368/FUL (Planning permission for the construction of a comprehensive, leisure and retail-led, mixed-use development totalling up to 40,000 sqm; comprising retail units (A1); a retail food store (A1); a multi-screen cinema (D2); commercial units (A3/A4/D2); ancillary uses; up to 70 bed Hotel (C1); up to 45 Residential units (C3); electrical substation; petrol filling station; car parking; demolition of existing buildings; access, highways and public realm improvements) to revise approved drawings	Edge of Centre	A4	Gain
	WIC/0004	1404245NVA 1205368FUL	Barons Quay Barons Quay Road Northwich Cheshire	Non-material amendment of planning permission 12/05368/FUL (Planning permission for the construction of a comprehensive, leisure and retail-led, mixed-use development totalling up to 40,000 sqm; comprising retail units (A1); a retail food store (A1); a multi-screen cinema (D2); commercial units (A3/A4/D2); ancillary uses; up to 70 bed Hotel (C1); up to 45 Residential units (C3); electrical substation; petrol filling	Edge of Centre	D2	Gain

				station; car parking; demolition of existing buildings; access, highways and public realm improvements) to revise approved drawings			
	WIC/0015, WIC/0015, WIC/0043	060740.0UM 12/01838/S73	Proposed Development At Winnington Lane And Winnington Avenue Northwich Cheshire	Mixed use urban village comprising up to 1,200 residential units, commercial (B1, B2 and B8) uses, retail (A1, A2, A3 and A4), leisure and community facilities (D1 and D2), primary school, open space, landscaping and associated infrastructure (outline) (resubmission APP/2001/1297)	Out of Centre	A1A2A4 & A4, D2	Gain
	WIC/0018	14/02153/FUL	251 Manchester Road Northwich CW9 7NE	Change of use of ground floor from shop to flat.	Local Centre	A1	Loss
	WIC/0090	13/00568/FUL	Unit 1 Northwich Retail Park Manchester Road Northwich Cheshire CW9 5LY	Creation of 2,323 sq m of additional retail floorspace (Class A1) at mezzanine level	Out of Centre	A1	Gain
	WIC/0092	15/01672/FUL	Land Adjacent Council Depot Leicester Street Northwich Cheshire	Erection of a 1,862 sq.m (GEA) foodstore, car parking, service yard and access and new access	Edge of Centre	A1	Gain
	WIC/0093	15/02041/FUL	261 Manchester Road Northwich Cheshire CW9 7NE	Change of use from single dwelling house to ground floor tile showroom and first floor flat, also new shop front.	Local Centre	A1	Gain
	WIC/0095	15/02595/FUL	52-54 Witton Street Northwich Cheshire CW9 5AG	Change of use to nine 1-bed flats and one commercial unit at ground floor	Town Centre	A1	Gain
	WIC/0095	15/02595/FUL	52-54 Witton Street Northwich Cheshire CW9 5AG	Change of use to nine 1-bed flats and one commercial unit at ground floor	Town Centre	A4	Loss
	WIC/0096	15/03629/FUL	Lidl Chester Way Northwich CW9 5JF	Extension and external refurbishment of retail store with rearrangement of car park and associated works.	Edge of Centre	A1	Gain
	WIC/0097, WIC/0045	15/04289/FUL	St Georges Court Winnington Avenue	First floor office extension	Out of Centre	A2	Gain

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			Northwich Cheshire CW8 4EE				
	WIC/0098	150442500U	Old NatWest Bank Station Road Northwich Cheshire CW9 5GB	Change of use from A2 to B1	Edge of Centre	A2	Loss
	WIC/0099	1504438FUL	2-6 & 10 Witton Street Northwich Cheshire CW9 5AP	Part demolition of external wall, stair access to provide new walkway link between two retail outlets	Town Centre	A1	Gain
	WIC/0101	160008300U	54A Station Road Northwich Cheshire CW9 5RB	Change of use of first floor from office storage to dance studio	Local Retail Centre	D2	Gain
	WIC/0102	1600255FUL	104 Witton Street Northwich Cheshire CW9 5AB	Change of use of vacant building (A1) to a Restaurant (A3) selling food and alcohol for consumption on the premises and takeaway (A5)	Town Centre	A1	Loss
	WIC/0102	1600255FUL	104 Witton Street Northwich Cheshire CW9 5AB	Change of use of vacant building (A1) to a Restaurant (A3) selling food and alcohol for consumption on the premises and takeaway (A5)	Town Centre	A3	Gain
	WIC/0102	1600255FUL	104 Witton Street Northwich Cheshire CW9 5AB	Change of use of vacant building (A1) to a Restaurant (A3) selling food and alcohol for consumption on the premises and takeaway (A5)	Town Centre	A5	Gain
	WIC/0103	160030400U	130A Witton Street Northwich Cheshire CW9 5NP	Change of use from retail (A1) to offices (B1)	Town Centre	A1	Loss
	WIR/0003	1402176FUL	127 Middlewich Road Northwich Cheshire CW9 7BY	Change of use from shop to residential flat.	Local Centre	A1	Loss
Rural	DOH/0043	1502792FUL	Chester Lakes Church Road Dodleston Chester Cheshire	Extension of existing cafe buildings	Out of Centre	A3	Gain
	FRO/0053	1504725FUL	April Training Executive Ltd Chestnut Farm Tarvin Road Frodsham WA6 6XN	Two storey detached building for garage and first floor office	Out of Centre	A2	Gain

	LNB/0047	1503114/FUL	Chapel Lodge Chapel House Lane Puddington Chester Cheshire CH64 5SW	Change of use from day care centre to cafe/meeting room and treatment room	Out of Centre	A3	Gain
	SAM/0008	1504067/FUL	Land At Parkgate Road Mollington Chester	Change of use of land to 'Footgolf' facility with associated infrastructure	Out of Centre	D2	Gain
	SHA/0073	1303828/FUL	Land Off Holmes Chapel Road Middlewich	Full application for erection of a new auction centre for Cheshire and associated livestock accommodation building, barn and pump house and parking for cars and HGV's with vehicular access from A54 and Pochin Way. Estate road and associated infrastructure and hard and soft landscaping. Outline application for food production centre, business and offices, starter industrial units, light industrial, manufacturing and distribution areas, machinery dealership, veterinary practices, garden centre, farm shop and associated food hall, a box park, restaurant and cafes.	Out of Centre	A1	Gain
	SHA/0073	1303828/FUL	Land Off Holmes Chapel Road Middlewich	Full application for erection of a new auction centre for Cheshire and associated livestock accommodation building, barn and pump house and parking for cars and HGV's with vehicular access from A54 and Pochin Way. Estate road and associated infrastructure and hard and soft landscaping. Outline application for food production centre, business and offices, starter industrial units, light industrial, manufacturing and distribution areas, machinery dealership, veterinary practices, garden centre, farm shop and associated food hall, a box park, restaurant and cafes.	Out of Centre	A1A3A4A5	Gain

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	SHA/0074	14/04365/FUL 15/02179/NMA (pending) 080005ARMV APP2001/0553 15/02179/S73	2 Cheshire Business Park Cheshire Avenue Lostock Gralam Northwich Cheshire CW9 7UA	The erection of one office unit, three retail units and associated car parking	Out of Centre	A1	Gain
	TAT/0094	15/00933/FUL	Durham Heifer Nantwich Road Broxton Chester CH3 9JH	Proposed change of use of vacant Public House into 1 new dwelling.	Out of Centre	A4	Loss
	TAT/0096	15/03375/FUL	Tattenhall Marina Newton Lane Newton By Tattenhall Chester Cheshire CH3 9NE	Loft conversion to create manager's accommodation including new dormer and extension/alteration of existing marina facilities to create cafe and revised office space	Out of Centre	A3	Gain
	TAT/0097	12/02283/FUL 15/03391/FUL	The Oak Room Tattenhall Road Newton By Tattenhall Chester Cheshire CH3 9BD	Demolition of existing buildings on site. Erection of 31 no. dwellings. Demolition of modern additions to public house, refurbishment and extensions to side and rear with shop facility and bed and breakfast accommodation	Out of Centre	A1	Gain
	TAT/0097	12/02283/FUL 15/03391/FUL	The Oak Room Tattenhall Road Newton By Tattenhall Chester Cheshire CH3 9BD	Demolition of existing buildings on site. Erection of 31 no. dwellings. Demolition of modern additions to public house, refurbishment and extensions to side and rear with shop facility and bed and breakfast accommodation	Out of Centre	A3	Gain
	TAT/0097	15/03391/FUL	The Oak Room Tattenhall Road Newton By Tattenhall Chester	Demolition of existing public house and erection of 5 affordable houses	Out of Centre	A4	Loss
	TAT/0102	15/04604/FUL	Bolesworth Castle Bolesworth Hill Road Broxton Chester Cheshire CH3 9HQ	Engineering works consisting of the formation of embankments and a surface to create an all weather equestrian arena	Out of Centre	D2	Gain
	TAT/0104	15/04831/FUL	Grange Farm Chester Road Hatton Chester Cheshire CH3 9AH	Erection of building to provide indoor riding arena and associated hardstanding	Out of Centre	D2	Gain

	WIC/0091	15/01253/PIA	204 Manchester Road Northwich Cheshire CW9 7NN	Change of use from retail (Florist) to residential (Flat)	Out of Centre	A1	Loss
	WIT/0035	14/04411/FUL	Burleydam Nurseries Chester Road Childer Thornton Ellesmere Port Cheshire CH66 1QW	Improvements to existing garden centre site to include an extension to the existing shop, replacement and additional open sided canopies, change of use of existing store to retail use, changes to and additional car parking and access arrangements, proposed new store, new fencing and landscaping.	Out of Centre	A1	Gain
Tarporley	TAR/0064	14/04797/FUL	Lower House Farm Lower Lane Rushton Tarporley Cheshire CW6 9AN	Rebuild and convert outbuilding to form coffee shop/holiday let dual use	(blank)	A3	Gain
	TAR/0083	15/02450/FUL	The Hollies Forest Road Tarporley Cheshire CW6 9ES	Single storey extension to existing farm shop	Out of Centre	A1	Gain
	TAR/0086	15/02908/OUU	Land Adjacent To Oulton Park Cricket Club Pinfold Lane Little Budworth Tarporley	Change of use of land for use as cricket club ground/amenity space (extension to existing cricket ground).	Out of Centre	D2	Gain
	TAR/0090	16/00409/FUL	90 High Street Tarporley Cheshire CW6 0AX	External seating area and parasol covering existing smoking area	Local Retail Centre	A4	Gain
Tarvin and Kelsall	TAK/0120	13/01418/FUL	The Brewery Common Lane Kelsall Chester Cheshire	Erection of single storey building to form shop	Out of Centre	A1	Gain
Tattenhall	TAT/0015	14/04103/FUL	Gatesheath Saddlery And Country Store Gatesheath Lane Golbourne Bellow Chester CH3 9AS	Two Dwellings (demolish existing building and porta cabin)	(blank)	A1	Loss
	TAT/0020, TAT/0021, TAT/0069	14/00738/FUL	Flute Buildings, Waste Hill Road Land At School Lane And Land At Harthill Road Burwardsley Chester Cheshire	3. no dwellings (Location 1A and 2), conversion of an existing brick barn (Flute Buildings) to provide 2 no. new dwellings and construction of a two storey brick barn to provide up to 378 sqm of retail floor space	Out of Centre	A1	Gain

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				(demolition of 120 sqm of existing buildings) with associated landscaping.			
	TAT/0026	1304149OUT	Beeston Cattle Market Whitchurch Road Beeston Chester Cheshire	Demolition of existing buildings and redevelopment of the site for up to 103 dwellings with associated open space and redevelopment of existing unused residential cottage for A1 Food Retail (retention of some existing Use Class B1, B2, B8 and Sui Generis uses on site) with associated access	Out of Centre	A1	Gain
	TAT/0101	1504535FUL	Elizabeths Hair Fashions Sunnyview High Street Tattenhall Chester CH3 9PX	Change of use from shop to single residential unit and external alterations	Out of Centre	A1	Loss
Winsford	WIW/0001	1304736FUL	64 Wharton Road Winsford Cheshire CW7 3AE	Change of use of ground floor from C3 residential to A1 hairdressing shop	Out of Centre	A1	Gain
	WIW/0070	1500999FUL	8-8A Ribble Place Winsford Cheshire CW7 3NA	Change of use of vacant shop unit (A1) to hot food takeaway (A5).	Out of Centre	A1	Loss
	WIW/0070	1500999FUL	8-8A Ribble Place Winsford Cheshire CW7 3NA	Change of use of vacant shop unit (A1) to hot food takeaway (A5).	Out of Centre	A5	Gain
	WIW/0076	1504103OUT	Nat Lane Retail Park Nat Lane Winsford Cheshire	Erection of a retail unit (outline).	Out of Centre	A1	Gain
	WOV/0001	1301549FUL	Winsford High Street Community Primary School High Street Winsford Cheshire CW7 2AU	Double multi use games area (MUGA) with floodlights (amendment to 13/00132/FUL).	Edge of Centre	D2	Gain
	WOV/0003	1403487FUL	70 High Street Winsford Cheshire CW7 2AP	Change Of Use Veterinary Surgery to A5 Hot Food Takeaway	Local Centre	A5	Gain
	WOV/0052	1405405FUL 1405406FUL	161 Delamere Street Winsford Cheshire CW7 2LY	Conversion of ground floor shop to flat	Out of Centre	A1	Loss

	WOV/0094	1503716/FUL 1502092/FUL	5 Abbotts Way Winsford Cheshire CW7 2JJ	Change of use of ground floor shop to hot food take-away, with single storey extension to rear and extraction system. Amendment to application 15/02092/FUL.	Out of Centre	A1	Loss
	WOV/0094	1503716/FUL 1502092/FUL	5 Abbotts Way Winsford Cheshire CW7 2JJ	Change of use of ground floor shop to hot food take-away, with single storey extension to rear and extraction system. Amendment to application 15/02092/FUL.	Out of Centre	A5	Gain
	WOV/0096	1504968/OUT	7 Grange Lane (Building 3, Finneys Yard) Winsford Cheshire CW7 2BP	Change of use from office to an A1 shop	Out of Centre	A1	Gain
	WOV/0097	1504627/FUL	Birtwistle Buildings Over Square Winsford Cheshire CW7 2JP	Two storey side extension and change of use of first floor from retail to residential	Out of Centre	A1	Loss

Table D.2 Retail allocations without approved planning permission (March 2016)

Policy	Allocation	Spatial Area
ECON 2/ STRAT 3	Land between Hunter Street and Watergate Street (Northgate Development) ⁽¹⁾	Chester

1. After the monitoring period, Northgate has received planning permission 16/02282/OUT

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