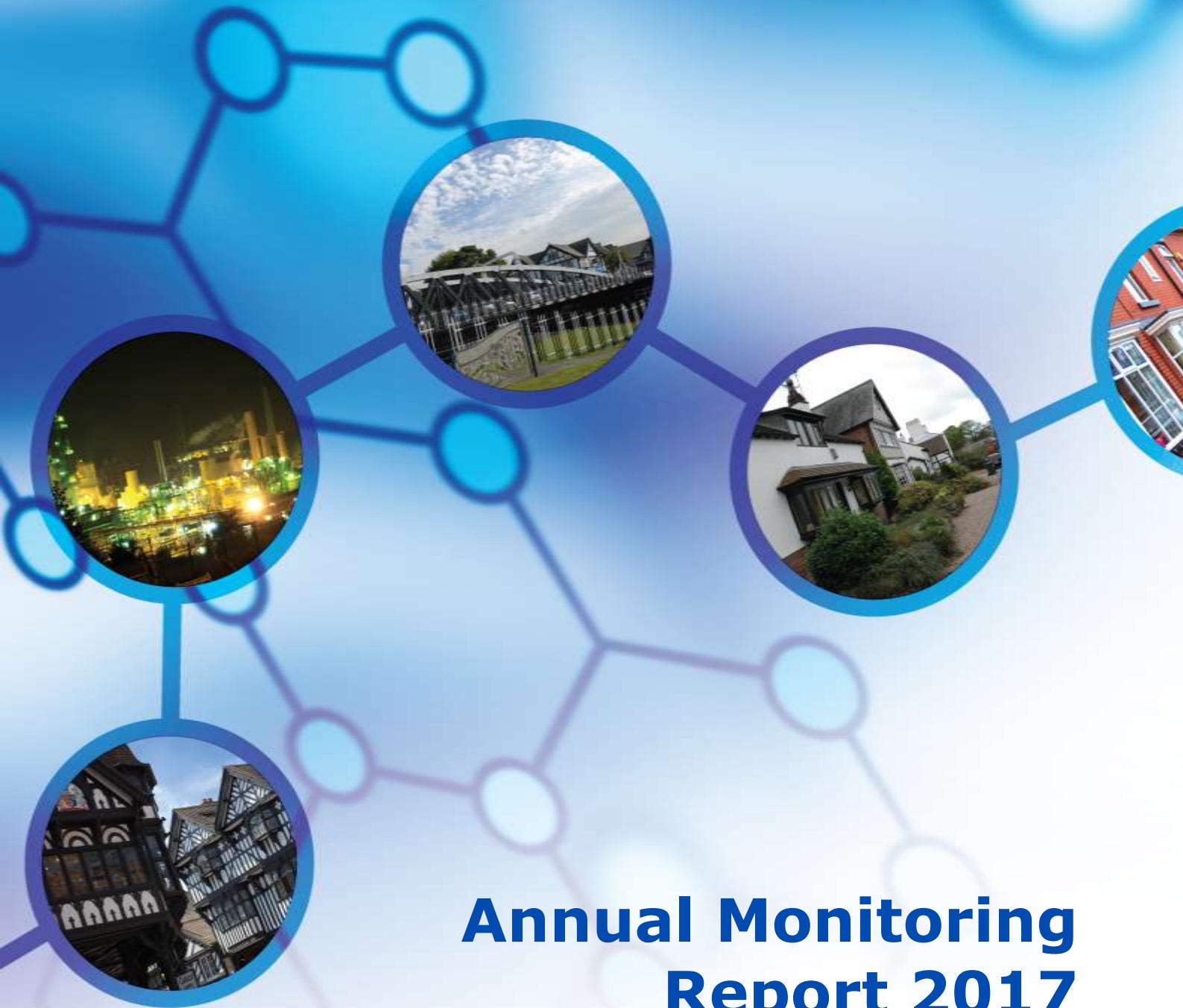


Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2017

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Cheshire West
and Chester

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1 Introduction

1.1 The Annual Monitoring Report (AMR) 2017 covers the period 1 April 2016 to 31 March 2017 and has been prepared in accordance with Section 113 of the Localism Act (2011), which amends 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 2017 is the third 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 A Monitoring Framework has been prepared as part of the Publication Draft of the Local Plan (Part Two) Land Allocations and Detailed Policies. It is intended that once this framework has been examined and the Local Plan (Part Two) has been adopted, the monitoring indicators for the policies

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

of the Local Plan (Part Two) will be incorporated within the AMR (estimated to be 2018/19) and linked to the policies and significant effects indicators of the Local Plan (Part One).

1.6 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.

1.7 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	2016/17
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 In addition to the plans set out above there are a number of 'made' neighbourhood plans within Cheshire West and Chester which form part of the development plan for the area as follows:

- Ashton Hayes and Horton-cum-Peel - made 21 June 2017.
- Broxton Neighbourhood Plan - made 30 November 2016.
- Hartford Neighbourhood Plan - made on 8 June 2016.
- Helsby Neighbourhood Plan - made on 8 June 2016.
- Kelsall and Willington - made 15 March 2017.
- Malpas and Overton Neighbourhood Plan - made on 8 July 2015.
- Neston Neighbourhood Plan - made on 8 June 2016.
- Norley Neighbourhood Plan - made on 3 February 2016.
- Tarporley Neighbourhood Plan - made on 8 June 2016.
- Tattenhall and District Neighbourhood Plan - made on 4 June 2014.
- Whitegate and Marton - made 3 May 2017.
- Winsford Neighbourhood Plan - made on 19 November 2014.

2.4 Further detail relating to neighbourhood plans in the borough is set out in chapter 4 [Neighbourhood Planning & Article 4 Directions](#).

2.5 Supplementary Planning Documents (SPDs) have been prepared to support the Local Plan. Four SPDs have recently been introduced and are now material considerations in the determination of relevant planning applications:

- The Parking Standards SPD provides guidance on what parking provision will be required by Cheshire West and Chester Council in new developments. It was considered by Cabinet on 3 May 2017, when Members decided to adopt the Parking Standards SPD.
- The Oil and Gas Exploration, Production and Distribution SPD provides guidance on how Cheshire West and Chester Council will assess and deal with planning applications relating to onshore oil and gas development. The SPD was considered by Cabinet on 15 March 2017 and Members decided to adopt the SPD.
- The Travel Planning SPD provides guidance on how Cheshire West and Chester Council will assess and deal with planning applications where a travel plan is required. It defines thresholds for requiring travel plans and sets out the process for production, assessment, approval and implementation of travel plans. The SPD was considered by Cabinet on 16 March 2016 and Members decided to adopt the SPD. At a meeting of Cabinet on 3 May 2017, Members decided to amend the SPD, to update the parking standards and link to the Parking Standards SPD.
- The Houses in Multiple Occupation and Student Accommodation SPD provides guidance on how the authority will assess and deal with planning applications associated with Houses in Multiple Occupation and Purpose Built Student Accommodation. At Cabinet on 16 March 2016 the decision was made to adopt the SPD, however that decision was called in. The decision was considered at a meeting of the Call In Sub-Committee on 19 April 2016. The Sub Committee agreed that the

following recommendation should be made to the Cabinet Member: that consideration be given to future engagement with the local Students Union on relevant planning policy development. This recommendation was proposed, seconded and carried by the Committee. The Cabinet Member for Economic Development and Infrastructure agreed to accept the recommendation. The SPD has now been adopted.

2.6 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 will allocate land to meet development requirements, identify areas / assets that should be safeguarded and will provide additional detail to the policies in Part One. A Preferred Approach document was subject to public consultation in August/September 2016. The Publication Draft Local Plan (Part Two) was ratified by Council in November 2017 and will be subject to consultation in Dec/Jan 2017/18. It is anticipated that the Plan will be subject to examination in summer 2018.

3 Local Development Scheme

3.1 The LDS sets out the key documents that the Council propose to prepare as part of the statutory development plan for the borough. The Local Development Scheme (LDS) covering the monitoring period was approved by the Cabinet Member for Economic Development and Infrastructure in January 2016.

3.2 The timetable for the production of the Local Plan (Part Two) against the current LDS (January 2016) is shown in Table 3.1 below.

3.3 The LDS 2016 has now been updated and the programme approved by the Council's Cabinet on 29th November 2017. The updated LDS will cover the period from December 2017 to December 2019. In summary, the key changes from the 2016 LDS are:

- A change to the timetable to allow for the staff input needed to respond to issues raised through the Local Plan (Part Two) preferred approach consultation and to progress the Community Infrastructure Levy and a number of Supplementary Planning Documents. This has meant that it was not possible to progress the Local Plan (Part Two) as per the LDS 2016.
- The inclusion of a separate 'Traveller Development Plan Document' (DPD) as an additional Local Plan document that the Council will prepare over the next two years

3.4 Progress on the Local Plan (Part Two) in the AMR 2017/18 will be monitored against the updated LDS 2017.

LDS 2016 - Timetable and milestones		
Preparation (Regulation 18)	Public Consultation on the scope and issues and engagement of stakeholders	May 2014

LDS 2016 - Timetable and milestones

	Call for sites to identify any additional development sites including residential, employment, Gypsy & Traveller and Travelling Showpersons, minerals and waste management	May 2014
	Consultation on facilities and services with parish councils and the Council's regeneration teams	October 2014
	Public consultation on Local Service Centre Background Paper	March 2015
Public Consultation on the Preferred Approach	Informal consultation on the preferred approach, draft policies and allocations	May 2016
Publication (Regulation 19)	Statutory public consultation (6 weeks) prior to submission of the Local Plan for examination	December 2016
Submission (Regulation 22)	Submit document to Secretary of State for examination	April 2017
Pre-examination meeting	To discuss the format of the examination	June 2017
Examination hearings (Regulation 24)	Independent examination into the soundness of the document	August 2017
Public Consultation on Main Modifications	Consultation on the main modifications required by the Examiner (if required)	October 2017
Inspector's report	When the Council receives the report of the examination from the Planning Inspectorate	January 2018
Adoption (Regulation 26)	Document adopted and published	February 2018

Table 3.1 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)	Timetable Progress Autumn 2013 - Summer 2014 Issues and additional call for sites consultation 1 May to 19 June 2014. 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	December 2016	April 2017	August 2017	January 2018	February 2018

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4 Neighbourhood Planning & Article 4 Directions

4.1 There are twelve 'made' neighbourhood plans within the borough (as of October 2017) which were formally 'made' by the Council's Executive/Cabinet as follows:

- Ashton Hayes and Horton-cum-Peel - made 21 June 2017.
- Broxton Neighbourhood Plan - made 30 November 2016.
- Hartford Neighbourhood Plan - made on 8 June 2016.
- Helsby Neighbourhood Plan - made on 8 June 2016.
- Kelsall and Willington - made 15 March 2017.
- Malpas and Overton Neighbourhood Plan - made on 8 July 2015.
- Neston Neighbourhood Plan - made on 8 June 2016.
- Norley Neighbourhood Plan - made on 3 February 2016.
- Tarporley Neighbourhood Plan - made on 8 June 2016.
- Tattenhall and District Neighbourhood Plan - made on 4 June 2014.
- Whitegate and Marton - made 3 May 2017.
- Winsford Neighbourhood Plan - 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 twelve '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 October 2017)</i>	
Ashton Hayes and Horton-cum-Peel Neighbourhood Plan	Made 21 June 2017.
Broxton Neighbourhood Plan	Made 30 November 2016
Hartford Neighbourhood Plan	Made 8 June 2016.
Helsby Neighbourhood Plan	Made 8 June 2016.
Kelsall and Willington Neighbourhood Plan	Made 15 March 2017.
Malpas and Overton Neighbourhood Plan	Made 8 July 2015.
Neston Neighbourhood Plan	Made 8 June 2016.

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Norley Neighbourhood Plan	Made 3 February 2016.
Tarporley Neighbourhood Plan	Made 8 June 2016.
Tattenhall and District Neighbourhood Plan	Made on 4 June 2014.
Whitegate and Marton Neighbourhood Plan	Made 3 May 2017.
Winsford Neighbourhood Plan	Made on 19 November 2014.
Neighbourhood plans at earlier stages	Stage of development
Barrow	Area designated 11 September 2013.
Beeston Tiverton and Tilstone Fearnall	<p>Area designated 13 June 2013</p> <p>Regulation 14 consultation 15 August to 25 September 2016</p> <p>Publicity stage consultation 9 March to 23 April 2017</p> <p>Examination June 2017</p> <p>Referendum 30 November 2017.</p>
Central Gowey (South) Neighbourhood Plan (Hargrave and Huxley Parish Council)	<p>Area designated 3 April 2017 (revised area)</p> <p>Regulation 14 consultation 27 April - 14 June 2017</p> <p>Publication consultation 13 September - 25 October 2017.</p>
Clotton Hoofield	Area designated 14 July 2017.
Coddington and District	Area designated 9 March 2016.
Cuddington	<p>Area designated 23 June 2015</p> <p>Regulation 14 consultation 10 June - 21 July 2017.</p>
Darnhall	Area designated 14 June 2016.
Davenham and Whatcroft	<p>Area designated 8 May 2013</p> <p>Regulation 14 consultation closed 10 May 2016</p>

	Publication consultation 20 April - 5 June 2017 Examination August 2017 Referendum 30 November 2017.
Farndon	Area designated 11 September 2013 (amended and designated 23 October 2015). Regulation 14 consultation closed 28 May 2016 Publication Consultation 6 July - 17 July 2017 Examination underway.
Frodsham	Area designated 1 June 2015.
Guilden Sutton	Area designated 25 April 2016.
Lower Peover	Area designated 27 July 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.
Upon-by-Chester and District	Area designated 16 January 2015.
Utkinton and Cotebrook	Area designated 22 November 2016.

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 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).

ii As inserted by s110 of the Localism Act 2011

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. Duty to co-operate work has been 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 • Areas of Special County value (ASCV) 	<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> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Duty to Cooperate liaison meeting May 2017.</p> <p>Duty to Cooperate liaison meeting June 2017.</p> <p>Minerals and Waste liaison meeting July 2017.</p> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</p>
Wirral Borough Council	<ul style="list-style-type: none"> • Housing 	<p>Informed about adoption of the Local Plan (Part One).</p>

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Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> • Economy • Gypsy and Traveller accommodation • Minerals • Waste • Transport • Water supply / quality • Areas of Special County value (ASCV) 	<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> <p>Stakeholder Workshop - Employment Land and Premises - March 2017.</p> <p>Future housing development meeting - Sept 2017.</p> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</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 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> • Gypsy and Traveller accommodation • 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> <p>Duty to Cooperate liaison meeting - March 2017.</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 • Areas of Special County value (ASCV) 	<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>

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Local Authority / Body	Identified strategic matters	Actions taken
		<p>Consulted on the draft Local Aggregate Assessment 2016.</p> <p>Flintshire Local Development Plan - Key Stakeholder Forum - October 2016.</p> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</p>
Wrexham County Borough Council	<ul style="list-style-type: none"> ● Housing ● Economy ● Transport ● Flooding and water quality ● Areas of Special County value (ASCV) 	<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> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</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>

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>
Lancashire County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p> <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> <p>DTC consultation on Local Waste Plan and waste movements between the authorities - June 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>

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Local Authority / Body	Identified strategic matters	Actions taken
		Members consulted on the draft Local Aggregate Assessment 2016 and provided a combined response.
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>
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> <p>Consultation throughout the preparation of the Publication Draft policies.</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>

Local Authority / Body	Identified strategic matters	Actions taken
		<p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on the HELAA Methodology - 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> <p>Local Plan policy liaison meeting - February 2017.</p>
Civil Aviation Authority	<ul style="list-style-type: none"> • Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <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 	<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
	provision and services	Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.
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>
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>

Local Authority / Body	Identified strategic matters	Actions taken
		<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>
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,

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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/CIL	<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> <p>Meeting to discuss the consultation on the Local Plan Strategy - Proposed Changes Version and accompanying documents - July 2016.</p> <p>Local Plan Strategy proposed changes (Main Modifications) - reviewed March 2017.</p> <p>Consultation on Cheshire East Local Plan Site Allocations and Development Policies Document, and the Community Infrastructure Levy - reviewed April 2017.</p> <p>Community Infrastructure Levy - Draft Charging Schedule Consultation - reviewed November 2017.</p>
Cheshire East Council	Green Belt Assessment	Responded to request for consideration of further work on Green Belt assessment.

Local Authority / Body	Reason for request for co-operation	Actions taken
Cheshire East Council	Local Aggregate Assessment Minerals and Waste DPD	Provided comments on draft Local Aggregates Assessment - February 2017. Minerals and Waste DPD comments provided June 2017.
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.
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	Evidence base consultation on Housing Market Assessment Local Development Plan Draft Supplementary Planning Guidance Note on Great Crested Newt Mitigation Requirements and the updated Developer Guidance Note	Responded online to evidence base consultation October 2014. Key messages: Setting the future direction for the Plan - consultation - April 2016. Local Development Plan Strategic Options - December 2016. Documents reviewed and response provided in August 2017.
GMCA	Greater Manchester Spatial Framework	Consultation reviewed.
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

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Local Authority / Body	Reason for request for co-operation	Actions taken
		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.
Halton Borough Council	Allocations Local Plan and CIL	Consultation on Revised Delivery and Allocations Plan Scoping Document and CIL Scoping Document reviewed March 2016.
Kent County Council	Kent Minerals and Waste Local Plan and Sites Plan	Proposed modifications consultation reviewed March 2016 and January 2017.
Knowsley Council	Draft Halsnead Masterplan SPD	Consultation reviewed February 2017.
Lancashire County Council	Lancashire LAA	Consultation reviewed July 2017.
Liverpool City Council	Draft Local Plan consultation Liverpool City Centre Connectivity Scheme	Responded via portal October 2016.
Liverpool City Region	Invitation to make comments on the Liverpool City Region Housing and Employment Land Market Assessment	Submitted comments 31 May 2016.
Merseytravel	LCR Freight and Logistics Strategy Consultation Draft (June 2017)	Document reviewed July 2017.
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. Document reviewed December 2016 and September 2017.

Local Authority / Body	Reason for request for co-operation	Actions taken
Oxfordshire County Council	Oxfordshire Minerals and Waste Local Plan	Document reviewed March 2017.
Royal Borough of Kensington and Chelsea	Local Plan Partial Review (LPPR) - Publication Policies – Consultation – Waste Planning	Document reviewed March 2017.
St Helen's Metropolitan Borough Council	<p>Invitation to be involved in Mid-Mersey Housing Group</p> <p>Consultation on the St. Helens Local Plan Scoping Document and Bold Forest Park Area Action Plan Publication Draft - Invitation to Comment</p> <p>St Helens Local Plan Preferred Options 2018-2033</p>	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. Consultation documents reviewed March 2016 and January 2017.
Shropshire Council	<p>Consultation on revised Shropshire Gypsy and Traveller Accommodation Assessment and information requested by the Site Allocation and Management of Development Plan.</p> <p>Draft Supplementary Planning Documents (SPD) consultation - Type and Affordability of Housing, Natural Environment and Historic Environment SPDs</p> <p>Sustainability Appraisal Scoping Report Consultation Draft Partial Review of the Shropshire Local Plan - Issues and Strategic Options Consultation.</p>	Consultation documents reviewed 2016/17.
Staffordshire County Council	Staffordshire Local Aggregate Assessment	Document reviewed.
Suffolk County Council	Suffolk Minerals and Waste Local Plan	Document reviewed February 2017.

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Local Authority / Body	Reason for request for co-operation	Actions taken
Surrey County Council	Surrey County Council Replacement Waste Local Plan 2018 cross border movements	Response made in January 2017.
Tameside Metropolitan Borough Council	Tameside Local Plan - Notification under Regulation 18 Draft Haughton Green Supplementary Planning Document	Documents reviewed March and May 2017.
Trafford Borough Council	Notification of approval for the adoption of the Statement of Community Involvement (SCI) Greater Manchester Spatial Framework - development of a draft framework and identification of development sites Consultation on draft Conservation Area Management Plans Notification of Conservation Area Appraisal and Management Plan Adoption Adoption of conservation area appraisals	Documents reviewed Jan/Feb and October 2016.
Walsall Metropolitan Borough Council	Cross-boundary waste and mineral movements between Walsall and CWaC - check that there are no outstanding issues before submitting for examination	Response sent May 2016.
Warrington Council	Invitation to be involved in Mid-Mersey Housing Group Warrington Local Plan Review - scope Mineral safeguarding Local Plan Preferred Development Option Regulation 18 consultation	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. Attended Warrington CIL viability assessment stakeholder event - July 2015. Response sent December 2016.

Local Authority / Body	Reason for request for co-operation	Actions taken
		Document reviewed February 2017.
West Berkshire Council	<p>Consultation on the Proposed Submission Housing Site Allocations Development Plan Document (HSA DPD)</p> <p>Notice of the Submission of the Housing Site Allocations Development Plan Document (DPD) to the Secretary of State (6th April 2016)</p> <p>Housing site allocations development plan document - main mods</p> <p>West Berkshire Housing and Economic Land Availability Assessment (HELAA) - Call for Sites</p> <p>Minerals and Waste Local Plan Preferred Options</p>	Documents reviewed between 2015 and 2017.
Welsh Government	<p>Consultation on changes to national planning guidance on the Welsh language (TAN20)</p> <p>Consultation on incorporating aspects of the previous Sustainable Buildings National Planning Policy into the Building Regulations in Wales</p> <p>Law Commission Project – Planning Law in Wales: Scoping Paper</p> <p>Proposed amendments to Environmental Impact Assessment for town and country planning</p> <p>Questionnaire - Planning Policy Wales</p>	Documents reviewed throughout 2016/17.

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Local Authority / Body	Reason for request for co-operation	Actions taken
	<p>National Infrastructure Commission for Wales</p> <p>National Development Framework - call for evidence and projects</p> <p>National Development Framework - invitation to attend discussion on development of the Preferred Option</p>	
West Sussex County Council	<p>Joint Minerals Local Plan - update letter</p> <p>Publication of the Proposed Submission Draft West Sussex Joint Minerals Local Plan (Regulation 19)</p>	Document reviewed March 2017.
Worcestershire	Worcestershire Minerals Local Plan	Document reviewed March 2017.
Wrexham County Borough Council	<p>Evidence base consultation on Housing Market Assessment</p> <p>Wrexham Local Development Plan (2013 – 2028) consultation on the Preferred Strategy</p> <p>Wrexham Strategic Road Network Capacity & Improvement Study 2016</p>	<p>Responded online to evidence base consultation October 2014.</p> <p>Document reviewed April and August 2016.</p>
Yorkshire and Humber Waste Planning Authorities	Yorkshire and Humber Waste Position Paper 2016 - Draft for Consultation	Document reviewed March 2016.

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 follows a similar methodology and the SA of the Publication Plan is currently being prepared. 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

SE1	Carbon emissions from transport.
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 and water quality 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.
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	Percentage of relevant development incorporating SuDS.

Air

Table 6.5

SE17	Annual average 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	Amount 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 in a sustainable location (ha).

Waste

Table 6.7

SE27	Local Authority collected waste.
SE28	Kilogrammes of household waste collected per head.
SE29	Total amount of commercial and industrial waste.
SE30	Percentage of local authority collected waste landfilled.
SE31	Amount of commercial and industrial waste sent for energy recovery/landfill/treatment (estimated).
SE32	Percentage of local authority waste recycled and composted.
SE33	Percentage of local authority waste sent for energy recovery.
SE34	Capacity of waste management facilities in CWaC (existing facilities).
SE35	Waste imports to CWaC and exports from CWaC.

Cultural heritage and landscape

Table 6.8

SE36	Number of heritage assets (listed buildings, scheduled monuments, conservation areas) identified 'at risk' on the Heritage at Risk register.
SE37	Total number of heritage assets (listed buildings, scheduled monuments, conservation areas).
SE38	Number and area 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.

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SE45	Number of borough residents in employment.
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Housing

Table 6.10

SE46	Number of affordable housing completions in monitoring year.
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	Provision of mix of housing as part of developments.

Community safety

Table 6.11

SE52	Domestic burglaries.
SE53	Violent crime per year 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 2010-30.
SE58	Amount of employment land developed since 2010 plus amount of employment land available in the supply by type and location.
SE59	Number of businesses.
SE60	GVA by head of population (£).

SE61	Vacancy rates on primary shopping streets.
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 Local Plan (Part One) policy [STRAT 1](#) is not monitored separately within the monitoring framework. This policy 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 Local Plan (Part One) policy [STRAT 2](#) 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 where required through the Council's Housing Land Monitor report or Housing and Economic Land Availability Assessment (HELAA).

7.5 The delivery of new housing is monitored against the overall strategic requirement set out in Local Plan (Part One) policy [STRAT 2](#), and the Local Plan (Part One) spatial area policies [STRAT 3](#) to [STRAT 8](#).

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Housing

LPP1 SE	STRAT 2 (A) Number of net dwelling completions in monitoring year (2016-2017)				
	Target	Baseline	Gross	Losses	Net
	Delivery of 1,100 net dwellings per annum (set out in housing trajectory)	N/A	2,041	24	2,017
Local Plan policy ref(s): STRAT 2					
Significant Effects ref(s): SE50					
Source: CWAC Housing Land Monitor report					

Table 7.1 Annual housing completions by spatial area (2016 - 2017)

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	425	7	418
Ellesmere Port	158	3	155
Northwich	568	3	565
Winsford	245	0	245
Rural	645	11	634
Total	2,041	24	2,017

7.6 The annual net housing completions within this monitoring period is 2,017 units. This is 917 dwellings above the annualised requirement as set in the Local Plan (Part One). The Local Plan (Part One) [housing trajectory](#) projected completions of 1,702 (net) for the 2016/17 monitoring period which has been exceeded by 315 dwellings. The Local Plan housing trajectory is informed by forecasts that are an estimated level of completions that could be realised based on a range of assumptions.

SE	STRAT 2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Local Plan period	2010-2017 (average)
	56% (average across the Local Plan period 2010 - 2030)	2010/11 = 88% 2011/12 = 75% (further 2% on mixed use sites) 2012/13 = 81% (further 3% on mixed use sites) 2013/14 = 66% (further 9% on mixed use sites) 2014/15 = 56% (further 17% on mixed use sites) 2015/16 = 60.5% (further 10% on mixed use sites) 2016/17 = 49% (further 2% on mixed use sites)	68%
Local Plan policy ref(s): STRAT 2			
Significant Effects ref(s): SE25			
Source: CWAC Housing Land Monitor reports			

7.7 Table B.12 of the Council's Matter Eight Statement to the Local Plan (Part One) examination sets out the deliverable supply of brownfield and greenfield land within the Local Plan period. Of the total supply identified (21,568 dwellings) 56 per cent are on previously developed land. The Local Plan does not set a target for re-use of previously developed (brownfield) land to deliver the housing requirement, however the figures set out in Matter Eight will be used as a guide for the purposes of monitoring this indicator.

7.8 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 year periods			
	Target	2010 - 2015	2011 - 2016	2012 - 2017
	Delivery of 5,500 net dwellings over a five year period (set out in housing trajectory)	4,664	5,779	7,000
Local Plan policy ref(s): STRAT 2				
Significant Effects ref(s): N/A				
Source: CWAC Housing Land Monitor reports				

7.9 Over the most recent five year period (2012 to 2017) the total net housing completions delivered was 7,000 dwellings which exceeds the five year net requirement of 5,550 by 1,500 dwellings.

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LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010		
	Target	Baseline	As at 1 April 2017
	Total (net) housing completions since 2010 set out in housing trajectory	0	8,450
Local Plan policy ref(s): STRAT 2			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.10 The total net housing completions recorded since the base date of the Plan (2010) is 8,450 dwellings. The Local Plan requirement for this period equates to 7,700 net dwellings which has been exceeded by 750 dwellings. The annual net and gross completions are set out in Table 7.2 below.

Table 7.2 Annual net and gross housing completions

Monitoring period	Gross completions	Losses/demolitions	Net completions
2010-2011	680	26	654
2011-2012	858	62	796
2012-2013	698	25	673
2013-2014	1,032	62	970
2014-2015	1,613	42	1,571
2015-2016	1,816	47	1,769
2016-2017	2,041	24	2017

LPP1	STRAT 2 (D) Supply of deliverable housing sites (five year supply)				
	Target	Baseline	1 April 2015	1 April 2016	1 April 2017
	Five year supply based on housing trajectory	8,906	10,151	9,322	8,556
Local Plan policy ref(s): STRAT 2					
Significant Effects ref(s): N/A					
Source: Housing Land Monitor database / HELAA 2017					

7.11 The Council completed the housing monitor in May 2017 and published the Housing Land Monitor Report (2016 - 2017) in June 2017. The report sets out the annual housing completions for the period and identifies the five year deliverable housing land supply. As at 1 April 2017 the supply of deliverable

housing land equates to 8,556 net dwellings which includes 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 2015/16. This is due to higher delivery rates within the current monitoring period than were forecast, amendments to the capacity of some sites with planning permission, and cautious forecasting of future housing delivery.

7.12 Site by site delivery forecasts are set out in the Housing Land Monitor (2016 - 2017). Appendix B of this report also lists the supply set out in Neighbourhood Plans.

Employment

7.13 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 Land Allocations Background Paper.

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
	Target	Baseline	1st April 2017
	365 hectares	2010-13: 65ha employment land developed 2013-14: 2.4ha 2014-15: 20.6ha 2015-16: 13.1ha Total 2010-2017: 113ha	2016-2017: 11.9ha
Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1			
Significant Effects ref(s): SE57			
Source: Employment monitor (2017)			

7.14 There was approximately 11.9ha 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 7.3 Employment land completions by type and location 2016-2017 (ha/m2)

Spatial area	B1a Business	B1b	B1c	B2 General Industry	B8 Storage or Distribution	Mixed B uses	Other	Total
Chester	0.15 (642)	0	0	0	0	0	0	0.15 (642)

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

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Spatial area	B1a Business	B1b	B1c	B2 General Industry	B8 Storage or Distribution	Mixed B uses	Other	Total
Ellesmere Port	0	0	0.64 (396)	3 (4325)	0	1.49 (14,918)	0	5.13 (19,639)
Northwich	0	0	0.3 (444)	0	1.15 (10,435)	0	0	1.45 (10,879)
Rural	0	0	0	0	0.82 (3266)	0.05 (500)	0.86	1.73 (3766)
Winsford	0	0	0	3.46 (1266)	0	0	0	3.46 (1266)
Total	0.15 (642)	0	0.94 (840)	6.46 (5591)	1.97 (13,701)	1.54 (15,418)	0.86	11.9 (36,192)

7.15 Employment development equates to around 36,192m² floorspace across the borough, during the monitoring period. Most employment development has taken place in the Ellesmere Port area including sites within Stanlow; land at Cloister Way for 2 commercial units (16/01526/REM) and a pre-processing plant (14/02245/FUL) for Argent energy phase 1. The development of land at Encirc Glass has taken place and includes the construction of an on site rail discharge facility, conveyor system, storage slab and ancillary site office (15/02372/FUL).

7.16 In the Northwich area, 10,435m² of floorspace has been developed for warehousing, storage and distribution. This includes phased development on land to the rear of Swan House, Wincham (13/00470/FUL) to include a production/storage facility and company headquarters. There has been the change of use of derelict land to storage in connection with existing industrial buildings on land adjacent to New Cheshire Business Park (14/01065/COU) and the remaining part of Cosgrove Business Park for light industrial units (13/05478/FUL) has been completed.

7.17 In Winsford, employment development of 1266m² falling within use class B2 has been completed at Morrisons Manufacturing (14/01457/FUL). New office development is primarily in Chester, with the change of use of the visitor centre to an office use (14/01593/FUL) providing 642m² floorspace.

7.18 In the rural area, employment development has taken place for extensions to existing facilities for FP McCann Ltd, Byley (16/03228/FUL), Aldi Distribution Centre in Neston (15/01927/FUL) and at Chowley Oak Business Park (14/00800/FUL). The development at Chowley Oak is for a specialist equine facility that includes office, laboratory space, operating/recovery areas and storage areas.

LPP1	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	Target	Baseline	2016/2017
	At least 365 hectares	Employment land completions: 2010-2013: 65ha 2013-2014: 2.4ha 2014-2015: 20.6ha 2015-2016: 13.1ha 2016-2017: 11.9ha Cumulative total 2010-2017: 113ha Realistic employment land supply: 1st April 2013: 315.7ha	Cumulative total 2010-2017: 113ha Employment land supply: 329ha. 1st April 2017 Total: 442 (+77)
Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1			
Significant Effects ref(s): SE58			
Source: Employment monitor 2017			

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 2016-2017, the employment land supply comprises

- (a) undeveloped employment allocations from the retained policies of the adopted 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 - 2017) based on adopted Local Plan policies. 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.

Table 7.4 Employment land provision over the plan period 2010-2030 (as at 1st April 2017)

Source (as at 1st April 2017)	Employment Land (ha)
Cumulative completions 2010-2017	113

iv Chester District Local Plan, Vale Royal Borough Local Plan, Ellesmere Port and Neston Local Plan

Source (as at 1st April 2017)	Employment Land (ha)
Planning commitments for employment use	95
Made undeveloped Neighbourhood Plan employment allocations	44
Total	252
Local Plan (Part One) requirement 2010-2030	365
Residual requirement for Local Plan, 2017-2030	113
Undeveloped 'retained' employment allocations (excluding planning permission and NDP sites) to be reviewed through Local Plan (Part Two).	190
Summary of provision STRAT 2	+77

7.22 The employment land provision includes sites within made neighbourhood plans. The 'made' Winsford Neighbourhood Plan includes land at Winsford Industrial Estate and adjacent Woodford Park within the supply. The Neston Neighbourhood Plan includes employment land allocations at Clayhill Industrial Estate that are included in the supply.

7.23 The current employment land provision including undeveloped employment allocations from retained development plans exceeds the Local Plan (Part One) policy STRAT 2 requirement. However, during the monitoring period, the continued suitability, availability and achievability of the undeveloped employment land allocations (together with other additional sites put forward for consideration) have been reviewed through the Housing and Economic Land Availability Assessment (HELAA, February 2017). Appendix C identifies that some of the retained allocations are unlikely to be suitable, available or achievable for development in the plan period. National planning policy states that plans should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Some of the employment allocations will need to be reviewed and potentially replaced, with additional sites identified, through Local Plan (Part Two) to ensure an adequate supply of employment land is maintained in the plan period.

7.24 The HELAA (2017) has also assessed other (non-allocated) sites with the potential for employment use and the indicative trajectory shows that there are likely to be sufficient sites to meet the borough wide requirement, subject to further assessment.

7.25 Since the monitoring period, the Council has undertaken further employment site assessments through the Land Allocations Background Paper (2017). This report makes recommendations for employment land allocations in the emerging Local Plan (Part Two) to ensure that an adequate supply of suitable land is maintained, in appropriate locations, throughout the Plan period. This takes account of the policy requirements and key sites identified in Local Plan (Part One) and the uneven distribution of employment land in the borough.

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 (2017) by land type: Previously developed land: 7.55ha Greenfield land: 4.37ha Employment development on previously developed land = 63%
Local Plan policy ref(s): STRAT 1, STRAT 2			
Significant Effects ref(s): SE26			
Source: Employment monitor 2017			

7.26 During the monitoring period, the majority of employment development was on previously developed land primarily on sites within Ellesmere Port. Some development of greenfield land took place in the rural area and at Morrisons Manufacturing in Winsford.

STRAT 3 Chester

7.27 Local Plan (Part One) policy [STRAT 3](#) 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) Total number of net dwellings completed in Chester spatial area		
	Target	Baseline (2010)	2010 - 2017
	5,200 dwellings by 2030	0 dwellings	2,403 dwellings
Local Plan policy ref(s): STRAT 3			
Significant Effects ref(s): N/A			
Source: Housing Land Monitor Report (2016 - 2017)			

7.28 The Local Plan (Part One) housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030. 418 net dwellings were completed within this monitoring period therefore the total net number of new dwellings completed in the spatial area as at 1 April 2017 is 2,403. The current level of completions equates to 48 per cent of the total housing requirement for Chester. A further 1,693 dwellings have planning permission and will make a significant contribution towards meeting the requirement.

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LPP1	STRAT 3 (B) Number of net dwelling completions on Wrexham Road site		
	Target	Baseline (2010)	As at 1 April 2017
	1,300 dwellings (1,264 by 2030)	0 dwellings	0 dwellings
Local Plan policy ref(s): STRAT 3			
Significant Effects ref(s): N/A			
Source: Housing land monitor database			

7.29 There have been no new dwellings completed on the strategic site at Wrexham Road. A planning application was submitted, and approved through the appeals process for the development of 31 dwellings at land off Sherbourne Avenue, Chester, which is within the strategic site designation. The development is under construction and is forecast to be completed within the next 12 to 18 months.

7.30 A hybrid planning application (ref 17/02453/OUT) has been submitted for the land at Wrexham Road, Chester as follows:

- Part A - (full permission) for 509 dwellings and associated infrastructure (including playing fields / open space);
- Part B - (outline permission - all matters reserved apart from access) for a local centre (comprising supermarket (Use Class A1); other shops (Use Class A1); cafe / restaurant (Use Class A3); public house (Use Class A4); health centre (Use Class D1); and nursery / creche (Use Class D1) plus an outdoor play area) and an element of a primary school with associated playing fields.

Employment, retail and leisure development

LPP1	STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
	Target	Baseline	2016/17
	Development completed by 2020	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	New theatre is complete. Hybrid planning permission granted September 2016 - 16/02282/OUT
Local Plan policy ref(s): STRAT 3, ECON 2			
Significant Effects ref(s): N/A			
Source: CWAC Retail monitoring and online planning application register			

7.31 Storyhouse, the new theatre opened in 2017. The cultural centre holds a theatre, one screen cinema and the relocated library. Planning permission was granted for 20,554 sqm net of retail floor space. The development will be in three phases. The first phase, phase 0 consists of redeveloping the former library to a new restaurant, Cosy Club and is anticipated to commence in 2017.

7.32 Phase one of the scheme includes a new cinema and movement of the existing market and the Plaza hotel and is scheduled to commence in 2018. The scheme, including phase two is expected to complete in early 2021. Movement of the bus station was completed in 2017, which facilitates the Chester Northgate Scheme. Improvements to the road network around Frodsham Street and George Street have also completed in 2017.

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2016/17
	Development completed by 2027	<p>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.</p> <p>Development for the first office building commenced June 2015.</p> <p>First office building, 'One City Place' completed February 2016.</p>	16/03384/DIS discharging some conditions (7, 13, 18, 34, 35) in relation to the existing Premier House Building on the site (relating to 12/04895/FUL)
Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017)			

7.33 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 and is understood to be fully let. This is a six storey grade A office building close to the railway station in Chester. The remaining part of the scheme has outline planning permission. During the monitoring period some of the conditions relating to demolition works have been discharged, although no further development has taken place. 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	2016/17
	No loss	No loss	<p>Chester Business Park No loss on large sites.</p> <p>15/03495/FUL Erection of 'kiosk' style food and beverage unit.</p> <p>Chester West and Sealand Industrial Estates</p>

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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	2016/17
			15/03330/FUL change of use from B1 to car dealership (sui generis) and commercial (B8) completed in the monitoring period.
Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017)			

7.34 Indicator ECON1 (Di) monitors the loss of existing or allocated employment land to other uses. This indicator is measured at the point of completion of any proposed alternative development.

7.35 At Chester Business Park, there was no loss of employment land on large sites greater than 0.25ha/500sqm. However, there was the small scale development of a 'kiosk' style food and beverage unit along with outdoor seating area.

7.36 Last years monitoring report noted that an appeal has been dismissed (July 2016) 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.

7.37 At Chester West and Sealand Industrial Estates, a change of use from commercial laundry (B1) to a car dealership providing sales, servicing, repair, MOT facilities, valet and vehicle preparation area and some commercial (B8) use has taken place. This is a 0.3ha site and part of a a former livestock market. It historically had permission for a car dealership and principle of development was considered acceptable in line with former uses/permissions for the site.

STRAT 4 Ellesmere Port

7.38 Local Plan (Part One) policy [STRAT 4](#) 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) Total number of net dwelling completions in Ellesmere Port spatial area		
	Target	Baseline (2010)	2010 - 2017
	4,800 dwellings by 2030	0 dwellings	1,053 dwellings
Local Plan policy ref(s): STRAT 2, STRAT 4			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.39 The Local Plan (Part One) housing requirement for the Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030. 155 net dwellings were completed within this monitoring period which is over double the level of completions recorded in the previous monitoring year therefore the total net number of new dwellings completed in the spatial area as at 1 April 2017 is 1,053. The current level of completions equates to approximately 22 per cent of the total housing requirement for Ellesmere Port. A further 3,980 dwellings have planning permission, which if implemented, will meet the requirement.

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010 - 2030				
	Target	Baseline	2014/15	2015/16	2016/17
	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 units under construction	41 completions 49 units under construction
Local Plan policy ref(s): STRAT 4					
Significant Effects ref(s): N/A					
Source: CWAC Housing land monitor database					

7.40 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.

7.41 Reserved matters permission was granted on Phase 1 of the development for 170 dwellings. Access to the development site was completed, along with 9 dwellings within the 2015-16 monitoring period, and a further 41 dwellings have been completed within this monitoring period. As at 1 April 2017, 49 dwellings on Phase One were under construction, and a reserved matters planning application has

subsequently been granted (ref 16/05464/REM) for Phases 2, 3 and 4 which include a total of 458 dwellings.

Employment development in Ellesmere Port

7.42 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.

7.43 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. The area is immediately east of the M53 and Shropshire Union Canal corridor and falls within the Stanlow Special policy area (see below).
- **Stanlow** remains important for petrochemical and related industries. Local Plan (Part One) policy STRAT4 states further assessment of the availability and suitability of employment land for future development in this location will be undertaken through the preparation of the Local Plan (Part Two). During the 2016/2017 monitoring period, the Stanlow Special Policy Area Review (2016) was completed and forms part of the evidence for the Local Plan. It should be read alongside the HELAA (2017) and other relevant studies. This indicates that there is the potential for around 82ha of land available for development within Stanlow. This excludes the operational area of Stanlow, where additional surplus land may become available, dependant on the needs of the landowner. The Thornton Science Park falls within the Stanlow boundary and provides space for the University of Chester faculty of Science and Engineering. The study recognises the alignment of the University and local businesses in relation to skills. It notes that the Enterprise Zone status of specific sites is attractive to specific developers and potential occupiers. Future development within the area will need to take account of HSE restrictions/advice, depending on the nature of the specific proposal.
- **C. 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 2016/2017 monitoring period the phase 1 infrastructure works have been undertaken and 2 plots are under construction for the biomass facility and timber facility.
- **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 for the North Road Industrial Area (part of the Hooton Park area) was approved May 2016, within the monitoring period, to support the delivery of vacant development sites and minimise uncertainty from the planning process. 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.

7.44 Specific indicators for employment sites within Ellesmere Port will be developed alongside the preparation of the Local Plan (Part Two) and reported in future annual monitoring reports.

STRAT 5 Northwich

7.45 Local Plan (Part One) policy [STRAT 5](#) 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) Total number of net dwelling completions in Northwich spatial area		
	Target	Baseline	2010 - 2017
	4,300 dwellings by 2030	0 (2010)	1,716 dwellings
Local Plan policy ref(s): STRAT 2, STRAT 5			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.46 The Local Plan (Part One) housing requirement for the Northwich spatial area is 4,300 dwellings between 2010 and 2030. 568 net dwellings were completed within this monitoring period, which is 100 units more than the previous monitoring period, and the total net number of new dwellings completed in the spatial area as at 1 April 2017 is 1,716. Build rates in Northwich have continued to increase since the base date of the plan and this is in part due to the progress of the Winnington Urban Village development. The current level of completions equates to approximately 40 per cent of the total requirement. An additional 3,092 dwellings have planning permission and if implemented will meet the requirement.

LPP1	STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings.						
	Target	Baseline	2013/14	2014/15	2015/16	2016/17	Total
	1,200 net dwellings completed by 2030	0 (2010)	86	159	144	176	565 dwellings
Local Plan policy ref(s): STRAT 5							
Significant Effects ref(s): N/A							
Source: CWAC Housing land monitor database							

7.47 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 in the 2016-2017 monitoring period was between 23 and 63 dwellings per house builder, equating to a total of 176 net dwellings completed. The total number of dwellings completed on the site as at 1 April 2017 is 565 units.

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LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings			
	Target	Baseline	2015/16	2016/17
	Development completed by 2030	Resolution to grant outline planning permission subject to s106 legal agreement	0 dwellings completed	0 dwellings completed
	Local Plan policy ref(s): STRAT 5			
	Significant Effects ref(s): N/A			
	Source: CWAC Housing land monitor database			

7.48 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. The Council has also approved a planning application for residential development on a parcel of land within this area. The application ([14/04654/OUT](#)) for 105 dwellings on land to the rear of The Cedars, Chapel Lane, Wincham.

7.49 To date, no development has taken place and the wider site has been considered in the Council's HELAA (2017) and the Local Plan (Part Two) Land Allocations Background Paper.

Employment development

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010 - 2030 (Northwich)		
	Target	Baseline	2016/2017
	30 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	The HELAA (217) was completed in the monitoring period. This will provide evidence to inform the preparation of the Local Plan (Part Two) employment land allocations.
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2017), HELAA (2017), emerging Local Plan (Part Two)		

7.50 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.

7.51 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.

7.52 Since the consultation on the Local Plan (Part Two) preferred approach, site assessments have been reviewed following representations received, more up to date information and other relevant evidence reports. During the monitoring period the Council has published a Housing and Economic Land Availability Assessment (HELAA) which assesses the suitability, availability and achievability of potential sites. Since the monitoring period, further site assessments have been undertaken through the Land Allocations Background Paper (2017) in line with the policies of the Local Plan (Part One) Strategic Policies. These evidence base reports set out the approach to identifying employment allocations through the Local Plan (Part Two).

LPP1	STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
	Target	Baseline 2010	2016/17
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Phase one completed in the monitoring period ⁽¹⁾ .
Local Plan policy ref(s): STRAT 5			
Significant Effects ref(s): N/A			
Source: CWaC Monitoring Database			

1. Phase two completed summer 2017 and will be included in next year's AMR

7.53 Construction of the Barons Quay scheme is complete; with Asda, Odeon, Costa and Wildwood completed in phase one of the development. A major fashion retailer has also exchanged on one of the units. Since the end of the monitoring period, phase two of the scheme has completed. The Local Plan (Part Two) Publication proposes that Barons Quay becomes part of the primary shopping area, although primary and secondary frontages have not been designated as the scheme will need to become established and maximum flexibility should be given.

LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2016/2017
	No loss	No loss	Employment land (ha): No loss Employment floorspace (m ²): No loss
Local Plan policy ref(s): STRAT 5, STRAT 2, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017)			

7.54 Indicator STRAT 5 (F) is linked to indicator reference ECON 1 (Di) relating to the loss of existing or allocated employment land to other uses under Local Plan (Part One) 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

7.55 Local Plan (Part One) policy [STRAT 6](#) 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) Total number of net dwelling completions in Winsford spatial area		
	Target	Baseline (2010)	2010 - 2017
	3,500 dwellings by 2030	0 dwellings	594 dwellings
Local Plan policy ref(s): STRAT 6			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.56 The Local Plan (Part One) housing requirement for the Winsford spatial area is 3,500 dwellings between 2010 and 2030. 245 net dwellings were completed within this monitoring period, which is more than double the level of completions recorded in the previous monitoring period, and the total number of new dwellings completed in the spatial area as at 1 April 2017 is 594. The current level of completions equates to approximately 17 per cent of the total housing requirement. An additional 1,887 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				
	Target	Baseline	2014/15	2015/16	2016/17
	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	0 dwellings
Local Plan policy ref(s): STRAT 6					
Significant Effects ref(s): N/A					

LPP1	STRAT 6 (B) Number of net dwelling completions at Station Quarter site				
	Target	Baseline	2014/15	2015/16	2016/17
	Source: CWAC Housing land monitor database				

7.57 A planning application for 215 dwellings (ref 14/01266/OUT) on part of the Station Quarter strategic site was approved through the appeal process. As at 1 April 2017 a reserved matters application had not been submitted to the Council. However, since the end of the monitoring period a reserved matters application (ref 17/04426/REM) was received in October 2017. The progress of this application, and the site as a whole will be updated in the housing land monitor 2017-2018, and further reported in the next iteration of the AMR.

7.58 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	2016/2017
	35 hectares	To be read alongside indicators on employment land supply and completions	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): STRAT 2, STRAT 6, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017)			

7.59 Policy E1 of the Winsford Neighbourhood Plan allocates at least 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)

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LPP1	STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
	Target	Baseline	2016/2017
	No loss	No loss	<p>Winsford Industrial Estate 16/00640/COU Unit 9, Navigation Park, Road One, Winsford. Change of use from B2/B8 to D2 leisure use (trampoline) - loss of 700sqm</p> <p>Woodford Park No loss of employment land (ha) or premises (m²) during the monitoring period</p>
Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017)			

7.60 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. This relates to large sites of greater than 0.25ha and is measured at the point of completion of any proposed alternative development. At Winsford Industrial Estate there was a loss of 700sqm from an employment use to a leisure use during the monitoring period. The unit had been marketed, it had a history of alternative (non-employment) uses and the development has brought a vacant unit back into use. There has been no loss of land/premises at Woodford Park during the monitoring period.

LPP1	STRAT 6 (E) Delivery of new food store in town centre		
	Target	Baseline 2010	2016/17
	Development completed by 2030	No planning application or development has been submitted.	No development
Local Plan policy ref(s): STRAT 6, ECON 2			
Significant Effects ref(s): N/A			
Source: Planning application monitoring			

7.61 There are currently no planning applications or schemes which have been submitted to the Council for a new food store in Winsford Town Centre. A part of Winsford Cross Shopping Centre has been demolished ([16/04911/DEM](#)). The Winsford Development Framework is complete, considering design principles and approach to the delivery of development in the town centre. The emphasis of the framework is on quality, creating a retail core which includes partial redevelopment of the existing shopping centre.

STRAT 8 Rural area

7.62 Local Plan (Part One) policy [STRAT 8](#) 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.

Housing

LPP1	STRAT 8 (A) Total number of net dwelling completions in rural area		
	Target	Baseline	2010 - 2017
	At least 4,200 dwellings by 2030	0 dwellings	2,684 dwellings
Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.63 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. 634 net dwellings were completed within this monitoring period, which is a similar level to the previous monitoring period, and the total net number of new dwellings completed in the spatial area as at 1 April 2017 is 2,684. The current level of completions equates to approximately 64 per cent of the total requirement. An additional 2,591 dwellings have planning permission in the rural area which, if implemented, will meet the housing requirement for the rural area as a whole.

7.64 The total net housing completions outside of the key service centres (in the countryside) identified in Local Plan (Part One) policy [STRAT 8](#) as at 1 April 2017 is 1,217 dwellings which is an increase of 300 dwellings since 1 April 2016. An additional 1,447 dwellings have planning permission in the countryside, outside of the key service centres, and will make a significant contribution towards meeting the rural area housing requirement.

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

STRAT 8 (B) Total number of net dwelling completions in key service centres			
Key service centre	Target (by 2030)	Baseline (2010)	Total net completions 2010 - 2017
Cuddington & Sandiway	200 dwellings	0	147
Farndon	200 dwellings	0	106

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STRAT 8 (B) Total number of net dwelling completions in key service centres			
Key service centre	Target (by 2030)	Baseline (2010)	Total net completions 2010 - 2017
Frodsham	250 dwellings	0	138
Helsby	300 dwellings	0	144
Kelsall	200 dwellings	0	134
Malpas	200 dwellings	0	136
Neston & Parkgate	200 dwellings	0	181
Tarporley	300 dwellings	0	180
Tarvin	200 dwellings	0	177
Tattenhall	250 dwellings	0	124
Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8			
Significant Effects ref(s): N/A			
Source: CWAC Housing Land Monitor reports			

7.66 Housing completions in each of the key service centres have continued to increase over the monitoring period. Development in Kelsall, Malpas, Tarporley and Tattenhall has been higher than in other key service centres with completions of between 48 and 91 dwellings in each of these settlements. The current housing land supply position for each settlement (as at 1 April 2017) is set out by spatial area in Appendix B.

Employment

LPP1	STRAT 8 (C) Amount of additional employment land provided 2010 - 2030 (rural area)		
	Target	Baseline	2016/2017
	10 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	The HELAA (2017) was completed in the monitoring period. This will provide evidence to inform the preparation of the Local Plan (Part Two) employment land allocations in the rural area.
Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8, ECON 1			
Significant Effects ref(s): N/A			
Source: Employment monitor (2017), HELAA (2017), emerging Local Plan (Part Two)			

7.67 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.

7.68 This indicator should be read alongside those for monitoring Local Plan (Part One) policy [STRAT 2](#) on the take up and development of employment land across the borough.

7.69 Since the consultation on the Local Plan (Part Two) preferred approach, site assessments have been reviewed following representations received, more up to date information and other relevant evidence reports. During the monitoring period the Council has published a Housing and Economic Land Availability Assessment (HELAA) which assesses the suitability, availability and achievability of potential sites. Since the monitoring period, further site assessments have been undertaken through the Land Allocations Background Paper (2017) in line with the policies of the Local Plan (Part One) Strategic Policies. These evidence base reports set out the approach to identifying employment allocations in the rural area through the Local Plan (Part Two) to meet the requirements of Local Plan (Part One) policy [STRAT 8](#).

STRAT 9 Green Belt and countryside

7.70 Local Plan (Part One) policy [STRAT 9](#) 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	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.71 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.

7.72 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

7.73 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 2016/2017 monitoring period, no completions have taken place. Development is under construction for the TMF project (08/00835/OUT, 09/12091/REM) and extension of concrete storage rafts (13/00458/FUL) and these developments will continue to be monitored in future Annual Monitoring Reports.

7.74 **Chester Business Park** is an employment site within the Green Belt. Development is monitored under policies STRAT 2, STRAT 3 and ECON 1, STRAT 2 (F), STRAT 3 (E), ECON 1 (D). There was no large scale employment development completed at Chester Business Park during the monitoring period.

7.75 **Countess of Chester Health Park** is identified as a major site in the Green Belt under Chester District Local Plan policy ENV68-69. 16/04477/FUL was approved for the construction of a 2 storey extension to the existing Bowmere hospital to provide 8 no. single bedrooms with en suites. This is in line with NPPF (Paragraph 89) that allows for the extension or alteration of a building in the Green Belt provided that it is not disproportionate to the size of the original building.

7.76 **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. 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.

7.77 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 to be 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 ECON 3 (ECON3 (A)).

7.78 Within the 2016/2017 monitoring period, the following applications were approved:

- 16/02639/FUL - 3 new exhibits with associated paddock areas and exhibit buildings, visitor facilities, stables, shelters/viewing areas and service roads and footways. The details submitted as part of the 2009 masterplan and 2012 reserved matters (amended by 13/02065/S73) have commenced and been implemented either in full or in part. This application seeks to bring forward an amended/reconfigured scheme to that approved by the 2012 reserved matters application (amended by 13/02065/S73).

- 16/02926/FUL - Demolition of modern store room and kitchen extension to Oakfield House.
- 16/05089/FUL - alterations to the main visitor car park
- 17/00552/FUL alterations to existing staff car park
- 16/02630/FUL - Change of use of land to a Nature Reserve

7.79 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 Local Plan (Part One) policy STRAT 9.

STRAT 10 Transport and accessibility

7.80 Local Plan (Part One) policy STRAT 10 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	2016/17
	Reduce from 2010 baseline	952.9kt CO ₂ emissions from transport sources in 2010 ⁽²⁾	941.2 kt CO ₂ in 2011 916.8 kt CO ₂ in 2012 911.8 kt CO ₂ in 2013 928.2 kt CO ₂ in 2014 952.8 kt CO ₂ in 2015
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE1			
Source: UK local authority and regional carbon dioxide emissions national statistics			

1. Data taken from: 'Local Authority CO₂ emissions estimates 2005 - 2015 (kt CO₂)', (Department of Energy & Climate Change, 29 June 2017)
2. (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)

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SE	STRAT10 (A i) CO ₂ emissions per capita arising from domestic, transport and industry and commerce ⁽¹⁾		
	Target	Baseline	2016/17
	Reduce from 2010 baseline	2010 - 16.6 kt CO ₂ emissions per capita	16.0 kt CO ₂ in 2011 17.0 kt CO ₂ in 2012 14.3 kt CO ₂ in 2013 12.2 kt CO ₂ in 2014 11.6 kt CO ₂ in 2015
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE2			
Source: UK local authority and regional carbon dioxide emissions national statistics			

1. Data taken from: 'Local Authority CO₂ emissions estimates 2005 - 2015 (kt CO₂)', (Department of Energy & Climate Change, 30 June 2016)

7.81 Local Plan (Part One) 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 0.1 kt. The trend shows a reduction in CO₂ until 2013, with the lowest measurement of 911.8 kt, this has increased year on year to the baseline. However, emissions per capita has reduced by 5 kt since 2010, the lowest recording in the plan period. The data indicates that although the amount of CO₂ has increased from transport, the overall emissions from industry, commercial and domestic has been declining. This could be due to a number of reasons, such as the increase in population, employment uses and additional dwellings in the borough. This could also show that although initiatives to reduce CO₂, such as alternative energy and efficiencies in industry has made progress, this is not the case for use of transport.

SE	STRAT10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2016/17
	Reduce from 2012 baseline	2012: 2996.67 t	2014: 2662.28 t 2015: 2898.27 t
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE19			
Source: http://naei.defra.gov.uk/data/gis-mapping			

7.82 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.

7.83 There has been a reduction in NO₂ emitted from road transport by 98.4 t since the baseline. However, this has increased by 235.99 t since the previous monitoring period. 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	2016/17
	Reduce from 2010 baseline	2012: 189.09 t	2014: 179.91 t 2015: 170.39 t
Local Plan policy ref(s): STRAT10			
Significant Effects ref(s): SE20			
Source: http://haci.defra.gov.uk/data/gis-mapping			

7.84 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. Since the baseline, there has been a reduction of 18.7 t emitted from road transport and a reduction of 9.52 t since the previous monitoring period.

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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	2016/17
	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%
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE8			
Source: ONS 2011 Census: Inside Cheshire website			

7.85 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%.

7.86 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 Local Plan (Part One) 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	2016/17
	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FUL	Under construction
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): N/A			
Source: CWaC online planning register			

7.87 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 and since the monitoring period, the construction of Chester bus interchange has completed.

LPP1	STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
	Target	Baseline	2016/17
	Development completed by 2030	Feasibility study completed	No further progress
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		
	Source: N/A		

7.88 A feasibility study was undertaken in 2016 and concluded that a significant land owner has no plans to release land needed for the scheme in the foreseeable future. The Council has pursued other infrastructure improvements in the area and in February 2015 New Bridge Road was upgraded and adopted, funded through the Regional Growth Fund (RGF) to support continued investment. Future annual monitoring reports will continue to review the status of the New Bridge Road/A5117 link scheme should land become available during the Plan period. A Stanlow Special Policy Area Review has been undertaken by Aecom consultants (2016) and forms part of the evidence base for the Local Plan (Part Two). The study identified that further site investigation and liaison with HSE and the landowner would be necessary to address specific constraints and unlock the development potential of the link road and surrounding area.

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.89 It has not been possible to monitor indicator STRAT 10 (D) during the 2016/17 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 2017/18 Annual Monitoring Report or through the Local Plan (Part Two) Monitoring Framework.

STRAT 11 Infrastructure

7.90 Local Plan (Part One) policy [STRAT 11](#) 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	100 percent of relevant schemes provided for necessary infrastructure
Local Plan policy ref(s): STRAT 11				
Significant Effects ref(s): N/A				
Source: Tracking of s73 applications and general planning application information.				

7.91 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; and 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)

7.92 The Cheshire West and Chester CIL Charging Schedule and associated documents were approved by full Council on 20 July 2017 and the commencement date for CIL was 1 September 2017. Future iterations of the annual monitoring report will review the introduction and operation of the CIL Charging Schedule. An annual report will be prepared to identify the money collected through CIL and how this has been spent.

SE	STRAT 11 (A i) Percentage of the borough covered by Superfast Broadband			
	Target	Baseline	2015/16	2016/17
	100 per cent	January 2014 (when Connecting Cheshire project started) 68.1%	89.5% (March 2016)	91.7% (March 2017)
Local Plan policy ref(s): STRAT 11				
Significant Effects ref(s): SE67				
Source: Connecting Cheshire				

7.93 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 per cent and at March 2017 it was 91.7 per cent. All of the figures are based on the EU definition of superfast broadband, which is greater than 30 Mbps.

Economic

7.94 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

7.95 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.

7.96 Indicators ECON 1(A) - (C) monitor employment levels and economic activity across the borough during the 2016/17 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	2016/17
	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 (December)	72.7 per cent 2016 (December)
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE45			
Source: Nomis official market statistics2016/2017			

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

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7.97 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 and again between 2015 and to 2016. It is above the North West average (71.6 per cent) but below the average for Great Britain (74.0%). The trend shows a weakening in the borough's position in relation to an economically active population in employment.

LPP1	ECON 1 (B) Unemployment rate ⁽¹⁾		
	Target	Baseline	2016/17
	Reduce from 2010 baseline	6.7 per cent unemployment 2010 5.0 per cent unemployment 2014 4.0 per cent unemployment 2015 (December)	4.0 per cent unemployment 2016 (December) (Model Based)
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE63			
Source: Nomis official market statistics2016/2017			

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

7.98 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 and has remained stable between 2015 and 2016. The total number of unemployed in Cheshire West and Chester is below the averages for the North West (5.2 per cent) and Great Britain (4.8 per cent).

SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2016/17
	None identified	2014 - 24,950 2015 – 26,851	No data available for this monitoring period.
Local Plan policy ref(s): STRAT2, ECON1			
Significant Effects ref(s): SE60			
Source: Source: ONS NUTS3 data			

7.99 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 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	2016/17
	N/a	<p>Local Economic Assessment (2011) summarises the economic data for Borough.</p> <p>Gross weekly pay (resident based) 525.5 (2015)</p> <p>Gross weekly pay (workplace based) 482.0 (2015)</p>	<p>Gross weekly pay (resident based) 547.0 (2016)</p> <p>Gross weekly pay (workplace based) 505.1 (2016)</p>
Local Plan policy ref(s): STRAT2, STRAT3-9, ECON1			
Significant Effects ref(s): SE64			
Source: Nomis - resident analysis (2016) and Nomis - workplace analysis (2016)			

7.100 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.

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

Table 7.5 Earnings by residence and workplace (2016)

	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Earnings by residence (2016) gross weekly pay, all workers	547.0	502.1	541.0

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	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Earnings by workplace (2016) gross weekly pay, all workers	505.1	503.2	540.2

7.102 The borough's earnings by residence exceed the regional average for the North West as well as the national average. The earnings by workplace are lower than the national average. In 2015 the average earnings fell below the regional average. However, in 2016 the earnings by workplace is higher than the regional average.

LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2016/17
	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	13,615 businesses 2016
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE59			
Source: Nomis official labour market statistics 2016			

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

7.103 The total number of enterprises in the borough has increased by 440 since 2015. 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	2016/17
	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 1,810 – 2015 Business deaths: 1,480 - 2010 1,440 - 2011 1,190 - 2012 1,320 - 2013 1,255 - 2015	Data unavailable
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): SE59			
Source: Business Deaths: ONS. Business Births: http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics/working_well .			

7.104 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, 480 businesses in 2013 and 555 businesses in 2015. The general trend of increasing net gain of businesses is consistent with a strengthening labour market. Data is unavailable for 2016/2017, hence it is not possible to comment on changes from previous trends relative to this monitoring period.

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LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/2017
	100 per cent	N/a	<p>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).</p> <p>Indicator ECON1(Di) relates to the loss of employment land.</p> <p>Broadband infrastructure see STRAT11 (Ai)/SE67.</p>
Local Plan policy ref(s): ECON1			
Significant Effects ref(s): N/A			
Source: Employment land monitor (2016)			

7.105 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

7.106 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).

7.107 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 2016/2017		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Chester	-3.73	-3957
	Ellesmere Port	-3.92	-4749
	Northwich	-0.7	n/a
	Rural	-1.34	-5073
	Winsford	-0.07	-700
	Total	-9.76	-14,479
	Local Plan policy ref(s): ECON1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2017)		

7.108 During the monitoring period 9.76ha of employment land (either allocated or in existing use) has been lost to other non-employment uses^(v) which equates to over 14,000sqm.

7.109 For all areas apart from Winsford, the loss of employment land (ha) has declined from the previous 2015/2016 monitoring year. In Chester, Ellesmere Port and Northwich this has also corresponded with a decline in the employment floorspace lost to other uses. In Ellesmere Port this included 3ha allocated employment land being developed for car showrooms. In the rural area and Winsford, the loss of employment floorspace (sqm) is greater than previous years. This is mainly due to leisure developments taking place (including trampoline and wrestling centres) at sites in Winsford Industrial Estate (see also indicator STRAT6,D - 16/00644/COU), at Clayhill Business Park, Neston (16/02396/FUL) and Chester Gates rural employment area (16/02100/FUL). In each case reasonable attempts had been

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

made to market the premises that had been vacant, the use could not be accommodated elsewhere on alternative sites due to the specific type of recreation, it would not adversely affect surrounding businesses and provides local employment.

7.110 In Chester the loss of employment land took place at Sealand Industrial Estate (see also indicator STRAT3(D)). There was also some additional loss of floorspace at city centre sites to residential use (14/05392/FUL, 14/02796/FUL), student accommodation (15/00873/FUL) and teaching facilities (15/03914/FUL). In Ellesmere Port, the main loss of employment land (0.38ha) was due to the development of containerised battery units for battery electricity storage (16/04040/FUL). This will contribute towards flexible electricity supply in peak electricity periods.

7.111 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.

ECON 2 Town centres

7.112 Local Plan (Part One) Policy [ECON 2](#) sets out the town centre hierarchy in the borough, seeking to ensure the long-term viability of the borough's retail centres through a town centre first approach. The policy also sets out key proposals for the borough's town centres and the approach to 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.

7.113 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.

7.114 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.

LPP1	ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester ⁽¹⁾		
	Target	Baseline	2016/17
	Development completed by 2017	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	New theatre is complete. Hybrid planning permission granted September 2016 - 16/02282/OUT
Local Plan policy ref(s): STRAT2, STRAT3, ECON2			

LPP1	ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester ⁽¹⁾		
	Target	Baseline	2016/17
	Significant Effects ref(s): N/A		
	Source: CWAC retail monitor		

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

7.115 Storyhouse, the new theatre opened in 2017. The cultural centre holds a theatre, one screen cinema and the relocated library. Planning permission was granted for 20,554 sqm net of retail floor space at Chester Northgate. The development will be in three phases. The first phase, phase 0 consists of redeveloping the former library to a new restaurant, Cosy Club and is anticipated to commence in 2017.

7.116 Phase one of the scheme includes a new cinema and movement of the existing market and the Plaza hotel and is scheduled to commence in 2018. The scheme, including phase two is expected to complete in early 2021. Movement of the bus station was completed in 2017, which facilitates the Chester Northgate Scheme. Improvements to the road network around Frodsham Street and George Street have also completed in 2017.

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2016/17
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Phase one completed in the monitoring period ⁽¹⁾ .
	Local Plan policy ref(s): STRAT2, STRAT5, ECON2		
	Significant Effects ref(s): N/A		
	Source: http://www.baronsquay.co.uk/		

1. Phase two completed summer 2017 and will be included in next year's AMR

7.117 Construction of the Barons Quay scheme is complete; with Asda, Odeon, Costa and Wildwood completed in phase one of the development. A major fashion retailer has also exchanged on one of the units. Since the end of the monitoring period, phase two of the scheme has completed. The Local Plan (Part Two) Publication proposes Barons Quay as part of the primary shopping area. Although primary and secondary frontages have not been designated as the scheme will need to become established and maximum flexibility should be given.

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LPP1	ECON 2 (C) Vacancy rates on primary shopping streets		
	Target	Baseline	2016/17
	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: CWAC Officer site visits			

7.118 The vacancy rate for the individual centres is 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 Publication Draft proposes Chester and Northwich to include primary and secondary shopping frontages and all centres will have a primary shopping area. Boughton, Chester is the only proposed district centre and local retail centres have also been identified. Until such a time that the Local Plan (Part Two) is adopted, 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 7.6 Percentage vacancy rates in the primary shopping area within town centres

Location	2010	2011	2012	2013	2014	2015	2016	2017
Chester (primary and secondary shopping streets)	9.9	10.6	12.2	13.2	13.7	12.9	11.4	9.6
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2	30.2	32.4
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4	19.8	6.4
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3	14.6	14.8

Location	2010	2011	2012	2013	2014	2015	2016	2017
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9	4.4	2.9
Neston (town centre) ⁽¹⁾	-	-	-	10.9	10.3	15.6	14.0	11.3

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 policy [ECON 2](#) as of June 2017. Most of the centres have reduced the vacancy rate, with an increase in Northwich by 2.2 per cent and Ellesmere Port with a slight increase of 0.2 per cent.

7.121 Given that it is a challenging time for retailers with an increase in the exchange rate, resulting in additional costs; more customers buying online; rising inflation, leaving customers with less disposable income and an uncertainty in the market, Cheshire West and Chester's retail centres are generally healthy.

7.122 Further investment is expected at Chester Northgate and at Weaver Square, Northwich along with development opportunities identified at Winsford and Neston through their neighbourhood plans, which will contribute to the health of these centres. Proposals for a public services hub in Ellesmere Port could also regenerate the town centre.

7.123 Northwich has experienced an increased vacancy rate over the past few years, with the construction of Barons Quay impacting on the town centre. The decline in the vacancy rate has slowed, with only an increase of 2.2 per cent compared with 10 per cent the previous monitoring year. Many of the vacancies are concentrated within the Weaver Square Shopping Centre and the Council is preparing a masterplan for this area. The Local Plan (Part Two) Publication Draft also identifies this as a regeneration area, promoting mixed use development that will complement the town centre offer. It is expected that delivery of the Barons Quay scheme and development at Weaver Square Shopping Centre will not only reduce the vacancy rate, but also help compete with other town centres. Barons Quay is now complete, with some retail and leisure uses occupying the space, such as Asda and Odeon. Therefore, over the next few years it is expected that the vacancy rate for Northwich will improve.

7.124 The vacancy rate in Ellesmere Port town centre has fluctuated since 2010, but over the last few years has remained stable. Although, the rate has risen for the past two years, it has not reached the peak of 2012 (17.8 per cent). The town centre has focused on the value end of the market; however this type of retail is increasing in other centres, which could be leading to increased competition. The nearby out of centre development of Cheshire Oaks was granted planning permission in 2017 to increase the number of retail units. New uses have also been introduced to the complex, with a new drive thru Costa and Sainsbury's have diversified by included Vets 4 Pets and Argos at their site.

7.125 Winsford vacancy rate has reduced by 13.4 per cent since 2016. However, this is mainly due to the demolition of 24 units in the town centre, many of which were long term vacant. It is expected that the brownfield land will be used as public realm for the time being, but Winsford Neighbourhood Plan promotes this area for mixed town centre uses, providing an opportunity for redevelopment and creating a centre that faces outwards and has a presence on the A54.

7.126 Frodsham town centre is very healthy, with a lower than average vacancy rate, which has decreased again by 1.5 to 2.9 per cent. There is only a few units that are long term vacant, with no clustering of vacancies and new vacant units are occupied quickly. The units that have become vacant in 2017 were previously A2 uses. HSBC has closed in the town leaving a vacant unit and a branch has also closed in Neston. This is typical of the national trend, with banks rationalising their branches as more customers use online banking.

7.127 Neston has also seen a decrease of 2.7 per cent since 2016. This is a positive sign for the small town centre, when many national retailers are looking at larger retail destinations. The majority of the vacancy rate is made up of long term vacant units, resulting in 8.2 per cent of the overall 11.3 per cent. There is a concentration of long term vacant units on Brook Street. This was identified in the Cheshire Retail Study 2016 and the development opportunity has also be identified in the Neston Neighbourhood Plan.

7.128 Chester's vacancy rate has also decreased to 1.8 per cent since 2016. As Chester is a larger centre, with more national chains this is a positive improvement, considering many national retailers are looking at their representation across the country and rationalising their stores.

7.129 A number of national retailers have gone into administration, leaving vacant units in Chester namely BHS, Jaeger, Miss Selfridge and Store Twenty-One. A number of mobile phone shops have also vacated out of the city. The library was vacant at the time of monitoring, however this has moved into the new Storyhouse and the former library has planning permission to change into a restaurant. A new retailer into the city is Mountain Warehouse and many units are being occupied by A3 uses. A high level of vacancy is concentrated on Pepper Street at the entrance of the Grosvenor Shopping Centre. However, this area has planning permission to redevelop the units into restaurants.

7.130 Since the end of the monitoring period, the Disney Store that was located near to the Eastgate clock closed, resulting in the loss of a retailer that had been situated in that same store for many years. Argos, which is located to the east of Foregate Street, has also announced that it is closing the city centre store and moving to the local centre of Caldy Valley. Caldy Valley is however proposed to be removed as a local retail centre in the Local Plan (Part Two) Publication Draft. Debenhams, located in the Grosvenor Shopping Centre has reduced the floorspace, by sub dividing the store to create an additional unit that has yet to be occupied.

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
	100 per cent	(2014/2015) 32.4 per cent of approved applications for retail in town centres (2015/16) 14.9 per cent A1 retail approved in centre	46.3 per cent of approved in centre 44 per cent of approved applications for retail in centre

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
		25.7 per cent of approved applications for retail in centre	
Local Plan policy ref(s): ECON 2			
Significant Effects ref(s): SE62			
Source: Planning application monitoring			

7.131 There has been a slow down in the number of main town centre use applications across the borough, a reduction of -31 per cent compared with the previous monitoring period and a reduction of approved retail applications by -37 per cent. It is a turbulent time in the retail sector, with an uncertain market, national chains going into administration, rationalisation of market presence, the increase demand for online retail, business rate changes and higher inflation, meaning less disposable income. Therefore, it is no surprise there is a decrease in the number of approved planning applications for main town centre uses.

7.132 The number of applications approved for main town centre uses in the town centre has significantly increased since the last monitoring period. A1 retail has also increased the number of planning applications approved in the town centre. Chester Northgate approval will have contributed to the increase of in-centre applications.

7.133 A few applications have been refused this monitoring period including an application for change of use of a hairdresser to a wine bar on London Road in Davenham ([16/01622/FUL](#)). Although this area is currently not defined as a local retail centres (but is proposed in the Local Plan (Part Two)), the reason for refusal was harm to the character of the area, inadequate car parking and residential amenity.

7.134 A retail application for display and sales of sheds in a countryside location at Golborne Bridge Farm, Milton Green ([16/01097/FUL](#)) was refused due to an unsustainable location, including insufficient information regarding the sequential test. However, since the monitoring period, a further application has been received and approved by Planning Committee.

7.135 Four retail applications have been considered through the appeal process and all have been dismissed. The Centurion Pub, Chester had an application to demolish the building and replace it with a 64 bed care home ([15/00239/FUL](#)). The appeal went to a hearing and was dismissed due to the loss of the public house with no evidence that it was unviable under policy [ECON 2](#), impact on the character of the area and residential amenity.

7.136 An application was submitted for the loss of an A3 unit that proposed to change the use from a tea room to a bed and breakfast on Lower Bridge Street, Chester ([16/01577/COU](#)), which is defined as a secondary shopping street in the Chester District Local Plan. The application was refused and

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upheld at appeal as the proposal would not stimulate pedestrian flow and it was considered that there was a lack of information regarding the listed building.

7.137 The further two appeals included demolition of a main town centre use and erection of one dwelling at Lady Hayes Farm ([15/03353/FUL](#)), which is an out of centre location. The appeal was dismissed due to the unsustainable location. The final appeal was an Esso petrol filling station ([15/04520/FUL](#)) that proposed extending the existing shop, which was refused due to the harm to the Green Belt.

Table 7.7 Approved retail planning applications and floorspace (m²) 2016/2017

	In Centre loss	In Centre Gain	Net In Centre Floorspace	Edge/Out of Centre (Gain)	Across the Borough
A1	15 (-5,813 sqm)	4 (20,795 sqm)	19 (14,982 sqm)	13 (6,354 sqm)	42 (19,139 sqm)
A1-A5, D2	26 (-7,659 sqm)	15 (58,856 sqm)	41 (51,197 sqm)	30 (22,963 sqm)	94 (69,098 sqm)

7.138 Along with the increase of approved in-centre planning applications there has also been an increase in floorspace approved in the town centre with an increase of 49,092 sqm net floorspace compared with the last monitoring period and an increase of 15,508 sqm of A1 retail approved in-centre.

7.139 Chester Northgate ([16/02282/OUT](#)) will have significantly contributed to this increase of in-centre floorspace, coupled with a slowdown in main town centre uses applications in general. Phase 0 of Chester Northgate includes 1,519 sqm A3 and/or A4 uses in the former library building and has full planning permission. Phase 1 includes full permission for the new cinema and movement of the market along with 14,022 sqm of A3 uses. Phase 2 is in outline and consists of A1 floorspace, food and drink (A3 and A4) and leisure (D2).

7.140 Pepper Street, Chester has recently completed four new restaurant units to the south of the road. A planning application was approved for five units falling in A3/A4 use class in this monitoring period. This does involve the loss of retail on this stretch, but it is currently on a secondary shopping street and the proposal will retain active frontages in an area that has suffered from vacant units in the past.

7.141 A total loss of 3,215 sqm A1 floorspace was lost in the demolition of Winsford Cross Shopping Centre ([16/04911/DEM](#)), which is an in-centre location. It is expected that the site will be used as public realm space and no further applications have been received for development of this site. The Winsford Neighbourhood Plan allocates this site for mixed town centre uses.

7.142 Some activity has been ongoing at the out of centre retail park in Chester, including erection of a pod unit (A1) on the car park at the Greyhound Retail Park, which includes a Greggs and a Starbucks ([16/01966/FUL](#)). Planning permission has been granted to sub-divide unit 3 at Chester Retail Park, which is currently occupied by TK Maxx ([16/04331/FUL](#)). Pets at Home have planning permission for a 241 sqm mezzanine floor ([16/02192/FUL](#)) there has also been a loss of one of the bulky goods units at Deva Retail Park, as it has been converted into a gym ([16/02072/FUL](#)).

Table 7.8 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	-533
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	-306
2014/15	Gross	11,732	163	1,277	2,456	255	0	52	15,935
	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
2016/17	Gross	14,721	64	3436	489	395	0	2621	21,726
	Net	10,956	-561	3355	-212	395	-2113	2488	14,308

7.143 There has been a notable increase in the amount of floorspace completed in-centre this monitoring period. Most of this increase can be attributed to completion of phase one of Barons Quay. This includes completion of block 1 that consists of a cinema and restaurants along with block 3, which includes an Asda supermarket. Since the end of the monitoring period, phase two of Barons Quay has completed and this will be reflected in next year's Annual Monitoring Report.

7.144 Considering the overall figure, removing Barons Quay completions, results in a net loss of A1 retail in-centre, 1021 sqm, and a gross gain of 1,613 sqm. This is a decrease in the loss of A1 retail from town centres, but also a decrease in the total amount of A1 retail floorspace in the town centre compared with the previous year. Removing the D2 leisure, completed in Barons Quay, results in a gross gain of 521 sqm and net gain of 388 sqm. Whilst this gives the impression of increase of leisure in the town centre, this is a result of one other application in Chester city centre for the change of use of an A4 unit to an escape game centre (D2) ([16/02797/FUL](#)).

7.145 Within town and local centres, most applications resulted in a loss of A2 floorspace to both retail or food and drink. There is only one scheme that increased the A2 floorspace ([16/02657/FUL](#)). Conversely, there was only one application that resulted in a loss of A3 floorspace to a sui generis use ([16/02693/FUL](#)). Whilst there is a slight decrease in A3 floorspace in centre, this is still a significant increase compared with previous years. This is reflective of the growing national trend of an increase in food and drink uses.

7.146 Within Chester city centre, most completed floorspace is for A3 use. The most notable unit that has completed is the former Methodist Church on Pepper Street that has now opened as Opera Grill ([16/00418/FUL](#)). A growing trend in the city is a dual use of A1 and A3 for a mix of retail and food and drink. The Flower Cup has completed this year and is an example of this mix ([16/03475/FUL](#)).

7.147 There has been no loss in A5 uses within the town centre and most completed schemes including A5 have happened in town or local retail centres. Two hot food takeaways have completed in Great Sutton, Ellesmere Port, within Hope Farm Precinct ([15/02634/FUL](#)) and Great Sutton ([16/00390/FUL](#)). Ellesmere Port has also introduced Domino's into a long term vacant shop in the town centre ([16/03435/FUL](#)). A dual use for both A3 and A5 has completed on Foregate Street in Chester ([15/04039/COU](#)), which is a secondary shopping frontage.

7.148 There has been the development of office floorspace in Chester in the monitoring period at Chester Visitor centre (14/01593/FUL). The loss of employment falling under use class B1(a) is monitored under indicator ECON1(Di). This indicator identifies losses of employment floorspace in Chester city centre sites to residential and education uses.

Table 7.9 Amount of completed floor space (gross and net) for town centre uses in the local authority area (m²)

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
2011/12	Gross	7,943	580	1,148	310	101	3,871	848	14,800
	Net	6,626	554	1,062	-445	101	3,871	170	11,938
2012/13	Gross	24,295	131	727	1,172	248	5,591	834	32,998
	Net	22,521	-77	553	738	248	5,281	834	30,096
2013/14	Gross	3,746	572	1,772	1,870	80	0	750	8,789
	Net	237	287	1,772	1,870	35	0	544	4,745
2014/15	Gross	27,546	199	3,022	4,944	395	875	4,972	41,955
	Net	15,208	199	2,164	4,188	395	875	-1,885	21,145
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
2016/17	Gross	18,681	631	6,455	903	542	642	39,640	67,494

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
	Net	11,723	-863	4,740	-98	513	-2620	34,837	48,232

7.149 There has been an increase in retail development this monitoring period and some of that increase will be a result of phase one of Barons Quay completing. There is just 767 sqm additional net A1 floorspace created out of centre. This is a result of loss of retail to other uses out of centre, such as a bulky goods unit in Deva Retail Park in Chester completing its change of use to a Pure Gym ([16/02072/FUL](#)). Similar to the in-centre trend, there has been an increase in units changing from A1 shops to A3 café and restaurants, including at Cheshire Oaks ([15/05198/FUL](#)), which is now Carluccio's. In a tough retail market, many existing shops are diversifying their retail offer in store, such as Sainsbury's in Cheshire Oaks, which now includes a Argos in store and Vets 4 Pets store on site. Pets at home have also created space for both a Vets 4 Pets surgery and a dog groomers in store, creating a range of reasons for customers to visit the store, as well as increase dwell time in the shop.

7.150 The gross figure indicates that there has been an increase in out of centre retail development compared with 2015/16, although this is still not as high as 2014/15. There has been some out of centre retail development completed this year, including an edge of centre Aldi in Northwich ([15/01672/FUL](#)). A public house/restaurant in Mickle Trafford has changed its use to a furniture showroom, resulting in an increase in out of centre retail ([15/04677/FUL](#)). Retail development has also completed on the housing site in Lostock Gralam, resulting in new convenience stores to meet the day to day needs of the new residents ([14/04365/FUL](#)). Whilst this is classed as out of centre retail, it does provide an important local facility that is promoted by Local Plan (Part One) policy [STRAT 11](#).

7.151 There has been an increase in the number of petrol stations renovating their forecourt and increase the amount of services and facilities that are available on site, such as to a larger shop or cafe. The petrol station on Wrexham Road, Chester is an example of this, which has completed this year ([16/02003/FUL](#)). Whilst many of these additional uses maybe ancillary there is a danger that this type of development could impact on local retail centres as trade is diverted.

7.152 Whilst it looks to be an increase in A2 uses out of centre, the gross figure is a result of one scheme that completed this year. A first floor extension to an existing business in Winnington Avenue ([15/04289/FUL](#)) has created the increase in floor space. The loss of out of centre A2 uses is a result of two schemes, one to change to B1 office in Northwich ([16/04921/COU](#)) and one to residential in Winsford ([16/04137/COU](#)).

7.153 Out of centre A3 uses have increased, with only two schemes that involved a loss, including the pub/restaurant in Mickle Trafford and loss of an out of centre restaurant in Tarporley ([16/04122/FUL](#)) that has been demolished to make way for two dwellings. McDonald's are going through a modernisation programme of their outlets, including at Chester Retail Park ([16/01922/FUL](#)) and Winsford ([16/02367/FUL](#)). Much of the A3 increase out of centre is usually in connection with an existing business or part of a mixed use solution. Chester Lakes in Dodleston has added a cafe building to their existing building ([15/02792/FUL](#)); Flip Out, a trampolining arena in Ellesmere Port, includes associated A3 uses ([16/02100/FUL](#)) and the flexible edge of centre unit at Hayhurst Quay in Northwich is now operating as an A3 use, Bombay Quay ([15/02203/COU](#)).

7.154 There has been the loss of three drinking establishments in the monitoring year, two in-centre and one out of centre. A pub in the local retail centre of Castle, Northwich has been converted to B1 office use ([16/02208/FUL](#)) and a drinking establishment in Bridge Street Row West has been converted to an escape game centre, a D2 use ([16/02797/FUL](#)). The out of centre pub has been converted into three dwellings in Tilston ([13/01053/FUL](#)). Another pub in Northwich town centre has lost a small amount of floorspace in the conversion of nine one-bed flats ([15/02595/FUL](#)), but still retains the main town centre use on the ground floor.

7.155 Most activity relating to A5 hot food takeaways is happening in town and local centres. There has been just one scheme completed out of centre in Elton shopping precinct ([16/01006/FUL](#)), which included the bakers/sandwich shop in A1 use to have an extended offer of hot food takeaway in the evening. There was a loss of hot food takeaway at The Parade, Parkgate to a mixed sui generis use ([12/04848/FUL](#)).

7.156 Chester is the only location in the borough where there has been new employment development for B1(a) offices only, in the monitoring period. This is identified in indicator STRAT 2(E) and Table 7.2. There are other sites where development has taken place for a mix of employment uses, falling within a range of B-use classes. Overall there has been a loss of office B1(a) floorspace across the borough.

7.157 D2 uses have seen a large increase in this monitoring period. Around half of the floor space for D2 has been completed in centres, with the cinema in Northwich town centre completing in Barons Quay. Other leisure uses have increased in the borough, including gyms and fitness centres opening in out of centre locations, such as Sealand Trade Estate ([16/00821/COU](#)); Deva Retail Centre ([16/02072/FUL](#)), which is now a Pure Gym; The Old George, Chester to a dance/fitness studio ([16/01999/COU](#)) and The Old Smithy, Aldford which changed its use from a B1 office to D2 fitness studio ([16/02826/FUL](#)). Trampolining arenas have increased this monitoring period, with Flip Out opening in Ellesmere Port ([16/02100/FUL](#)), Urban Air Trampolining Park, Winsford ([16/00644/COU](#)) and Jumping Joesphs, Neston ([16/02396/FUL](#)). Another large scale leisure use that completed this monitoring period is a footgolf facility in Mollington ([15/04067/FUL](#)). The former EPIC leisure centre on the edge of Ellesmere Port town centre has been demolished this monitoring period, with the new leisure centre opening in an out of centre location in the last monitoring period.

7.158 Overall, the centres in Cheshire West and Chester are doing well, with lowering vacancy rates in most centres and planned investments making progress. The Local Plan (Part Two) should allow for flexibility in the centres to maintain this lowering vacancy rate in a challenging market. Northwich vacancy rate is high, however, it is expected that the completion of Barons Quay will enhance the town centre offer. There has been a decrease in the number of planning applications for main town centre uses across the borough, but an increase in-centre. Much of this increase in both the applications and completed floorspace can be attributed to the Council's schemes of Chester Northgate and Barons Quay. In line with nation trends, food, drink and leisure uses are increasing in popularity, although many D2 uses are completing in out of centre locations. This could be down to the lack of larger units in town centres that are needed for this type of development. Purpose built developments such as Chester Northgate and Barons Quay have an opportunity to provide units that are suitable for the modern day requirements.

ECON 3 Visitor economy

7.159 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.

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/2017
	100 per cent	N/a	<p>The following applications relate to new tourist attractions/facilities.</p> <p>Large scale applications granted in the monitoring period:</p> <p>15/01803/FUL Fourways Quarry</p> <p>16/04759/FUL Land at Moss Wood, Bickley</p> <p>16/05670/FUL RSPB reserve, Burton</p> <p>9 further planning applications approved for visitor accommodation</p> <p>Applications refused in accordance with policy:</p> <p>16/03550/FUL Delamere Forest</p>
Local Plan policy ref(s): ECON3			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester Planning applications determined 1st April 2016-31st March 2017			

7.160 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.

7.161 Fourways Quarry was identified as a retained allocation in the Vale Royal Local Plan for a new non-engine powered watersports facility (sailing, sailboarding, canoeing and fishing) and strictly ancillary development (water sports club with changing facilities and a fishing club) and timber chalets to be used in conjunction with the recreational use. Planning permission was granted within the monitoring period for (15/01803/FUL) the siting of 143 holiday lodges and a new sailing facility, together with soft landscaping.

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7.162 Land at Moss Wood, Bickley, Malpas has planning permission for a woodland based attraction including structures, buildings and walkways in connection with use as a children's outdoor adventure attraction and educational use (BeWILDerwood, 16/04759/FUL). The proposal represents a potentially significant new tourism/recreation enterprise in a countryside location.

7.163 At the RSPB nature reserve in Burton, planning approval was granted for the upgrade and installation of new visitor infrastructure (16/05670/FUL) including new bird viewing hide and groundworks/access ramps. The proposed development is not considered to be inappropriate development in the Green Belt, in line with Local Plan (Part One) policy STRAT9.

7.164 A planning application was refused at Delamere Forest (16/03550/FUL) for the reorganisation of the existing visitor hub to provide a replacement facility, new parking, change of use of existing cafe and bike hire building to offices; change of use of existing workshop to bike hire building; landscaping; improved internal access roads and signage/barriers; natural play areas; a bike storage compound; a bike skills area; new and improved pedestrian/bike/multi-user trails; off site road and footpath improvements; a new health and wellbeing fitness play and interpretation trail; and the erection of 67 timber holiday cabins with associated infrastructure. The proposal was refused as it represents inappropriate development in the Green Belt, in line with Local Plan (part One) policy STRAT9.

7.165 The planning applications listed in Table 7.9 were approved for new visitor accommodation within the monitoring period:

Table 7.10 Planning applications approved for new visitor accommodation within the monitoring period

Planning application	Location	Proposed development / comments
16/02217/FUL	Frodsham	Change of use of outbuilding to holiday let accommodation
16/01476/FUL	Countryside	Proposed barn conversion to form two holiday lets
16/04348/FUL	Chester	Change of use to hotel to extend facilities at Stone Villa
16/04583/FUL	Chester	Change of use from offices to backpackers hostel
16/05469/FUL	Countryside	Change of use of land and siting of 10 camping pods with ancillary car parking area and WC/shower block facilities
17/01138/FUL	Countryside	Change of use of piggery to washrooms, siting of 5 camping pods and landscaping
16/02876/FUL	Countryside	The construction of 3 holiday chalets and associated works
16/03762/FUL	Countryside	Conversion of existing barn/stables to Proposed Holiday let.
15/01803/FUL	Countryside	Siting of 143 holiday lodges and a new sailing facility, together with soft landscaping. (see above)

7.166 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. The planning application for the Northgate scheme ([16/02282/OUT](#)) was 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.

7.167 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.

7.168 The Local Plan (Part Two) will provide more detailed policies relating to the 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, including camping and caravan sites

7.169 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	2016/2017
	N/a	2010 Staying visitor numbers: 1,234,980 2010 Day visitor numbers: 21,800,000 2014 Staying visitor numbers: 1,445,620 2014 Day visitor numbers: 29,610,000	The most recent information is from 2015. This data indicates: 2015 Staying visitor numbers: 1,435,410 2015 Day visitor numbers: 31,060,000
Local Plan policy ref(s): ECON3			
Significant Effects ref(s): SE65			
Source: Cheshire West and Chester JSNA statistics (STEAM Draft Trend report for 2009-2015, Global Tourism Solutions UK)			

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7.170 Overall, visitor numbers to the borough have increased from 2010-2015. In 2015, overnight/staying visitors account for around 4.4% of all visitor numbers, compared to around 5.4% in 2010. This increased from around 1.2 million to 1.4 million visitors. The number of day visitors has increased by around 9 million during the same period.

7.171 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 7.11 Visitor numbers to Cheshire West and Chester

	2010	2011	2012	2013	2014	2015
Staying visitor (Serviced Accommodation)	676,110	818,650	858,570	853,820	853,230	836,320
Staying visitor (Non-Serviced Accommodation)	65,030	72,910	91,250	95,290	92,460	94,870
Staying visitor (Staying with friends or relatives)	493,840	491,800	497,580	502,570	499,930	504,220
Staying visitor total	1,234,980	1,383,360	1,447,400	1,451,680	1,445,620	1,435,410
Day visitors total	21,800,000	25,430,000	26,870,000	27,570,000	29,610,000	31,060,000

Social

7.172 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

7.173 Local Plan (Part One) policies [SOC 1](#) and [SOC 2](#) 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 SE	SOC 1-2 (A) Number of affordable housing completions in monitoring year			
	Target	Baseline (2010)	Annual completions 2016/17	Total completions 2010 - 2017
	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	461	2,509
	100 per cent affordable housing on relevant rural exception schemes	0	Two rural exception schemes were completed within the monitoring period (see Table 7.13)	See Table 7.13
Local Plan (Part One) policy ref(s): SOC 1, SOC 2				
Significant Effects ref(s): SE46				
Source: CWAC Housing land monitor database				

7.174 Within the current monitoring period a total of 461 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. Local Plan (Part One) 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 and that 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.

7.175 The level of affordable homes completed during this monitoring period is slightly lower than the previous monitoring period, however it is still greater than the levels achieved towards the start of the plan base date. 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 29 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.

7.176 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.

7.177 The annual breakdown of affordable housing completions including the percentage of total completions is set out in table 7.11 below.

Table 7.12 Gross affordable completions as proportion of total gross dwelling completions 2010 - 2017

Completions	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Affordable housing	263	390	184	161	572	478	461	2,509
Total	680	861	698	1,032	1,613	1,816	2041	8,741
% affordable completions	39%	45%	26%	16%	35%	26%	23%	29%

7.178 Local Plan (Part One) policy [SOC 1](#) sets a target of achieving up to 30 per cent affordable homes on new developments. Table 7.11 demonstrates the level of affordable housing that has been delivered rather than the level of affordable housing that has been consented and therefore does not directly show whether or not the Local Plan (Part One) policy SOC 1 requirement is being achieved. 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.

Rural exception sites

7.179 Since the base date of the Local Plan (Part One), a number of rural exception sites have been granted planning permission. Table 7.13 sets out details of sites in the planning process including location (spatial area), number of dwellings and site status.

Table 7.13 Rural exception sites

Address / location	Rural settlement	Application refs	Number of dwellings approved	Site Status as at 1 April 2017
Knutsford Road, Antrobus	Antrobus	17/01660/FUL	15	Application pending decision

Address / location	Rural settlement	Application refs	Number of dwellings approved	Site Status as at 1 April 2017
Adj. Methodist Church, Ashton Lane, Ashton Hayes	Ashton Hayes	14/01865/FUL	15	Not started (Now under construction)
Adj Cheshire Cat (1), Whitchurch Road, Christleton	Christleton	12/00960/FUL	13	Site complete
Adj. Cheshire Cat (2), Whitchurch Road, Christleton	Christleton	17/00201/FUL	10	Application pending decision
Troopers Field (1) , Whitchurch Road, Chester	Christleton	13/04277/FUL	17	Under construction
Troopers Field (2) , Whitchurch Road, Chester	Christleton	16/05567/FUL	10	Application pending decision (Approved 27 July 2017)
Smiths Honda, Whitchurch Road, Christleton	Christleton	14/01072/FUL	4	Not started
Station Road, Elton	Elton	12/02910/FUL	20	Site complete
Treetops, School Lane, Guilden Sutton	Guilden Sutton	13/05410/FUL	17	Site completed
Proffits Lane, Helsby	Helsby	17/02372/FUL	23	Application pending decision
Chester Road Nursery, Chester Road, Kelsall	Kelsall	13/03294/OUT 17/00814/REM	10	Not started
Pike Lane, Kingsley	Kingsley	09/02370/FUL	13	Site complete
Higher Hayes Drive, Kingsley	Kingsley	17/02356/FUL	15	Application pending decision
Littleton Hall Farm, Littleton Lane, Littleton	Littleton	10/13072/FUL 13/05143/FUL	9	Site complete
Brakeley Lane, Little Leigh	Little Leigh	14/00335/FUL	8	Site complete
Witney Lane, Edge, Malpas	Malpas	12/01942/FUL	18	Site complete
School Lane, Mickle Trafford	Mickle Trafford	13/04150/FUL	16	Site complete
Redcot, School Bank, Norley	Norley	14/03127/FUL	14	Under construction (Now complete)
Lodge Lane, Saughall	Saughall	11/03300/FUL	18	Site complete

7.180 30 affordable dwellings were completed on rural exception sites within the current monitoring period as follows:

- School Lane, Mickle Trafford (scheme comprising 16 affordable dwellings) - 16 dwellings complete within monitoring period
- Redcot, School Bank, Norley (scheme comprising 14 affordable dwellings) - 14 complete within monitoring period

7.181 It is noted that there is a relatively high level of rural exception schemes coming forward in the borough particularly adjacent to Green Belt settlements and some settlements have seen several schemes already (see Table 7.13). Whilst the delivery of affordable housing is welcome the intention of Local Plan (Part One) policy SOC 2 was to meet a specific local need for affordable housing in identified rural settlements and not to meet wider needs as these are addressed through the Council's housing requirement. The Council had managed to obtain data from five sites from the relevant Registered Provider that demonstrates less than 40 per cent of the units delivered are being taken up by residents of the relevant Parish. In one scheme of the 10 shared ownership units seven went to residents who only had a connection to the borough area not the Parish or adjoining Parish areas. For the policy to operate as intended it may be necessary to introduce safeguards to ensure a genuine local need is being met.

SOC 3 Housing mix and type

7.182 Local Plan (Part One) policy [SOC 3](#) 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 SE	SOC 3 (A) Provision of mix of housing as part of developments		
	Target	Baseline (2010)	2016/17
	100 per cent of relevant schemes	0 dwellings	See Tables 7.13 and 7.14
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		
	Source: Housing land monitor database		

7.183 Tables 7.13 and 7.14 provide the annual breakdown of housing completions by type (house, bungalow 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 7.14 Annual market housing completions (gross) by type and size

Monitoring period	House				Bungalow			Apartment/flat			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3+ bed	1 bed	2 bed	3 bed	4+ bed
2010/11	0	32	187	99	No data collated			21	78	0	0
2011/12	2	21	183	116	No data collated			46	99	4	0
2012/13	9	35	173	103	2	4	4	19	165	0	0
2013/14	1	58	305	353	0	5	1	58	87	0	5
2014/15	4	42	428	379	2	5	5	58	148	0	0
2015/16	4	332	336	484	4	14	11	203	173	1	76
2016/17	2	49	381	754	1	21	11	212	134	14	1

Table 7.15 Annual affordable housing completions (gross) by type and size

Monitoring period	House				Bungalow			Apartment/flat			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3+ bed	1 bed	2 bed	3 bed	4+ bed
2010/11	0	80	29	0	No data collated			50	104	0	0
2011/12	0	115	56	0	No data collated			32	187	0	0
2012/13	0	41	48	11	0	0	0	24	39	20	0
2013/14	0	59	80	2	0	0	7	6	1	4	0
2014/15	2	122	197	0	0	0	0	87	129	5	0
2015/16	0	112	104	13	0	0	0	125	124	0	0
2016/17	0	148	179	0	0	20	2	89	23	0	0

7.184 Local Plan (Part One) policy [SOC 3](#) 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 (HLM). Halls of residence that are made up of multiple bedrooms sharing cooking and communal facilities are not included in the supply of new housing.

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7.185 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 (gross)		
	Target	Baseline (2010)	2016/17
	N/A	0 dwellings	<p>Two new schemes granted planning permission within the monitoring period: 50 assisted / retirement living dwellings</p> <p>Total consented units outstanding as at 1 April 2017:</p> <p>149 self contained dwellings 81 bed care home 71 bedspaces (36 care bedrooms, 21 close care units, and 14 linked assisted living units)</p>
	N/A	0 dwellings	<p>Three schemes completed within the monitoring period: 62 one and two bed self contained apartments/flats, 15 two bed bungalows 66 bed care home</p>
Local Plan policy ref(s): SOC 3			
Significant Effects ref(s): SE47			
Source: Housing land monitor database			

7.186 Within the current monitoring period a total of three schemes that included new older persons/care related housing have been completed creating a net total of 76 one and two bed self contained dwellings, including apartments and bungalows. 75 of these units (99 per cent) were provided by a Registered Provider (affordable dwellings). In addition, a communal care facility was completed providing a further 66 bedspaces for older people..

7.187 There are five consented schemes for older persons/care related housing that, when completed, will provide a further 149 self contained dwellings, and 152 bedspaces. The continued care and retirement community development at Tattenhall (Frog Farm) that is under construction, will deliver 36 care bedrooms, 21 close care units and 14 linked assisted living units in addition to 95 self-contained dwellings.

Table 7.16 Extra care schemes with planning permission, and units completed

Year	Schemes with planning permission	Completed units/bedspaces
2015/16	Three consented schemes : 224 self-contained one and two bed apartments / flats	Four completed schemes: 279 one and two bed self contained apartments / flats
2016/17	<ul style="list-style-type: none"> - Heath Lane, Chester (81 bedspace care home) - Bradburns Lane, Hartford (35 self-contained units) - Tattenhall Village, Tattenhall (95 self-contained units and 71 bedspaces) - Chester Way, Victoria Bridge, Northwich (52 self-contained units) - Dane House, Chester Way, Northwich (15 self-contained units) 	<ul style="list-style-type: none"> - Sutton Way, Ellesmere Port (60 self-contained units) - Woodville, High Street, Malpas (2 self-contained units) - Manchester Road, Lostock Gralam (66 bedspace care home)

7.188 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	2016/17
Vacant	N/A	No updated data available 2015/16: 2,246 long term empty homes	
Unfit	N/A	No updated data available 2015/16: 4,335 dwellings (32 per cent of the total housing stock) experienced Category 1 Hazard (explained below) 2,484 dwellings (30per 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.			

7.189 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'.

7.190 No updated data was available for the 2016-2017 monitoring period. The level of empty homes as at 1 April 2016 (2,264 dwellings) consists of 1,764 non-exempt empty homes (without a Council Tax exemption) and 482 exempt empty homes.

7.191 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%).

7.192 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

7.193 Local Plan (Part One) policy [SOC 4](#) seeks to ensure appropriate provision of Gypsy and Traveller and Travelling Showpersons accommodation to meet need in the borough over the Plan period. The policy provides criteria against which applications for Traveller sites are judged including general development management considerations, accessibility to services and not being located in the Green Belt except in very special circumstances.

7.194 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 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
	Gypsy and Traveller pitches: 15 pitches 2013-2018 15 pitches 2018-2023 16 pitches 2023-2028 Travelling Showpersons plots: 11 plots 2013-2018 1 plot 2018-2023 1 plot 2023-2028 Transit site: 5-10 pitches by 2030	30 Gypsy and Traveller pitches granted permission 0 Travelling Showpersons plots 0 Transit site pitches
Monitoring outcome		

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
	2014/2015	Two permanent sites completed during the monitoring period ^(vi) : <u>12/03158/FUL</u> 18 permanent pitches - land off Barlow Drive, Winsford, Cheshire). <u>11/05215/OUT</u> 12 permanent pitches - Municipal depot, Rossfield Road, Ellesmere Port, Cheshire).
	2015/2016	Additional pitches provided at existing site: 14/02835/S73 and 15/00689/FUL -4 permanent pitches - Oakland Park, Davenham
	2016/2017	No pitches/plots approved
	Local Plan policy ref(s): SOC 4	
	Significant Effects ref(s): SE49	
	Source: CWAC Housing Land Monitor report	

7.195 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 Local Plan (Part One) policy [SOC4](#). These sites were granted planning permission prior to the establishment of the pitch/plot requirements therefore these sites had already been factored in to the existing supply.

7.196 The Council consulted on potential sites as part of the Local Plan (Part Two) Preferred Approach consultation. The Council has now determined that a separate Development Plan Document (DPD) will be prepared, as set out in the Local Development Scheme, to identify sites to meet need.

LPP1	SOC 4 (B) Supply of deliverable sites for the provision of gypsy, traveller and travelling show persons		
	Target	Baseline	2016/17
	Five year supply based on needs set out in indicator SOC 4 (A)	Baseline to be established in 2016/17 Annual Monitoring Report	0
	Local Plan policy ref(s): SOC 4		
	Significant Effects ref(s): N/A		
	Source: CWAC housing monitor database		

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.

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7.197 The identification and supply of deliverable sites will be addressed through preparation of the Traveller DPD. Current permanent pitch provision in the borough is set out in tables 7.17 and 7.18.

Table 7.17 Local Authority Gypsy and Traveller pitches with permanent permission

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

Table 7.18 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

7.198 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	2016/17
	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-

7.199 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 (AQMAs)		
	Target	Baseline	2016/17
	To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked.	<p>(2014-2015) two:</p> <ul style="list-style-type: none"> • A5032 Whitby Road/ Station Road/Station Road in central Ellesmere Port • Ellesmere Port and Boughton gyratory in Chester city centre <p>(2015-2016) three:</p> <ul style="list-style-type: none"> • A5032 Whitby Road/ Station Road in central Ellesmere Port • Boughton gyratory in Chester city centre • Frodsham - junction at Fluin Lane with the A56 High Street 	<p>Four:</p> <ul style="list-style-type: none"> • A5032 Whitby Road/ Station Road in central Ellesmere Port • Boughton gyratory in Chester⁽¹⁾ • Frodsham - junction at Fluin Lane with the A56 High Street • Thornton-Le-Moors⁽²⁾
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE18			
Source: 2016 Air Quality Annual Status Report Cheshire West and Chester Council			

1. Since the monitoring period, Boughton AQMA has been incorporated into a Chester city AQMA in May 2017 and will be reported next monitoring year.
2. *Caused by SO₂*

7.200 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.

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7.201 There are currently four 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.

7.202 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. 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.

7.203 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 due to the annual mean nitrogen dioxide national objective being exceeded.

7.204 In September 2016 an AQMA was declared due to the 15-minute objective for sulphur dioxide (SO₂) being exceeded from industrial sources on the Stanlow oil refinery, affecting the village of Thornton le Moors and adjacent areas. Discussions with the Environment Agency and Essar, the operators of Stanlow oil refinery, have commenced to aid development of an action plan.

7.205 A further detailed assessment was completed in October 2016 confirming the need to extend the existing AQMA in Boughton to Chester city centre, covering the entire inner ring road. Since the monitoring period, the public consultation on the proposal to declare Chester city centre as an Air Quality Management Area ended on 17 April 2017 and the Air Quality Management Area came into force on Tuesday 23 May 2017.

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2016/17
	Annual mean not to exceed 40 ug/m ³	<p>(2014-2015)</p> <ul style="list-style-type: none">Whitby Road/Station Road AQMA is 41ug/m³ (2013)Boughton AQMA is 58.4ug/m³ (2013) <p>(2015-2016)</p> <ul style="list-style-type: none">Whitby Road/Station Road AQMA (2014) 41ug/m³Boughton, Chester (2014) 53 ug/m³Frodsham - designated November 2015	<ul style="list-style-type: none">Whitby Road/Station Road AQMA 40ug/m³ (2015)Boughton AQMA 49.1ug/m³ (2015)⁽¹⁾Fuin Lane, Frodsham AQMA 41.3 ug/m³ (2015)
Local Plan policy ref(s): SOC 5			

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2016/17
	Significant Effects ref(s): SE17		
	Source: 2016 Air Quality Annual Status Report Cheshire West and Chester Council		

1. Since the monitoring period, Boughton AQMA has been incorporated into a Chester city AQMA in May 2017 and will be reported next monitoring year.

7.206 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 principal 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.

7.207 The air quality objective for NO₂ is 40 ug/m³ annually. Three of the existing AQMAs exceed this figure. Ellesmere Port has seen a slight reduction to 40ug/m³. The results for this site have remained fairly static for the last six years. The figure for Boughton AQMA is 49.1ug/m³ and is significantly lower than the baseline in 2013. The Frodsham AQMA was designated in November 2015 and its results for 2015 was measured at 41.3ug/m³. The performance of this site continues to be monitored.

7.208 A further AQMA was declared in Thornton le Moor in September 2016 due to the 15-min average objective for sulphur (SO₂) being exceeded. In contrast to the other AQMAs, this relates to industrial emissions rather than roads and can therefore not be captured by the SOC5 (Aii) criterion.

7.209 It is important that new development, especially within these areas, considers the impacts on air quality. The Local Plan (Part Two) Publication Draft policy DM 31 seeks to reduce the impact of development on air quality within the borough.

SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2016/17
	Reduce from baseline	(2015-2016) - 5 new and loss of 4 health facilities.	10 new and loss of 1 health facility.
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE44		

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SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2016/17
	Source: planning application monitoring		

7.210 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 purposes of this indicator, health facilities covers uses such as doctors, dentists, gyms, osteopath, optician, physiotherapy, chiropody, podiatry, acupuncture, fitness, orthodontist and hospital uses.

7.211 There has been an increase in the number of health related facilities over the monitoring period. These range from an increase in bed space at two hospitals to an increase in the number of gyms and fitness facilities. There is only one loss of a health use compared with four in the last monitoring period.

7.212 The only loss of health facilities in the borough was a former medical centre on Newhall Road, Chester ([16/01991/FUL](#)). The approved planning application proposed demolition of the clinic and construction of five dwellings. The assessment of the loss of facility was subject to the criteria in the Chester District Local Plan policy [CF 3](#). It was demonstrated that the loss of the medical centre, given the marketing of the site and NHS confirmation that the building is surplus to requirements, that the re-use of the site for residential purposes was acceptable.

7.213 The Grosvenor Hospital is a private hospital located on Wrexham Road, Chester that currently has 34 beds, serving a population of approximately 300,000 people. A planning application was approved this monitoring period for extension to the hospital, to ensure modern day facilities and see a return of higher acuity surgery ([16/05041/FUL](#)). The proposed scheme consists of two new theatre suites, additional stores, theatre and day case recovery suites, reception and waiting facilities, administration and staff accommodation. Bowmere Hospital at the Countess of Chester Health Park provides child and adult mental health services. A planning application was approved to extend the facilities to create an additional eight single rooms together with an external staircase suitable for evacuation ([16/04477/FUL](#)). The development forms part of a larger drive to provide local support and places within the mental health category.

7.214 Dorin Park School is a specialist school for children with physical and learning difficulties, and with complex medical needs. The proposal ([16/03213/FUL](#)) includes the provision of new sports hall and gym, physio rooms, which would expand the existing facilities at Dorin Park School and improve the indoor sports facility and be available for limited community uses during school opening hours.

7.215 A number of gyms and fitness centres have been granted planning permission this monitoring period. Three applications have been approved for fitness facilities in Chester; Unit 5 at Sealand Trade Centre ([16/00821/COU](#)) to hold fitness classes, Unit 2 Deva Retail Centre ([16/02072/FUL](#)) to Pure Gym and The Old George, St James Street ([16/01999/COU](#)) to a fitness studio. The Old Smithy in Alford has been granted permission to change from an office to a fitness suite.

SE	SOC5 (A iv) Domestic burglaries		
	Target	Baseline	2016/17
	Reduction from baseline	(2013-2014): 831 (2015-2016): 585	602
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE52			
Source: Recorded crime data at Community Safety Partnership / Local Authority level			

7.216 The number of domestic burglaries in Cheshire West and Chester has increased by 17 incidents since the previous monitoring year. Although this is a slight increase, it is still less than the baseline of 831. Nationally, there has been a small volume increase in domestic burglaries at 6 per cent^(vii), which is higher than the borough at 3 per cent. Whilst recording process improvements may have increased the number of incidents, it is likely that the increases reflect a genuine rise in this type of crime.

SE	SOC5 (A v) Violent crime per year in the local authority area		
	Target	Baseline	2016/17
	None identified	2013/14: 1800 ⁽¹⁾ (2015-2016): 2,311	2,770
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE53			
Source: Recorded crime data at Community Safety Partnership / Local Authority level			

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

7.217 The number of incidents that involves violent crime with injury in Cheshire West and Chester has increased by 16.6 per cent over the last year. This trend is also happening nationally, with the number of incidents increasing by 8 per cent^(viii). Most of this volume increase was thought to result from improved recording practices but it is likely that rises in the most serious categories reflect genuine rises in violent crime. These lower volume but serious offences are thought to be generally well-recorded by the police.

vii <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingmar2017>

viii <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingmar2017>

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SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2016/17
	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			

7.218 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	2016/17
	None identified	2013: 136 2014: 191	2016: 135
Local Plan policy ref(s): SOC 5 & STRAT 10			
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			

7.219 The total number of people killed or seriously injured (KSI) in 2016 was 135. Of this, 13 people were killed and 122 were seriously injured. Although there is a reduction in the overall number of KSI, the number of people killed in a road traffic collision has increased by one additional person. The number of people that have been seriously injured has decreased by 57 people since 2014. 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	2016/17
	None identified	2013: 15 2014: 9	2016: 8
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			

7.220 Of the 135 KSI in Cheshire West and Chester, eight of which were children. This equates to 5.9 per cent of the total figure. This figure has decreased compared with the previous years.

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2016/17
	Reduce the number of areas in the worst 5 per cent nationally for deprivation, by 2009	2010 - 30 (15.6 per cent) 2015-2016: 36 (17.0 per cent)	No updated information
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE41			
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			

7.221 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.

7.222 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.

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SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2016/17
	No-one should be living in fuel poverty by 2016/18, with no vulnerable households by 2010.	2013: 12,823 (8.9 per cent) 2014: 14,461 (10.0 per cent)	2015: 14,627 (10.1 per cent)
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE42			
Source: Sub-regional fuel poverty data 2017 and Fuel poverty detailed tables 2017			

7.223 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.

7.224 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.

7.225 Across the North West, 11.8 per cent of households were considered fuel poor, with approximately 11 per cent in England. Compared with 2014, this figure has slightly decreased by 0.4 per cent. Of these households, 7.8 per cent of fuel poor households were living in a property with a Fuel Poverty Efficiency Rating of Band C or above, compared to 36.9 per cent if fuel poor households in Band E or below.

7.226 There has been a slight increase in the number of households in fuel poverty, 0.1 per cent, which equates to 166 additional households across the borough. Although this is a small percentage increase, this is going against the trend in England. The percentage of households in Cheshire West and Chester in fuel poverty is lower than both the North West and England.

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2016/17
	None identified	<p>Average household size (2011 census): 2.23</p> <p>(2015-2016): (2014) Projected average household size: 2.30 ⁽¹⁾</p> <p>(2014) Projected household composition:</p> <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>	<p>(2015)^(ix) Projected household composition:</p> <p>One person: 43,300</p> <p>Couple and no other adult: 41,300</p> <p>Couple with one or more adult: 11,400</p> <p>Household with dependent children: 39,100</p> <p>Other: 9,000</p>
Local Plan policy ref(s): SOC 5			
Significant Effects ref(s): SE43			
<p>2015-2016 Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections</p> <p>2016-2017 Source: Cheshire West and Chester Joint Strategic Needs Assessment (JSNA) Population forecast report, June 2017.</p>			

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.

7.227 The Population Forecast Report (June 2017) are forecasts that are more current and locally relevant than projections produced centrally by the Office for National Statistics. The forecast projects an increase in one person households, especially in the 85 years old and above category, which is likely to be caused by an older population. Couples with no children are set to slightly increase in the number of households along with households with children.

7.228 Couples that have one or more adults living with them is set to decrease by 2035, however the projection between 2014 and 2015 indicates increase in the short term. This could be due to a number of factors, such as an adult child living with parents to save for a house of their own or elderly relatives living with their family.

ix Forecast based on the most reliable assumptions and caution should be taken with this projection.

SOC 6 Open space, sport and recreation

7.229 Policy [SOC 6 Open space, sport and recreation](#) seeks to protect and enhance the borough's existing open spaces and 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 (Ha and Ha/1000 population)		
	Target	Baseline	2016/17
	At least maintain baseline amount	<p>2010/2011</p> <p>Parks & Gardens: 74.15ha</p> <p>Natural & Semi Natural Open Space: 456.73ha</p> <p>Amenity Green Space: 246.643ha</p> <p>Provision for 12 and Under: 18.64ha</p> <p>Provision for Young People: 7.5ha</p> <p>Allotments: 38.85ha</p> <p>Outdoor Sports Facilities: 1769.93ha</p> <p>Cemeteries and Churchyards: 70.96ha</p> <p>Green Corridors: 80.06 ha and 1287km PROW⁽¹⁾</p> <p>Civic Spaces: 2.41ha</p>	<p>2015/2016</p> <p>Park and Recreation Ground: 169.76 ha</p> <p>Accessible Natural Green Space: 2550.12 ha</p> <p>Amenity Green Space: 169.21ha</p> <p>Play Space (Children): 16.2ha</p> <p>Play Space (Youth): 4.65ha</p> <p>Allotments: 36.23ha</p> <p>Playing pitches: See table below.</p>
		<p>Parks & Gardens: 0.35 ha per 1000 population</p> <p>Natural & Semi Natural Open Space: 1.4 ha per 1000 population</p> <p>Amenity Green Space: 0.81 ha per 1000 population</p> <p>Provision for 12 and Under: 0.06 ha per 1000 population</p> <p>Provision for Young People: 0.02 ha per 1000 population</p> <p>Allotments: 0.12 ha per 1000 population</p> <p>Cemeteries and Churchyards: 0.22 ha per 1000 population</p>	<p>Park and Recreation Ground: 0.52 ha per 1000 population</p> <p>Accessible Natural Green Space: 7.74 ha per 1000 population</p> <p>Amenity Green Space: 0.51 ha per 1000 population</p> <p>Play Space (Children): 0.05 ha per 1000 population</p> <p>Play Space (Youth): 0.01 ha per 1000 population</p> <p>Allotments: 0.11 ha per 1000 population</p>

LPP1	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2016/17
Local Plan policy ref(s): SOC6			
Significant Effects ref(s): SE12			
Source: Cheshire West and Chester Open Space Assessment 2011; Cheshire West and Chester Open Space Study 2016-2030; Playing Pitch Strategy 2015			

1. Public Rights of Way

Table 7.19

Playing pitch amount and shortfall position in the borough		
Sport	Amount	Shortfall position
Football (grass pitches)	396 pitches across 176 sites	6.75 adult pitches 5 youth (11v11) pitches 4.25 youth (9v9) pitches
Football (3G artificial grass pitches)	3 full size 3G artificial grass pitches	14 full size 3G pitches
Cricket	31 grass cricket squares	Demand currently being met (shortfall of 0.9 of a pitch expected by 2027)
Rugby union	50 rugby union pitches (40 senior and 10 mini) across 24 sites	4.5 pitches
Rugby league	1 rugby league pitch	Demand currently being met (shortfall of 1 adult pitch expected by 2027)
Hockey	12 full size pitches	Demand met currently and in the future if Neston Recreation Centre is re-provided.
Source: Playing Pitch Strategy 2015		

7.230 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

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Framework in March 2012. In 2015 the Council commissioned a study to update the Open Space Assessment and provide an up to date and robust assessment of needs and deficiencies in open spaces across the borough, in line with the requirements of paragraphs 73 and 74 of the Framework. This updated assessment (Open Space Study 2016-2030) forms part of the evidence base to inform and support policies relating to open space and formal recreation in Local Plan (Part Two).

7.231 The Open Space Study 2016-2030 provides a snapshot of open space provision within Cheshire West and Chester for the 2015/2016 monitoring period - however, the study was not finalised at the time to inform the 2016/17 Annual Monitoring Report. The Open Space Study shows that there are deficiencies of open space in at least two typologies in each study area (highlighted in red below):

Table 7.20

Supply (Ha) of open space by area against the CWAC Standard (Open Space Study 2016-2030)					
	Allotments	Amenity Green Space	Park and Recreation Ground	Play Space (Children)	Play Space (Youth)
Chester	4.77	-23.04	-1.67	-0.41	-0.91
Ellesmere Port	-0.85	-6.52	5.06	-1.00	-0.90
Rural	-10.86	-13.87	-12.89	0.5	-2.28
Northwich	-5.28	2.18	6.85	0.29	-1.16
Winsford	-2.81	11.97	3.65	0.77	-0.17

7.232 The Open Space Study (2016) assesses provision of natural green space in the borough against Natural England's Accessible Natural Green Space Standards (ANGSt). It has identified that the provision of natural green space across the borough varies significantly, and whilst ANGSt are met in certain locations, there are gaps in access across the borough as set out in the table below:

Table 7.21

ANGSt Standard	Key access issues
At least one accessible 20 hectare site within two kilometres of home.	Good access in the four key settlement areas, but gaps in rural areas.
One accessible 100 hectare site within five kilometres of home.	Gaps in Ellesmere Port, Chester and rural areas.

One accessible 500 hectare site within ten kilometres of home.	Provision restricted to Delamere Forest which only covers part of northern area. There are gaps in Chester, Ellesmere port and large parts of the rural area.
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7.233 There are slight differences in the methodologies of the 2011 and 2016 Open Space Studies which presents challenges for direct comparisons: in the 2016 update no quantity analysis was undertaken for churchyards and cemeteries, green corridors or outdoor sports spaces, and civic spaces and sports pitches were not included. Assessment of sports pitches is presented in a separate Playing Pitch Strategy (2015). The geographies used to assess the adequacy of provision also differs between the two studies and so comparison by area against local standards is not possible.

7.234 However, indicative comparisons can be drawn in relation to the amount of open space in the borough. It shows that provision per 1000 population for allotments, play space (children) and play space (youth) has remained fairly consistent but with a slight decrease in 2015/16, while the amount of amenity green space has decrease more so, by 0.3 ha per 1000 population. The amount of parks and recreation grounds has increased by 0.17 per 1000 population in 2015/16, however the definitions used in the studies may have contributed to this apparent increase as a broader overarching typology is used in the 2016 study compared to 2011. The amount of natural green space has increased significantly by 6.3 ha per 1000 people from 2011 to 2016. Again, this could partly be attributed to the methodology used to identify natural green space where the 2016 study potentially identifies a broader range of sites under this typology.

7.235 There is currently no monitoring mechanism to review the amount of open space on an annual basis, but any future updates to the Open Space Study will be reported in the annual monitoring report to review the provision of open space across the borough, relative to the the 2016 Open Space Study which will be used to update the baseline figure. The Playing Pitch Strategy will be updated annually and reported in the annual monitoring report to review pitch provision across the borough.

SE	SOC 6 (A i) Number of Green Flag awarded open spaces		
	Target	Baseline	2016/17
	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			

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7.236 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 recognises sites that reach Green Flag Award standards and 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 Neston, Tarvin Community Woodland).

7.237 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	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	

7.238 It has not been possible to monitor indicator SOC 6 (B) during the 2016/17 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.

7.239 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

7.240 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

7.241 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	2016/17
	100% / 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the Environment Agency	<p>There were no applications granted contrary to EA advise on water quality or flood risk grounds in 2016/17.</p> <p>Table 7.15 shows that Flood Risk Assessments (FRA) were submitted and assessed by the EA prior to approving the applications. 1 application was withdrawn and 1 application is pending a decision.</p>
Local Plan policy ref(s): ENV1			
Significant Effects ref(s): SE3 and SE14			
Source: Environment Agency internal monitoring records July 2017			
https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history			

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Table 7.22

Planning application reference	EA Reason for Objection	Decision
16/02393/FUL	Request for Flood Risk Assessment	Application withdrawn
16/05265/FUL	Unsatisfactory Flood Risk Assessment	Application pending decision
16/03705/FUL	Request for Flood Risk Assessment	Approved - A Flood Risk Assessment was subsequently submitted which has been reviewed by the Environment Agency. The EA are satisfied that subject to implementation of conditions the scheme would appropriately manage flood risk.
16/05628/FUL	Request for Flood Risk Assessment	Approved - A Flood Risk Assessment was subsequently submitted which has been reviewed by the Environment Agency. The EA are satisfied that subject to implementation of conditions the scheme would appropriately manage flood risk.

7.242 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 four applications identified by the EA, one application was withdrawn prior to determination, two applications were approved following submission of an appropriate FRA (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	2016/17
	Overall reduction in areas at risk of flooding (ha)/number of properties in Flood Zone 2 and 3.	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	N/A to be updated through any subsequent review of the SFRA mapping.
Local Plan policy ref(s): ENV1			
Significant Effects ref(s): SE13			
Source: EA/SFRA datasets 2016 CWaC GIS			

7.243 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 and the data updated 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).

7.244 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.

7.245 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.

7.246 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.

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

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Water Management

7.248 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.

7.249 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.

LPP1	ENV 1 (A ii) Percentage of relevant development incorporating SUDS		
	Target	Baseline	2016/17
	100 per cent of relevant developments	2015 - following the requirement for the LLFA to implement the adoption of SUDS schemes.	N/A

7.250 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.

Water Quality

7.251 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.

7.252 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. 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 7.23

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

7.253 Change in surface water body classification 2010 – 2015

Table 7.24

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

7.254 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.

7.255 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.

7.256 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

7.257 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.

Table 7.25

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

7.258 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.

7.259 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.

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

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

Protected areas

7.262 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	2016/17
	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2016 - 2 water bodies achieving 'good ecological status'	2015 - 6* water bodies achieving 'good ecological status' or 'good ecological potential' 2016 - 2 water bodies achieving 'good ecological status'
Local Plan policy ref(s): ENV1, SOC5			
Significant Effects ref(s): SE15			
Source: EA statistics summary (November 2017)			

*The Environment Agency has confirmed that in previous years, the data for Cheshire West and Chester has been extracted by manually selecting water bodies within the local authority boundary. This has required a certain amount of judgement about whether the amount of a water body within a local authority is significant, and the types of water body included. The national team has now linked water bodies to local authorities using GIS and standard rules within the system that stores WFD information. The data for 2016/17 has been extracted using the new GIS and is based on a total of 55 water bodies (this figure was 53 in 2015). This will enable the EA to provide a consistent data set for future classification years.

7.263 It has also been confirmed by the EA that the 2015 WFD baseline classification data has been reassessed as some of the results were calculated incorrectly. This has altered the 2015 overall classification for some water bodies. The 2015 and 2016 figures are therefore not a direct comparison and the baseline has been amended. As a result, the baseline for this indicator has been changed to start at 2016 and the data will be provided by the EA on the basis of the new GIS system in future years to allow a direct comparison of the water bodies' status to be made.

ENV 2 Landscape

7.264 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.

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The following indicators provide the mechanism to monitor the success of this policy within the Local Plan (Part One) in protecting the borough's unique landscape.

LPP1	ENV 2 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.265 It has not been possible to monitor indicator ENV 2 (A) during the 2016/17 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.

7.266 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), The Landscape Strategy (March 2016) and 'Local Landscape Designations – Areas of Special County Value' (June 2017).

7.267 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. The study 'Local Landscape Designations – Areas of Special County Value' (June 2017) assesses each of the former county-wide ASCV designations and by identifying the special landscape qualities of each, it has demonstrated that they remain special in their landscape character and scenic value.

7.268 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.

7.269 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.

7.270 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.

7.271 The indicator below monitors the amount of best and most versatile agricultural land. Local Plan (Part One) policy STRAT 1 seeks to minimise the loss of high grade agricultural land. Direct comparisons of agricultural land quality in 2016/17 against the baseline is not possible as the baseline data comprises information for the whole of Cheshire (including Cheshire East). However, indicative comparisons show that the proportions of agricultural land quality for Cheshire West and Chester in

2016/17 are comparable to the baseline, with the majority of agricultural land classified as Grade 3. The 2016/17 data for Cheshire West and Chester will form the baseline in future annual monitoring reports to better inform comparisons of agricultural land quality in the borough over time.

SE	ENV 2 (A i) Amount of best and most versatile agricultural land		
	Target	Baseline	2016/17
	Increase from baseline	<p>2010</p> <p>Agricultural land quality in Cheshire (including Cheshire East):</p> <p>Grade 1+2 = 12.5%</p> <p>Grade 3 = 59.2%</p> <p>Grade 4 = 8.0%</p> <p>Grade 5 = 2.8%</p> <p>Non agricultural land = 5.7%</p> <p>Urban land = 11.5%</p>	<p>Agricultural land quality in Cheshire West and Chester:</p> <p>Grade 2 = 10.35%</p> <p>Grade 3 = 71.63%</p> <p>Grade 4 = 4.14 %</p> <p>Grade 5 = 2.05%</p> <p>Non-agricultural land = 1.02%</p> <p>Urban land = 7.80%</p>
Local Plan policy ref(s): STRAT1, ENV2			
Significant Effects ref(s): SE24			
Source: Natural England via Data.gov.uk			

ENV 3 Green Infrastructure

7.272 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	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

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7.273 It has not been possible to monitor indicator ENV 3 (A) during the 2016/17 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.

7.274 The Ecological Network for Cheshire West and Chester (July 2016) has been developed which links areas of biodiversity importance at a broad landscape scale, taking account of the hierarchy of ecological designations. The ecological network is an important component of the borough's green infrastructure network. When net gains in biodiversity and geodiversity assets are delivered in line with the ecological network priorities, benefits could be achieved which contribute towards strengthening the borough's wider green infrastructure network, natural capital and natural environment as whole.

7.275 This indicator 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

7.276 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	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.277 It has not been possible to monitor indicator ENV 4 (A) during the 2016/17 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.

LPP1/ SE	ENV 4 (B) and ENV 4 (B ii) Number and total area of new statutory and non-statutory nature conservation sites ⁽¹⁾		
	Target	Baseline	2016/17
	At least maintain the baseline amount	<p>2014 / 2015</p> <p>Statutory:</p> <p>Special Protection Areas (SPA) - 2 sites (19,318.3 ha)</p> <p>Special Areas of Conservation (SAC) - 4 sites (17,329.7 ha)</p> <p>Ramsar - 4 sites (21,424.5 ha)</p> <p>Sites of Special Scientific Interest (SSSI) - 28 sites (13,940 ha)</p> <p>Local Nature Reserve - 6 sites (103.49 ha)</p> <p>National Nature Reserves - 0 sites</p> <p>Non-statutory:</p> <p>Areas of Nature Conservation Value (ANCV) - 39 sites ⁽²⁾</p> <p>Non-statutory Nature Reserves - 36 sites ^(x)</p> <p>Local Wildlife Sites - 443 sites (5,400 ha)</p> <p>Regionally Important Geological Sites (RIGS) - 24 sites (174 ha)</p>	<p>Statutory:</p> <p>No change</p> <p>Non-statutory:</p> <p>34 new Local Wildlife Sites and increased area of 320.43 ha (total 477 sites covering 5720.43ha)</p> <p>4 new Regionally Important Geological Sites and increased area of 120 ha (total 28 sites covering 294 ha)</p>
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.

x Please note that these sites are no longer monitored by the Council

7.278 Sites of nature conservation are designated at a range of levels. EU designations include the Natura 2000^(xi) sites which are Ramsar, Special Protection Areas (SPA) and Special Areas of Conservation (SAC), national designations include Sites of Special Scientific Interest (SSSI) and National Nature Reserves, and local designations include Areas of Nature Conservation Value (ANCV), Local Nature Reserves (LNR) and Local Wildlife Sites (LWS).

7.279 There has been an increase in the number of LWS relative to the baseline. Following a review, the number of LWS increased from 443 sites (5400ha) to 477 sites (5720.43ha) in the 2015/16 monitoring period and has remained the same in 2016/17.

7.280 The number of Regionally Important Geological Sites (RIGS) has increased this monitoring period, with the identification of the following new sites: Ashton Neumanns, Meadow Bank Breccia Collapse, Adelaide Mine Works, Pickmere lake. RIGS, as with LWS, are subject to rolling reviews where sites may be added/removed or boundaries amended.

7.281 The increase in the number and area of nature conservation sites from the baseline is in line with the target of at least maintaining the baseline amount and demonstrates the Council's commitment to safeguarding these designations in accordance with the requirements of policy ENV4.

7.282 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, as follows:

Table 7.26

Midland meres and mosses phase 1 (Ramsar)	Fenn's, Whixhall, Bettisfield, Wem and Cadney Mosses (SAC)
Midland meres and mosses phase 2 (Ramsar)	Manchester Mosses (SAC)
Mersey Estuary (Ramsar; SPA)	River Dee and Bala (SAC)
Rosherne Mere (Ramsar)	Rixton Clay Pits (SAC)
The Dee Estuary (Ramsar; SPA; SAC)	West Midland Mere and Mosses (SAC)
Mersey Narrow and North Wirral Foreshore (Ramsar; SPA)	Liverpool Bay (SPA)
Brown Moss (SAC)	

7.283 The most recent designation is the Mersey Narrows and North Wirral Foreshore which was designated as both a SPA and Ramsar site on 5th July 2013. A proposed extension to the existing marine Liverpool Bay SPA is currently being considered, having been consulted upon between November 2016 to February 2017.

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	2016/17
	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.	70.09% in favourable condition. 96.86% in favourable or recovering condition.
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE9			
Source: JNCC, Designated Sites View, Natural England.			

7.284 The percentage of land designated as SSSI within the borough that is in favourable condition has decreased from the baseline by 0.51%, and the percentage that is in favourable or recovering condition has also decreased slightly, by 0.44%. Despite this slight decrease, the position still exceeds the target to achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition. There has been a slight increase in percentage of land designated as SSSI that is in favourable condition (increase of 0.29%) and recovering condition (0.16%) compared to the 2015/16 monitoring period.

SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2016/17
	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 19,318.3ha. Special Areas of Conservation (SAC) - 4 sites covering 17,329.7ha. Ramsar - 4 sites covering 21,424.5ha. Sites of Special Scientific Interest (SSSI) - 28 sites covering 13,940ha. National Nature Reserves – 0 (Including sites partly in the borough)	No change.

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SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2016/17
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE11			
Source: JNCC, Designated Sites View Natural England.			

7.285 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	2016/17
	None identified.	2012 24 sites covering 174ha	28 sites comprising 294ha.
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE38			
Source: CWAC GIS data			

7.286 RIGS are geodiversity sites of special local importance, identified against the following criteria: educational, scientific, aesthetic and historical value. RIGS are designated by the Local Authority and are subject to rolling reviews which may add/remove sites or amend boundaries.

7.287 The number of RIGS has increased from the baseline, with the designation of 4 additional sites: Ashton Neumanns, Meadow Bank Breccia Collapse, Adelaide Mine Works, Pickmere lake. The increase in RIGS demonstrates the Council's commitment to safeguarding these designations in line with the requirements of Local Plan policy ENV 4.

Local Green Space

7.288 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 Spaces as follows:

Table 7.27

Neighbourhood Plan	Number of Local Green Spaces designated
Tattenhall & District	30
Broxton	4
Helsby	17
Kelsall and Willington	6
Neston	5
Tarporley	9
Ashton Hayes	10

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2016/17
	Increase from baseline figure.	2014/15: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	71 Local Green Space sites Tattenhall and District: 30 sites Broxton: 4 sites Helsby: 17 sites Kelsall and Willington: 6 sites Neston: 5 sites Tarporley: 9 sites
Local Plan policy ref(s): ENV4			
Significant Effects ref(s): SE39			

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SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2016/17
	Source: CWAC 'made' Neighbourhood Plans		

7.289 In the 2016/17 monitoring period, 5 neighbourhood plans were 'made' which designate 41 Local Green Spaces (LGS), bringing the total number of designated LGS across the borough to 71.

7.290 Helsby, Neston and Tarporley Neighbourhood Plans were 'made' in the period between the end of the 2015/16 monitoring period and publishing of the 2016 AMR; their designated LGS were included in the 2016 AMR to give an indication of the number of LGS to date. They are, however, counted within the 2016/17 monitoring period.

7.291 Ashton Hayes Neighbourhood Plan which designates 10 LGS was 'made' in June 2017. To date (as at 31st October 2017), this brings the total number of LGS to 81.

ENV 5 Historic environment

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

LPP1	ENV 5 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.293 It has not been possible to monitor indicator ENV 5 (A) during the 2016/17 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	2016/17
	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		

7.294 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 SE	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
	Target	Baseline	2016/17
	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total at risk: 40	2016 Heritage at Risk Register: Listed Buildings - 13 Scheduled Monuments - 12 Conservation Areas - 3 Total at risk: 28
	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

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7.295 Historic England monitor all registered buildings^(xii) 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.

7.296 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 2016 Heritage At Risk Register identifies one new 'at risk' heritage assets when compared to the 2015 register, however the total number of heritage assets 'at risk' has reduced from 34 to 28 between 2015/16 and 2016/17. Details of the the new asset 'at risk' is set out in the table below.

Table 7.28 Heritage At Risk Register new entries 2016

Asset name	Type	Condition	Risk ⁽¹⁾
Former Church of St Paul, Boughton, Chester	Listed Building Grade II* - Religious ritual and funerary	Very bad	Priority Category: A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed

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

7.297 Although there has been one addition 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 28 in 2016. 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.

7.298 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	2016/17
	Increase from 2010 baseline	4395	10,773
Local Plan policy ref(s): ENV5			
Significant Effects ref(s): SE37			

xii 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.

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas)		
	Target	Baseline	2016/17
	<p>Source: Cheshire Historic Environment Record:</p> <p>Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records)</p>		

ENV 6 High quality design and sustainable construction

7.299 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

7.300 It has not been possible to monitor indicator ENV 6 (A) during the 2016/17 monitoring period. As set out in the '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.

7.301 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.

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7.302 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	2016/17
	Reduce from baseline	2009 4,182 KWh	2011 - 4,120 KWh 2012 - 4,050 2013 - 4,101 2014 - 4,064 2015 - 4,660
Local Plan policy ref(s): ENV 6			
Significant Effects ref(s): SE4			
Source: BEIS Sub national electricity consumption statistics 2005-2015 https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011 Note - a different source has been used this year to report this data than previously. The data may therefore have been calculated in a slightly different way.			

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2016/17
	Reduce from baseline	2009 15,434 KWh	2011 - 14,074 KWh 2012 - 14,076 2013 - 13,581 2014 - 12,951 2015 - 12,713
Local Plan policy ref(s): ENV 6			

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2016/17
Significant Effects ref(s): SE5			
Source: BEIS Sub-national gas consumption data https://www.gov.uk/government/collections/sub-national-gas-consumption-data			

7.303 These indicators show that the annual average consumption of gas has reduced since 2009. For electricity, the figure had been relatively consistent between 2009-2014 but there has been an increase in 2015.

7.304 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			

7.305 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

7.306 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.

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LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2016/17
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.307 It has not been possible to monitor indicator ENV 7 (A) during the 2016/17 monitoring period. 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	2016/17
	Increase from 2014 baseline	<p>Future years will be assessed against the figure for 2014</p> <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>	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2015):</p> <p>Total: 28.9 MW</p> <p>This is made up of</p> <p>Photovoltaics: 20 MW</p> <p>Anaerobic digestion: 0.2 MW</p> <p>Sewage gas: 1.5 MW</p> <p>Landfill gas: 7.2 MW</p> <p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2016):</p> <p>Total: 85.2 MW</p> <p>This is made up of</p> <p>Photovoltaics: 20.9 MW</p> <p>Onshore Wind: 50.4 MW</p> <p>Anaerobic digestion: 5.2 MW</p> <p>Sewage gas: 1.5 MW</p> <p>Landfill gas: 7.2 MW</p>

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2016/17
	<p>Landfill gas plants: 3</p> <p>Total renewable energy generation (2014): 44,111 MWh</p> <p>This is derived from</p> <p>Photovoltaics: 9,531 MWh</p> <p>Onshore wind: 61 MWh</p> <p>Anaerobic digestion: 1,321 MWh</p> <p>Sewage gas: 5,963 MWh</p> <p>Landfill gas: 27,236 MWh</p>	<p>Number of installations (end 2015):</p> <p>Photovoltaics: 4,878</p> <p>Onshore Wind: 4 turbines</p> <p>Anaerobic digestion plants: 1</p> <p>Sewage gas plants: 2</p> <p>Landfill gas plants: 3</p> <p>Number of installations (end 2016):</p> <p>Photovoltaics: 5,022</p> <p>Onshore Wind: 5 turbines*</p> <p>Anaerobic digestion plants: 2</p> <p>Sewage gas plants: 2</p> <p>Landfill gas plants: 3</p> <p>Total renewable energy generation (2015): 51,039 MWh</p> <p>This is derived from</p> <p>Photovoltaics: 14,986 MWh</p> <p>Onshore wind: 70 MWh</p> <p>Anaerobic digestion: 1,325 MWh</p> <p>Sewage gas: 5,565 MWh</p> <p>Landfill gas: 29,094 MWh</p> <p>Total renewable energy generation (2016): 75,088 MWh</p> <p>This is derived from</p>	

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LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2016/17
			Photovoltaics: 18,355 MWh Onshore wind: 8,428 MWh Anaerobic digestion: 7,872 MWh Sewage gas: 6,656 MWh Landfill gas: 33,778 MWh
Local Plan policy ref(s): ENV 7			
Significant Effects ref(s): SE7			
Source: Department for Business, Energy & Industrial Strategy - Renewable energy by local authority. Published September 2017 * Stats only added 1 turbine, but all 19 turbines at Frodsham Wind Farm are operational, bringing the actual total of wind turbines to 23 (as at November 2017)			

7.308 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.

7.309 Installed capacity has seen a quadruple increase between 2014 and 2016 from 21MW to 85.2MW. This is mostly attributed to the introduction of onshore wind capacity (50.4MW) and Anaerobic Digestion (5.2MW). The offshore wind capacity is due to the Frodsham Wind Farm (Application number 10/00597/DECC), Frodsham Canal Deposit Grounds, Lordship Lane, Frodsham, Cheshire coming into operation in 2016. The wind farm consists of a total of 19 wind turbines with an installed capacity of 50MW.

ENV 8 Managing waste

7.310 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)' was updated in 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 the report was written). The 2016 WNA should be read alongside the following indicators.

7.311 For this 2016/17 AMR, figures for 2015/16 from the EA Waste Data Interrogator have been used where they are available.

7.312 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 7.25 below. The figures in Table 7.25 below include Local Authority collected waste, commercial and industrial; and construction demolition and excavation waste. 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.

Table 7.29 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

7.313 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		
	Target	Baseline	2017
	Sufficient capacity to meet identified needs throughout the plan period	1,316,500 tonnes per annum capacity in operational sites as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)* 4,000,000m ³ landfill (including hazardous) capacity as at 2013	1,188,993 tonnes per annum capacity in operational sites (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment, landfill) A further 1,000,000m ³ consented capacity at Goway landfill site See table 7.27 below for additional consented, but not yet operational, capacity.
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE 34			
Source: Waste Needs Assessment 2016,			

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LPP1	ENV 8 (A) Capacity of waste management facilities in CWaC		
	Target	Baseline	2017
	Baseline figures based on EA licence data 2016 figures based on average inputs 2012-16 for operational sites from EA Waste Data Interrogator 2016.		

7.314 The table below shows the existing capacity in the borough for various types of waste management facilities. Information on existing capacity is shown in terms of the average inputs over 2012-16 for each site (or a shorter period where the site has not been operational for that length of time). These figures are based on actual inputs rather than consented capacity so are likely to be an underestimate.

7.315 Gowy Landfill site is the only non hazardous merchant landfill site in the borough and, following the recent closure of Lyme and Wood Pits landfill in Merseyside and Arpley Landfill in Warrington, it is the only such landfill site in the Mersey Belt sub region. Nevertheless, inputs to landfill have declined over recent years, principally as a result of successful initiatives to divert waste from landfill. A planning application was approved in June 2017 to extend the life of the Gowy Landfill site for a further 6 years to enable the existing void of approximately 1 million m³ to be filled as previously approved. The Landfill site now has permission to operate until November 2022, with a further year for restoration work.

Table 7.30

Waste management type	Number of operational facilities (in 2016)	Average inputs 2012-2016 (tonnes per annum)
Materials Recycling Facilities (MRF)	4	125,329
Organic Waste Processing	4	55,006
Metal recycling	3	6,754
Transfer stations	12	93,316
Household waste recycling sites	7	41,640
Reprocessors	2	189,510
Hazardous	2	107,224
Landfill (non hazardous merchant)	1	192,298
Landfill (hazardous restricted)	1	60,734

Waste management type	Number of operational facilities (in 2016)	Average inputs 2012-2016 (tonnes per annum)
Landfill (hazardous merchant)	1	30,424*
Other facilities (including land spread/recovery, MBT and wastewater treatment facilities)	8	286,758
total	43	1,188,993
*input figure for this site not provided for 2016 so average 2012-2015 figure has been used. The site operator has confirmed that the site is still operating at similar levels to previous years.		

7.316 In addition to the operation sites shown above, there are a number of sites with planning permission for waste uses which are not yet operational. These sites are located primarily at Ince Park (Ellesmere Port), Lostock Works (Northwich) and Kinderton Lodge (nr Middlewich). The sites are listed in the table below with indicative capacities from the planning permissions. Progress with implementation of these sites is shown below.

Table 7.31

Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Ince Park, Ellesmere Port		
Plot 2	Soils treatment facility (outline)	100,000
Plot 3	Wood and timber recycling facility	150,000
Plot 5	Integrated waste management facility	200,000
Plot 6	Plastics recycling village	100,000
Plot 7	Water treatment plant (on-site waste) (outline)	
Plot 8	Energy from waste plant	350,000

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Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Plot 9	Biomass renewable energy plant	176,500
Plot 11	Commercial & Industrial waste transfer station	100,000
Plot 12 & 13	Resource recovery village	
Plot 14	Block Making facility	36,000
Lostock Works, Northwich		
Brunner Mond/Tata	Energy from Waste plant	600,000
Organic Waste Management, Griffiths Road	Bio-Energy Plant	200,000
Broadthorn, off Griffiths Road	Non-hazardous waste recycling and transfer centre	150,000
Orsted (REnescience)	Sustainable Waste Treatment facility	144,000
Kinderton Lodge, nr Middlewich		
Kinderton Lodge	Landfill (non hazardous) - total 2.3 million tonnes over 11 years	
Kinderton Lodge	Materials recycling facility	26,000
Kinderton Lodge	Green waste composting	(not provided)
Other sites		
Trinity Research, Ellesmere Port	Construction of research and development facility with materials recycling, recovery	15,000

Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
	and processing (including materials for anaerobic digestion)	

7.317 It is clear that there is still sufficient capacity in operational and planned sites within the borough to meet predicted waste management needs. This indicates that the approach in policy ENV8 to meeting the borough's waste needs remains appropriate.

Local Authority Collected Waste

SE	ENV 8 (A i) Local Authority Collected Waste			2016/17
	Target	Baseline 2009/10	2015/16	
	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes	178,188 tonnes
	Local Plan policy ref(s): ENV 8			
	Significant Effects ref(s): SE27			
	Source: Defra's WasteDataFlow Target: Cheshire Consolidated Joint Municipal Waste Management Strategy			

7.318 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.

7.319 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.

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However, both in the borough and nationally there has been an increase in arisings over the last two-three years.

7.320 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 had also been an increase in the amount of waste collected per head of population between 2013-2016, with a reduction again in the last year (2016-17).

SE	ENV 8 (A ii) Kilogrammes of household waste collected per head (kg/h)							
	Target	Baseline 2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	No specific target identified	508.63	491.41	465.65	476.06	483.42	483.92	462.02
Local Plan policy ref(s): ENV 8								
Significant Effects ref(s): SE28								
Source: CWaC Waste Management Service				Target: n/a				

7.321 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 2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	No specific target identified	49.98%	48.21%	41.09%	39.80%	25.8%	2.93%	0.25%
Local Plan policy ref(s): ENV 8								
Significant Effects ref(s): SE30								
Source: CWaC Waste Management Service				Target: n/a				

SE	ENV 8 (A iv) % of local authority collected waste sent for energy recovery							
	Target	Baseline 2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	No specific target identified	0%	0%	0.28%	0.25%	14.67%	39.14%	41.76%
	Local Plan policy ref(s): ENV 8							
	Significant Effects ref(s): SE33							
	Source: CWaC Waste Management Service				Target: n/a			

7.322 There has been a steady increase in the proportion of local authority waste being recycled and composted between 2010 and 2014/15. 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.

SE	ENV 8 (A v) % of local authority collected waste recycled and composted							
	Target	Baseline 2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	50% recycling rate	48.09%	49.61%	56.10%	57.49%	59.11%	57.67%	57.99%
	Local Plan policy ref(s): ENV 8							
	Significant Effects ref(s): SE32							
	Source: CWaC Waste Management Service Target: Cheshire Joint Municipal Waste Management Strategy							

Commerical and Industrial Waste

7.323 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

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- 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

7.324 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)

7.325 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
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

7.326 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.

7.327 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.
- 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 Wirral, Halton, Flintshire, Liverpool and Knowsley – 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.

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SE	ENV 8 (A viii) Waste imports to CWAC (tonnes)		
	Target	Baseline - 2011	2012-2016
	No target set	1,137,523	2012 - 890,271 2013 - 1,083,948 2014 - 792,157 2016 - 839,049
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	2012-2016
	No target set	685,113	2012 - 799,804 2013 - 665,046 2014 - 276,714* 2016 - 319,922*
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE35			
Source: - EA Waste Data Interrogator/Waste Needs Assessment 2016			
*Note the 2014 and 2016 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. This is therefore an underestimate.			

Policy ENV8 Safeguarded sites

7.328 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	2016/17
	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	2016/17
	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 - Phase 1 infrastructure works complete</p> <p>Plot 3 and plot 9 under construction - Biomass Plant and Timber recycling facility. Both scheduled to be operational April 2018</p> <p>Lostock Works - Sustainable Waste Treatment Facility with energy generation (Orsted). Construction complete, commissioning underway.</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	2016/17
		Planning permission for a variety of waste management uses on sites at Lostock Works	<p>Bioenergy Plant (Organic Waste Management Ltd) - application for variation of conditions to allow a revised scheme to be implemented, approved July 2017.</p> <p>Energy from Waste plant - Tata. Pre-commencement conditions being discharged to enable permission to be implemented.</p> <p>Kinderton Lodge - Development commenced but site not operational</p>
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): N/A			
Source: Annual Monitoring of planning applications			

7.329 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.

7.330 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.

7.331 Construction of the biomass and timber recycling plants at Ince Park is currently underway and both plants are scheduled to be operational in 2018.

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014/15	2016/17
	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			
Significant Effects ref(s):			
Source: Annual monitoring of planning applications and decisions			

7.332 No applications for waste development were approved in the 2016/17 period which were contrary to policy ENV8.

ENV 9 Minerals supply and safeguarding

7.333 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.

7.334 The Council's Local Aggregate Assessment 2016 reports sales and reserve figures for the period 1 January to 31 December 2015, which provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2017 (which is currently being prepared) will update this review with figures from 1 January to 31 December 2016.

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	10.0 years (8.0 million tonnes) based on the annual apportionment figure as at 31 December 2015.
Local Plan policy ref(s): ENV9			
Significant Effects ref(s): N/A			
Source: Local Aggregate Assessment 2015			

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7.335 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 is much higher than the baseline 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. The table below provides detail of the location of current reserves in the borough.

Table 7.32 Aggregate sand and gravel sites within Cheshire West and Chester (2015 status)

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

7.336 As identified in the Local Aggregate Assessment 2016 and the table above, reserves in 2015 were 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, as will be identified in the Local Aggregate Assessment 2017 (which is currently being prepared), extraction resumed at Town Farm Quarry in 2016 which will help to increase supply. The Local Plan (Part Two) publication draft sets out that additional supply will be provided through continued extraction at existing sites, allocation of a site to extend Forest Hill quarry, identification of a Preferred Area at Moss Farm forming an extension to Forest Hill, and identification of an Area of Search.

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	8.0 million tonnes as at 31 December 2015
Local Plan policy ref(s): ENV9			

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

SE	ENV9 (A i) Supply of Primary-Won aggregate sand and gravel		
	Target	Baseline	2015/16
	Significant Effects ref(s): SE21		
	Source: Local Aggregate Assessment 2015		

7.337 Aggregate sand and gravel reserves as at 31 December 2015 were 8.0 million tonnes. This has increased significantly from the 2014 figure due to inclusion of figures for the larger Cheshire Sands site which was granted permission in 2012 but could not be included in the reserve figures until 2015 when the Section 106 was signed.

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2015/16
		0.54 million tonnes during 2010	0.60 million tonnes during 2015
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE22		
	Source: Local Aggregate Assessment 2015		

7.338 The figure of primary won aggregate sand and gravel sales in 2015 does not represent the actual sales figures due to confidentiality issues. A figure of 0.60 million tonnes has been used as a general representation of the increase experienced during this period. Further details can be found in the 2016 Local Aggregate Assessment.

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 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.
	Local Plan policy ref(s): ENV9		

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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
	Significant Effects ref(s): SE23		
	Source: Mineral Products Industry at a Glance 2016 Edition		

7.339 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, one of which was not determined in accordance with policy.
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): N/A		
	Source: Review of minerals planning applications		

7.340 No applications were received during this time period for new minerals extraction / quarries. Several applications were received to vary or discharge conditions on existing permissions, including: discharge of various conditions at Cheshire Sands quarry, variations of conditions at Cobden Farm quarry to extend the lifetime of the quarry and amend the permitted working area and variation of condition for an extension of time at Forest Hill quarry. During the 2016/17 monitoring period, an appeal decision was received for proposed variation of conditions at Town Farm quarry. The application, which went to appeal on the grounds of non-determination, sought further extraction, importation of restoration material and extension to the permitted timescales. The Council contended that the applications did not provide sufficient information to justify the proposals, specifically in relation to the proposed restoration scheme and ecological impact. However, the appeal was allowed as the Inspector concluded that the effects on highway safety, ecology and living conditions/conditions at schools would be limited and acceptable, and that great weight attached to the benefits of minerals extraction in the Framework outweighs the harm.

A Monitoring matrix

Indicator	Target	Baseline	2016/17	Target met
STRAT 2 Strategic development				
STRAT 2 (A)	Number of net dwelling completions in monitoring year	1,100 per annum (to meet the Local Plan (Part One) housing requirement) Projected completions for year set out in housing trajectory	N/A	Gross: 2,041 Losses: 24 Net: 2,017 On target (exceeded)
STRAT 2 (A i)	Percentage of new and converted dwellings built on previously developed land	56% (average across the Local Plan period 2010 - 2030)	2010: 56 % (average)	68 % On target (exceeded)
STRAT 2 (B)	Number of net dwelling completions in previous five year period(s)	Delivery of 5,500 net dwellings over a five year period	N/A	2012 - 2017 = 7,000 On target (exceeded)
STRAT 2 (C)	Number of net dwelling completions since 2010	Delivery of 7,700 net dwellings since 2010	0	8,450 On target (exceeded)
STRAT 2 (D)	Supply of deliverable housing sites	Five year supply based on housing land monitor	8,906 Local Plan (Part One) housing trajectory	8,556 (Five year requirement as at 1 April 2017 = 5,471) 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	11.9ha completed 2016/2017 On target

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Indicator	Target	Baseline	2016/17	Target met
STRAT 2 (F)	Amount of employment land developed since 2010 plus amount of employment land available in supply	At least 365 hectares	2014/15: 20.6ha 2015/2016: 13.1ha	
STRAT 2 (F i)	Percentage of employment development completed on previously developed land	None identified	None identified in SA Scoping Report	N/a
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	2,403 dwelling On target
STRAT 3 (B)	Number of net dwelling completions on Wrexham Road site 2010 - 2030	1,300 dwellings (1,264 by 2030)	0	0 dwellings completed (Sherbourne Road under construction) No
STRAT 3 (C)	Delivery of Northgate leisure and retail scheme and new theatre	Development completed by 2020	Application 14/02792/FUL approved (Sept 2014) for change of use for part of	New theatre is complete. Hybrid planning permission granted September 2016 - 16/02282/OUT On target

Indicator	Target	Baseline	2016/17	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. First office building 'One City Place' completed February 2016	Conditions discharged in relation to the existing Premier House building on the site. On target
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 on large sites. Chester West and Sealand Industrial Estates - one change of use to car dealership.	No loss at Chester Business Park on large sites. On target
STRAT 4 (A)	Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030	Delivery of 4,800 net dwellings by 2030	0	1,053 dwellings On target

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Indicator	Target	Baseline	2016/17	Target met
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 - approved for 145 dwellings, 13/04015/OUT - approved subject to s106 legal agreement (pending) for in the region of 1,500 dwellings	41 dwellings completed. 49 dwellings under construction.
STRAT 5 Northwich (A)	Number of net dwelling completions in Northwich spatial area 2010 - 2030	Delivery of 4,300 net dwellings by 2030	0	1,716 dwellings On target
STRAT 5 (B)	Delivery of Winnington Urban Village scheme including up to 1,200 dwellings	Development completed by 2029	86 dwellings completed 2013 - 2014	2016/17 = 176 dwellings Total = 565 dwellings On target
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 No
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).	The HELAA (2017) was completed in the monitoring period. This provides evidence to inform the identification of employment land allocations in the Local Plan (Part Two).

Indicator	Target	Baseline	2016/17	Target met
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 completed in the monitoring period. On target
STRAT 5 (F)	Amount of employment land and premises lost to other uses at Gadbrook Park	No loss	No loss	No loss On target
STRAT 6 Winsford				
STRAT 6 (A)	Number of net dwelling completions in Winsford spatial area 2010 - 2030	Delivery of 3,500 net dwellings by 2030	0	594 dwellings On target
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 approved. Reserved matters application submitted after end of monitoring period 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. On target
STRAT 6 (D)	Amount of employment land and premises lost to other uses at	No loss	No loss	Loss of employment premises from B1/B2 use to D2 leisure. Yes

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Indicator	Target	Baseline	2016/17	Target met
Winsford Industrial Estate and Woodford Park				
STRAT 6 (E)	Delivery of new food store in town centre	Development completed by 2030	No planning application or development has been submitted.	On target
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	2,684 dwellings On target (exceeded)
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	147 dwellings On target (exceeded)
		Farndon - delivery of 200 net dwellings by 2030	0	106 dwellings On target
		Frodsham - delivery of 250 net dwellings by 2030	0	138 dwellings On target
		Helsby - delivery of 300 net dwellings by 2030	0	144 dwellings On target
		Keisall - delivery of 200 net dwellings by 2030	0	134 dwellings On target (exceeded)
		Malpas - delivery of 200 net dwellings by 2030	0	136 dwellings On target (exceeded)

Indicator	Target	Baseline	2016/17	Target met
	Neston and Parkgate - delivery of 200 net dwellings by 2030	0	181 dwellings	On target (exceeded)
	Tarporley - delivery of 300 net dwellings by 2030	0	180 dwellings	On target (exceeded)
	Tarvin - delivery of 200 net dwellings by 2030	0	177 dwellings	On target (exceeded)
	Tattenhall - delivery of 250 net dwellings by 2030	0	124 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	The HELAA (2017) was undertaken in 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	941.2 kt CO ₂ in 2011 916.8 kt CO ₂ in 2012 911.8 kt CO ₂ in 2013 928.2 kt CO ₂ in 2014

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Indicator	Target	Baseline	2016/17	Target met
STRAT 10 (A i)	CO ₂ emissions per capita arising from domestic, transport and industry and commerce	Reduce from 2010 baseline	16.6 kt CO ₂ emissions per capita	952.8 kt CO ₂ in 2015 On target (reducing)
			16.0 kt CO ₂ in 2011 17.0 kt CO ₂ in 2012 14.3 kt CO ₂ in 2013 12.2 kt CO ₂ in 2014 11.6 kt CO ₂ in 2015	
STRAT 10 (A ii)	Number of tonnes of NOx emitted annually from road transport	Reduce from 2010 baseline	2996.67 2014: 2662.28 t 2015: 2898.27 t	On target (reducing)
STRAT 10 (A iii)	Number of tonnes of PM10 emitted annually from road transport	Reduce from 2010 baseline	189.09 2014: 179.91 t 2015: 170.39 t	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: 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)

Indicator	Target	Baseline	2016/17	Target met
STRAT 10 (B)	Delivery of Chester Bus Interchange	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FUL	No
STRAT 10 (C)	Delivery of New Bridge Road/A5117 link road	Development completed by 2030	Feasibility study completed	No
STRAT 10 (D)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	- N/A
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 On target
STRAT 11 (A i)	Percentage of the borough covered by Superfast Broadband	100 per cent	January 2014 (when Connecting Cheshire project started) 66.1%	91.7% On target
ECON 1 Economic growth, employment and enterprise				
ECON 1 (A)	Number of borough residents in employment	Increase from 2010 baseline	72.4 per cent residents in employment 2010 74 per cent residents in employment as at December 2014	72.7 per cent residents in employment 2016 (December) On target (decreasing)

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Indicator	Target	Baseline	2016/17	Target met
ECON 1 (B)	Unemployment rate Reduce from 2010 baseline	73.6 per cent residents in employment 2015	4.0 per cent unemployment 2016 (December) (Model based)	On target (reducing)
ECON 1 (B)	GVA per head of population	None identified	N/a	No data for 2016-2017 monitoring period.
ECON 1 (B) i)	Average earnings within the borough	None identified	None identified in SA Scoping Report. See Local Economic Assessment 2011.	N/a
ECON 1 (C)	Number of businesses	Increase from 2010 baseline	11,285 in 2010 11,630 in 2013 12,195 in 2014 13,175 businesses 2015	13,615 businesses 2016 On target (increasing)

Indicator	Target	Baseline	2016/17	Target met
ECON 1 (C i) Enterprise births and deaths	Increase in number of business births from 2010 baseline (net gain)	Business births: 1,160 - 2010 1,350 - 2011 1,425 - 2012 1,800 - 2013 1,715 - 2014 1,810 - 2015 Business deaths: 1,480 - 2010 1,440 - 2011 1,190 - 2012 1,320 - 2013 1,255 - 2015	Data unavailable	N/A
ECON 1 (D)	Relevant planning applications determined in accordance with policy	100 per cent	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).	N/A

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Indicator	Target	Baseline	2016/17	Target met
ECON 1 (D) i)	Loss of existing or allocated employment land to other uses	None identified	Increased from previous monitoring period.	N/a
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).	New theatre is complete. Hybrid planning permission granted September 2016 - 16/02282/OUT
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.	Phase one completed in monitoring period (Phase two completed summer 2017 and will be included in next years AMR).
ECON 2 (C)	Vacancy rates on primary shopping areas	Reduce from baseline	2010: can be viewed in Table 7.5	See table 7.5 in 'ECON 2 Town centres')
ECON 2 (D)	Relevant planning applications determined in accordance with policy	100 per cent	32.4 per cent of approved applications for retail in town centres	46.3 per cent of approved in centre 44 per cent of approved applications for retail in centre

Indicator	Target	Baseline	2016/17	Target met
			Details can be found in table 7.6	
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)	Planning applications reviewed for new tourism attractions and visitor accommodation.	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	2015 data indicates day 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	461 affordable homes (Total = 2,509 dwellings) Two rural exception schemes completed within the monitoring period (30 dwellings)	No annual target (see 'SOC 1 Delivering affordable housing and SOC 2 Rural exception sites')
SOC 3 Housing mix and type				
SOC 3 (A) Provision of mix of housing as part of developments	100 per cent of relevant schemes	0	See tables 7.13 and 7.14 in 'SOC 3 Housing mix and type'	On target

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Indicator	Target	Baseline	2016/17	Target met
SOC 3 (A i)	Number of extra care schemes approved and number of older persons dwellings provided	N/A	Two new additional schemes granted planning permission within monitoring period	No annual target (see SOC 3 Housing mix and type)
SOC 3 (A ii)	Number of vacant and unfit dwellings	N/A	Three schemes completed within the monitoring period: No updated data available 2015/16: 2,246 long term empty homes 425 reported cases of unfit properties	N/A
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: 30 Travelling Showpersons plots: 0	0 permanent plots/pitches approved or completed
		Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028	Transit sites: 0	No
		Transit site: 5-10 pitches by 2030		

Indicator	Target	Baseline	2016/17	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 DPD	-	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	2016/17	Target met
SOC 5 (A i)	Number and extent of Air Quality Management Areas (AQMA's)	To meet national air quality objectives - ultimately to enable existing AQMA's to be revoked.	Two: A5032 Whitby Road/ Station Road in central Ellesmere Port and Ellesmere Port and Boughton gyratory in Chester city centre.	Four: A5032 Whitby Road/ Station Road in central Ellesmere Port and Boughton gyratory in Chester city centre.
SOC 5 (A ii)	Annual average nitrogen dioxide concentration in AQMA's	Annual mean not to exceed 40 $\mu\text{g}/\text{m}^3$	Whitby Road/Station Road AQMA is 41 $\mu\text{g}/\text{m}^3$ (2013) Boughton AQMA is 58.4 $\mu\text{g}/\text{m}^3$ (2013) Frodsham (2015) 41.3 $\mu\text{g}/\text{m}^3$ (designated November 2015)	Ellesmere Port (2015) 40 $\mu\text{g}/\text{m}^3$ Boughton, Chester (2015) 49.1 $\mu\text{g}/\text{m}^3$ Frosham (2015) 41.3 $\mu\text{g}/\text{m}^3$ (designated November 2015)
SOC 5 (A iii)	Number and type of new health facilities	Increase from baseline	5 permissions for health facilities and 4 losses of health facilities.	10 new and loss of 1 health facility.
SOC 5 (A iv)	Domestic burglaries per 1000 households	Reduce from baseline	2013/14: 831	602
SOC 5 (A v)	Violent crime per year per 1000 population in the local authority	None identified	2013/14: 1800	2,770

Indicator	Target	Baseline	2016/17	Target met
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
SOC 5 (A vii)	Total number of people killed or seriously injured (KSI) in road traffic collisions.	None identified	2013: 136	2016: 135 N/A
SOC 5 (A viii)	Total number of children (aged under 16) killed or seriously injured in road traffic collisions	None identified	2013: 15	2016: 8 N/A
SOC 5 (A xiv)	Number of LSOAs in the bottom 20% of IMD	Reduce the number of areas in the worst 5% nationally for deprivation, by 2009	2010 - 30 (15.6 per cent)	36 (17.0 per cent) No updated information No
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: 12,823 (8.9 per cent)	2015:14,627 (10.1 per cent) No

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Indicator	Target	Baseline	2016/17	Target met
SOC 5 (A xvi)	Household composition and size	<p>None identified</p> <p>Average household size (2011 census): 2.23</p> <p>(2014) Projected household composition:</p> <ul style="list-style-type: none"> One person: 43,300 Couple and no other adult: 41,300 Couple with one or more adult: 11,400 One person: 43,000 Couple and no other adult: 41,000 Couple with one or more adult: 11,000 Household with dependent children: 39,100 Other: 9,000 Household with dependent children: 39,000 Other: 9,000 	<p>(2015)^(xiv) Projected household composition:</p> <ul style="list-style-type: none"> One person: 43,300 Couple and no other adult: 41,300 Couple with one or more adult: 11,400 Household with dependent children: 39,100 Other: 9,000 	N/A

SOC 6 Open space, sport and recreation

Indicator	Target	Baseline	2016/17	Target met
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	Park and Recreation Ground: 169.76 ha Accessible Natural Green Space: 2550.12 ha Amenity Green Space: 169.21ha Play Space (Children): 16.2ha Play Space (Youth): 4.65ha Allotments: 36.23ha	Meeting target for some typologies but not others. However, differences in methodologies used to identify baseline and 2016/17 position means that direct comparisons are not accurate.
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 identified through the Local Plan (Part Two) Monitoring Framework	-	N/A
ENV 1 Flood risk and water management				
ENV 1 (A)	Relevant planning applications determined in accordance with policy and/or	One permission granted contrary to Environment Agency advice	0 permissions granted contrary to Environment Agency advice	On target

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Indicator	Target	Baseline	2016/17	Target met
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	N/A to be updated through any subsequent review of the SFRA mapping
ENV1 (A ii) Percentage of relevant development incorporating SuDs	100%	2015	N/A	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.	2016 - 2 water bodies achieving 'good ecological status	2016 - 2 water bodies achieving 'good ecological status	N/A baseline updated to 2016 in line with EA new monitoring system
ENV 2 Landscape				
ENV 2 (A) Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established in Annual Monitoring Report 2015/16	-	N/A
ENV 2 (A i) Amount of best and most versatile agricultural land	Increase of baseline	2010	2016 / 17	Agricultural land quality in Cheshire West and Chester:

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Indicator	Target	Baseline	2016/17	Target met
		<p>SAC - 4 sites (17,329.7 ha) Ramsar - 4 sites (21,424.5 ha) SSSI - 28 sites (13,940 ha) Local Nature Reserve - 6 sites (103.49 ha)</p> <p>National Nature Reserves - 0 sites</p> <p>Non-statutory:</p> <p>Areas of Nature Conservation Value (ANCV) - 39 sites Non-statutory Nature Reserves - 36 sites LWS - 443 sites (5,400 ha) RIGS - 24 sites (174 ha)</p>		<p>4 new Regionally Important Geological Sites and increased area of 120 ha (total 28 sites covering 294 ha)</p>
ENV 4 (B i)	The percentage area of land designated as SSSIs 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	2014/2015 70.6% in favourable condition.	<p>70.09% in favourable condition.</p> <p>96.86% in favourable or recovering condition.</p>
ENV 4 (B ii) - merged with ENV 4 (B)	Deleted - Covered above in ENV 4 (B) and ENV 4 (Bii)	-	-	-

Indicator	Target	Baseline	2016/17	Target met
Number and total area (ha) of new statutory and non statutory nature conservation sites				
ENV 4 (B iii)	Number and total area of internationally and nationally designated nature conservation sites	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 SPA - 2 sites covering 19318.3ha. SAC - 4 sites covering 17329.7ha. Ramsar - 4 sites sites covering 21424.5ha. SSSI - 28 sites covering 13940ha. National Nature Reserves – 0 (Including sites partly in the borough)	No change N/A
ENV 4 (B iv)	Number and area of Regionally Important Geological Sites (RIGS)	None identified	2012 - 24 sites covering 174ha	28 sites covering 294ha. N/A
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)	71 Local Green Space sites: Tattenhall and District - 30 sites On target. Broxton - 4 sites

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Indicator	Target	Baseline	2016/17	Target met
ENV 5 Historic environment				
ENV 5 (A) Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established through Local Plan (Part Two)	-	N/A
ENV 5 (A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas	100 per cent	40% - 2014/15	40% No change	On target
ENV 5 (B) Number of heritage assets at risk	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8	2016 Heritage at Risk Register: Listed Buildings - 13 Scheduled Monuments - 12 Conservation Areas - 3	On target (reducing)
ENV 5 (B i) Total number of heritage assets	Increase from 2010 baseline		Total at risk: 28	On target
			10,773	

Indicator	Target	Baseline	2016/17	Target met
ENV 6 High quality design and sustainable construction				
ENV 6 (A)	Relevant planning applications determined in accordance with policy	100 per cent	Baseline to be established through Local Plan (Part Two)	-
ENV 6 (A i)	Annual average domestic consumption of electricity (Kilowatt hours)	Reduce from baseline	2009: 4,182 Kwh	2011 - 4,120 KWh Reduction until 2016
			2012 - 4,050	
			2013 - 4,101	
			2014 - 4,064	
			2015 - 4,660	
ENV 6 (A ii)	Annual average domestic consumption of gas (Kilowatt hours)	Reduce from baseline	2009: 15,434 Kwh	2011 - 14,074 KWh Yes reduction
			2012 - 14,076	
			2103 - 13,581	
			2014 - 12,951	
			2015 - 12,713	
ENV 6 (A iii)	Housing energy efficiency (average SAP rating of private sector dwellings)	Increase SAP rating from baseline	2010: 56	2013: 63 Yes
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

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Indicator	Target	Baseline	2016/17	Target met
ENV 7 (B)	Installed capacity from renewable energy sources	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 Anaerobic digestion plants: 1 Sewage gas plants: 2 Landfill gas plants: 3 Total renewable energy generation (2014): 44,111 MWh	Installed capacity (MW) in Cheshire West and Chester (as at end of 2015): Total: 28.9 MW This is made up of Photovoltaics: 20 MW Anaerobic digestion: 0.2 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Installed capacity (MW) in Cheshire West and Chester (as at end of 2016): Total: 85.2 MW This is made up of Photovoltaics: 20.9 MW Onshore Wind: 50.4 MW Anaerobic digestion: 5.2 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Number of installations (end 2015):	On target

Indicator	Target	Baseline	2016/17	Target met
		<p>This is derived from</p> <p>Photovoltaics: 9,531 MWh</p> <p>Onshore wind: 61 MWh</p> <p>Anaerobic digestion: 1,321 MWh</p> <p>Sewage gas: 5,963 MWh</p> <p>Landfill gas: 27,236 MWh</p>	<p>Photovoltaics: 4,878 Onshore Wind: 4 turbines</p> <p>Anaerobic digestion plants: 1</p> <p>Sewage gas plants: 2</p> <p>Landfill gas plants: 3</p> <p>Number of installations (end 2016):</p> <p>Photovoltaics: 5,022</p> <p>Onshore Wind: 5 turbines*</p> <p>Anaerobic digestion plants: 2</p> <p>Sewage gas plants: 2</p> <p>Landfill gas plants: 3</p> <p>Total renewable energy generation (2015): 51,039 MWh</p>	<p>This is derived from</p> <p>Photovoltaics: 14,986 MWh</p> <p>Onshore wind: 70 MWh</p> <p>Anaerobic digestion: 1,325 MWh</p>

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Indicator	Target	Baseline	2016/17	Target met
			<p>Sewage gas: 5,565 MWh Landfill gas: 29,094 MWh Total renewable energy generation (2016): 75,088 MWh</p> <p>This is derived from</p> <p>Photovoltaics: 18,355 MWh Onshore wind: 8,428 MWh Anaerobic digestion: 7,872 MWh Sewage gas: 6,656 MWh Landfill gas: 33,778 MWh</p>	
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)	1,316,500 tonnes per annum capacity as 2013 (materials transfer, recycling, composting, energy processing, energy from waste and hazardous waste treatment, based on EA licence data))	<p>On target</p> <p>1,188,993 tonnes per annum capacity in operational sites (based on 2012-2016 average inputs</p> <p>1,000,000m³ remaining capacity at Gowdy landfill site</p>

Indicator	Target	Baseline	2016/17	Target met
ENV 8 (A i)	Local Authority Collected Waste	Annual growth reduced to 1% by 2015	192,109 tonnes	178,188 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 2016/17 - 462.02
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% 2016/17 - 0.25%
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%

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Indicator	Target	Baseline	2016/17	Target met
ENV 8 (A v)	% of local authority collected waste recycled and composted	50% recycling rate	2010/11 - 48.09%	2014/15 - 14.67% 2015/16 - 39.14% 2016/17 - 41.76% Target exceeded
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

Indicator	Target	Baseline	2016/17	Target met
ENV 8 (A ix)	Waste exports from CWAC (tonnes)	No target set	2011 - 685,113 2012 - 799,804 2013 - 665,046 2014 - 276,714 2016 - 319,922	2016 - 839,049
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.	2016/17 - no further loss of land to other uses at Ince Park, Lostock Works or Kinderton Lodge On target
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. Planning permission for mineral extraction, recovery from waste for recycling and re-use; restoration of mineral	Ince Park - Phase 1 infrastructure works complete Plot 3 and plot 9 under construction - Biomass Plant and Timber recycling facility. Both scheduled to be operational April 2018 Lostock Works - Sustainable Waste Treatment Facility with

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Indicator	Target	Baseline	2016/17	Target met
		working by waste disposal (landfill), after use and restoration at Kinderton Lodge. Planning permission for a variety of waste management uses on sites at Lostock Works.	energy generation (Orsted). Construction complete, commissioning underway. Bioenergy Plant (Organic Waste Management Ltd) - application for variation of conditions to allow a revised scheme to be implemented, approved July 2017. Energy from Waste plant - Tata. Pre-commencement conditions being discharged to enable permission to be implemented. Kinderton Lodge - Development commenced but site not operational	
ENV 8 (C)	Relevant planning applications determined in accordance with policy	100 per cent	2014/15 - One application approved not in accordance with policy ENV8.	2016/17 - No applications for waste development determined contrary to policy ENV8.
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	10.0 years (8.0 million tonnes) based on the annual apportionment figure as at 31 December 2015.
ENV 9 (A i)	Supply of Primary-Won aggregate and gravel	N/A	4.4 million tonnes as at 31 December 2010	8.0 million tonnes as at 31 December 2015.
				N/A

Indicator	Target	Baseline	2016/17	Target met
ENV 9 (A ii)	Sales of Primary-Won aggregate and gravel	N/A	0.54 million tonnes during 2010	0.60 million tonnes during 2015
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 applications received during this monitoring period for new minerals extraction. Several applications received to vary conditions on existing permissions, one of which was not determined in accordance with policy.

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.

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 approved 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 7.4 'Employment land provision over the plan period 2010-2030 (as at 1st April 2017)' 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 2017

Local Plan Spatial Area	Site Reference	Location	Employment land (ha)
Chester	BLA/0098	Land Adjacent To Chelford Close, Chelford Close, Chester	0.8
	BLA/0100	Central Depot Bumpers Lane Chester Cheshire CH1 4LT	0.0

Local Plan Spatial Area	Site Reference	Location	Employment land (ha)
	BOU/0017	Boughton Retail Centre, Boughton, Chester, CH3 5AF	0.6
	BOU/0045a	Land At Premier House Charterhall Drive Chester Cheshire (Chester business quarter - outline area)	2.2
	CHC/0004	Part of NE Urban Action Area - Black Diamond Street	0.2
	CHC/0018a	Northgate Scheme - Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester Cheshire (Northgate)	0.3
	CHC/0018b	Chester Library, Northgate Street, Chester	0.0
	CHC/0090	Former Odeon Cinema	0.4
	DOH/0020	Wrexham Rd Farm (part of Chester Business Park)	2.0
	DOH/0021	Chester Business Park	0.9
Ellesmere Port	ELT/0037b	Land At Stanlow Oil Refinery Oil Sites Road Ellesmere Port (Argent Energy) - phase 2 (AD plot)	0.5
	EPT/0029	Textprint Surfacing Ltd Cloister Way Ellesmere Port CH65 4EL	0.6
	ELT/0041a	Ince Park	15.4
	EPT/0032	Units 1 To 4 Hoyer Industrial Estate South Road Stanlow Ellesmere Port CH65 4LD	1.3
	EPT/0033	Land West Of Garth Road Ellesmere Port Cheshire	1.0
	EPT/0082	Velmore Ltd Stanney Mill Road Little Stanney Ellesmere Port Cheshire CH2 4HX	1.1
	EPT/0088	Land At New Bridge Road Ellesmere Port	1.2
	ROS/0020	Former Gas Board Site, Rossmore Road East, Ellesmere Port (employment part)	3.1
	ROS/0039	Land Adjacent Unit D1 Poole Hall Industrial Estate Poole Hall Road Ellesmere Port Cheshire	0.4
Northwich	MAR/0042	Thor Specialities UK Limited Wincham Avenue Wincham Northwich Cheshire CW9 6GB	0.6
	MAR/0043b	Land Rear Of Swan House Wincham Lane Wincham Northwich Cheshire (Phase 2a, 2b and 3)	1.4
	MAR/0090	Land Rear Of Victoria House Wincham Lane Wincham Northwich Cheshire	0.8
	SHA/0043	Lostock Triangle, Northwich (remaining employment area)	0.3

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Local Plan Spatial Area	Site Reference	Location	Employment land (ha)
	SHA/0045	Lostock Gralam Railway Station Station Road Lostock Gralam Northwich CW9 7NU	0.3
	WIC/0015	E5.5 Winnington and Wallerscote Urban Village	5.3
	WIC/0078a	Northwich Glass Leicester Street Northwich CW9 5HW	0.1
	WIC/0117	Industrial Door Engineering Winnington Avenue Northwich Cheshire CW8 4EQ	0.5
Rural	FRO/0062	Land At Townfield Lane Frodsham Cheshire	1.6
	SHA/0090	FP McCann Limited Kings Lane Byley Middlewich Cheshire CW10 9NB	13.6
	TAR/0095	Wood Cottage Farm Longstone Lane Little Budworth Tarporley Cheshire CW6 9ET	0.5
	(blank)	Crown Inn Farm, Hulme Lane, Nether Peover, Northwich, WA16 9QE	0.4
		Unit 1 Capenhurst Technology Park Capenhurst Lane Capenhurst Chester CH1 6EH	0.5
	DOH/0016	Land At Decoy Farm Lache Lane Marlston Cum Lache Chester	0.0
	MAL/0056	Adjacent Hampton Heath Industrial Estate. OS Field No 5412 Edge	2.4
	NES/0014	Land Adjacent To Timco House Buildwas Road Neston	0.1
	SAM/0038	Urenco, Capenhurst (TMF)	5.6
	SAM/0040	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	8.5
	SAM/0042	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	1.3
	SAM/0058	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	1.5
	SAM/0071	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	9.1
	SHA/0073	Land off Holmes Chapel Road, Middlewich (Cheshire Fresh)	1.0
	SHA/0079	HW Coates Ltd Byley Lane Byley Northwich Cheshire CW10 9NT	0.3
Winsford	WOW/0043	Land at Browning Way (part of E5.16)	0.7
	DAM/0073	Winsford Rock Salt Mine Bradford Road Winsford Cheshire CW7 2PE	3.3

Local Plan Spatial Area	Site Reference	Location	Employment land (ha)
	WIW/0080	Land At Former DJM Logistics Road One Winsford	2.8
	WOV/0036 WOV/0039	Land At Cheshire Building Supplies Browning Way Winsford Cheshire	1.0
	WOV/0101	Land Adjacent Windowseal And Distinctive Windows Bradford Road Winsford Cheshire	0.0
Total			95

Table C.2 Undeveloped 'retained' employment allocations, without permission

Local Plan Spatial Area	Site Reference	Location	Employment supply (ha)
Chester	BLA/0056	Bumpers Lane	0
	BLA/0084	Chester West, Sovereign Way	0.76
	BOU/0046	Part of NE Urban Action Area - Hoole Lane, Boughton	0.65
	CHC/0030	Part of NE Urban Action Area - Garden Lane	0.32
	GAQ/0012	Old Port (Southern Tail, Crane Street frontage)	1.5
	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
	WHI/0012	Cheshire Oaks Area 5C (West), Lloyd Drive, Ellesmere Port	1.7
	MAR/0037	E5.18 Land at Runcorn Road	0.95

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Local Plan Spatial Area	Site Reference	Location	Employment supply (ha)
	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	E5.5 Winnington and Wallerscote Urban Village	7.49
	WIC/0044	E5.8 Land on Denton Drive Industrial Estate	0.22
	WIC/0050	E5.4 Site of Engineering Works, Winnington Avenue	9.9
	WIC/0062	E5.6 Northwich Town Centre	2.2
	WIR/0016	E5.21 Land on Gadbrook Employment Site	9.1
	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
	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			233.65

C.2 The following sites are allocations in the Winsford NDP: WIW/0043, WIW/0044, WIW/0027 (part). The following sites are allocations in the Neston NDP: NES/0007, NES/0008, NES/0009, NES/0010, NES/0011.

C.3 The following sites are not identified as either suitable, available or achievable in the Council's HELAA (2017); BLA/0056, ELT/0028, NET/0008, ROS/0013, ROS/0014, WIC/0043, WIR/0034, MAL/0063, WIW/0048, WOV/0047. Further information can be viewed in the HELAA (2017) report at: http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/helaa2017

D Retail commitments

D.1 Table D1 details the applications considered in approved retail planning applications and floorspace (m²) 2016/2017 in table 7.6 of the Annual Monitoring Document 2017. The below table includes retail permissions that have not started or are under construction.

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 Centre, Local Centre	Use Class	Loss or Gain
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/0105	16/01966/FUL	Land Opposite Unit 4 Archers Way Greyhound Retail Park Greyhound Park Road Chester	Erection of two (Class A1) pod units, reconfiguration of the car park and other associated works.	Out of Centre	A1	Gain
	BLA/0108	16/02192/FUL	Pets At Home Unit 25 Greyhound Retail Park Greyhound Park Road	Installation of a mezzanine floor, 14 air conditioning units and external spiral staircase	Out of Centre	A1	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
			Chester CH1 4QG				
	BLA/0114	16/02476/FUL	Household Waste Recycling Centre 29 Bumpers Lane Chester Cheshire CH1 4LT	Relocation of Household Waste Recycling Centre from the proposed site into larger space within the same site to an area that is currently redundant. Existing Household Waste Recycling Centre area to be replaced with Trade Recycling Center.	Out of Centre	A1	Gain
	BLA/0115	16/04331/FUL	Unit 3 Chester Retail Park Old Seals Way Chester CH1 4RY	Sub-division of retail unit, provision of new entrance features and amendments to mezzanine floor and rear access doors	Out of Centre	A1	Same
	BOU/0025	14/04701/COU	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	14/02591/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/0045a	14/03317/REM 12/04895/FUL	Land At Premier House Charterhall	Full permission sought for first office building and outline permission sought for mixed use development	Out of Centre	A1	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
		12/04895/FUL 14/01799/NMA 14/01798/DIS 14/01940/DIS 14/01993/DIS 14/03317/REM 14/04829/DIS	Drive Chester Cheshire	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)			
	BOU/0060	15/01507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A1	Loss
	BOU/0060	15/01507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A5	Gain
	BOU/0062	15/03919/FUL	Chester Boughton Hall Cricket Club Boughton Hall Avenue Chester	Construction of an extension to the existing clubhouse	Out of Centre	D2	Gain
	BOU/0075	13/04703/FUL	142 - 142A Christleton Road Chester Cheshire CH3 5TD	External works incorporating access and fenestration alterations and an in-fill extension to	Local Centre	A1	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
				provide enlarged A1 retail showroom.			
	BOU/0076	16/04456/FUL	117 Christleton Road Chester Cheshire CH3 5UQ	Change of use from a former off licence (A1 Shop) to Coffee shop (A3 Restaurants and cafes).	Local Retail Centre	A1	Loss
	BOU/0076	16/04456/FUL	117 Christleton Road Chester Cheshire CH3 5UQ	Change of use from a former off licence (A1 Shop) to Coffee shop (A3 Restaurants and cafes).	Local Retail Centre	A3	Gain
	BOU/0077	16/00220/FUL	Outbuilding Associated With The Queen Hotel Located In The Hotel's Car Park Chester	Conversion of existing outbuilding and glazed extension to form new retail unit suitable for coffee shop (Use Class A3). Works to involve internal alterations and fit out to existing structure and formation of a new opening to exterior wall to allow access from the new public square off Station Road.	Out of Centre	A3	Gain
	CHC/0018a	16/02282/OUT 16/02285/FUL	NORTHGATE PHASE 0 Chester Library Northgate Street Chester CH1 2EF	Change of Use of, and extensions/alterations to the existing Chester Library to provide for 1,519sq.m of restaurants/cafes and/or drinking establishments (A3 and/or A4 Use Class), and 520sq.m of office	Town Centre	A3	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
				accommodation (B1 Use Class)			
	CHC/0018a	16/02282/OUT 16/02285/FUL	NORTHGATE PHASE 0 Chester Library Northgate Street Chester CH1 2EF	Change of Use of, and extensions/alterations to the existing Chester Library to provide for 1,519sq.m of restaurants/cafes and/or drinking establishments (A3 and/or A4 Use Class), and 520sq.m of office accommodation (B1 Use Class)	Town Centre	A4	Gain
	CHC/0018b	16/02282/OUT	PHASE 1 Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Full permission - Cinema	Town Centre	D2	Gain
	CHC/0018b	16/02282/OUT	PHASE 1 Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Full permission - Market Hall	Town Centre	A1	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
	CHC/0018b	16/02282/OUT	PHASE 1 Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Full permission- Food and beverage	Town Centre	A3	Gain
	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Phase 2 - Food and Drink	Town Centre	A3/A4	Gain
	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Phase 2 - Leisure	Town Centre	D2	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Retail - Hybrid application for demolition and retention of existing buildings and the construction of comprehensive mixed-use development comprising; retail stores, restaurants, cafes, drinking establishments (Use Classes A1, A2, A3 and A4), offices (Use Class B1), cinema and leisure uses (Use Class D2), 70-120 residential units (Use Class C3), public toilets, shopmobility, a relocated hotel and indoor market with associated new public squares, car and cycle parking, provision for buses and associated highway works and infrastructure, landscaping and public realm works.	Town 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	Edge of centre	A1	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
				concourse, redesign of carriageways and public realm, and infilling of the Hoole Way roundabout underpass and demolition of former public house.			
	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/0066	15/02152/COU	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/COU	6 Commonhall Street Chester Cheshire CH1 2BJ	Change of use from office/retail to residential	Edge of centre	A1	Loss

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 Centre, Local Centre	Use Class	Loss or Gain
	CHC/0080	13/02148/COU	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
	CHC/0090	11/00306/LBC	Odeon Cinema	Change of use of the former cinema (Class	Town Centre	A4	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
		14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Northgate Street Chester Cheshire CH1 2HQ	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.			
	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

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 Centre, Local Centre	Use Class	Loss or Gain
	CHC/0100	14/03891/COU	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	16/04807/FUL	14-20 Frodsham Street Chester	Change of use of first and second floors from retail to student accommodation	Town Centre	A1	Loss
	CHC/0117	13/01806/COU	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/A5	Gain
	CHC/0131	14/04890/FUL	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/0138	15/02437/COU	Hamilton House Hamilton	Change of use of Hamilton House from (A2) [Front Ground	Edge of centre	A2	Loss

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			Place Chester Cheshire CH1 2BH	Floor] to a place of worship(D1)			
	CHC/0143	16/02822/FUL	27A Bridge Street Row East Bridge Street Chester CH1 1NW	Change-of-Use from C3 Residential Space (first floor only) back to previous A3 Food & Drink use as an extension to existing restaurant establishment at ground floor level below	Local Retail Centre	A3	Gain
	CHC/0147	15/03609/FUL 15/03610/LBC	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
	CHC/0153	15/04120/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/0164	16/01595/FUL	36 Bridge Street Chester Cheshire CH1 1NQ	Change of use to class A3 (Restaurant and Cafe) including the extension of the first floor, internal and external alterations and associated extraction and ventilation equipment,	Town Centre	A1	Loss

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 Centre, Local Centre	Use Class	Loss or Gain
				outdoor seating and awning			
	CHC/0164	16/01595/FUL	36 Bridge Street Chester Cheshire CH1 1NQ	Change of use to class A3 (Restaurant and Cafe) including the extension of the first floor, internal and external alterations and associated extraction and ventilation equipment, outdoor seating and awning	Town Centre	A3	Gain
	CHC/0167	16/02215/FUL	Dominos Pizza Black Diamond Street Chester Cheshire CH1 3EX	Change of use of floors row level + 1 and row level + 2 from a vacant commercial unit to 3 self-contained apartments.	Edge of Local Centre	A5	Loss
	CHC/0173	16/02836/FUL	Pepper House Pepper Street Chester Cheshire CH1 1DW	Change of use of part of the Grosvenor Shopping Centre on the north side of Pepper Street from A1 retail and B1 office to create 5 units within use classes A3/A4 with associated external alterations, terrace areas and plant space	Town Centre	A1	Loss
	CHC/0173	16/02836/FUL	Pepper House Pepper Street Chester Cheshire CH1 1DW	Change of use of part of the Grosvenor Shopping Centre on the north side of Pepper Street from A1 retail and B1 office to	Town Centre	A3/A4	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
				create 5 units within use classes A3/A4 with associated external alterations, terrace areas and plant space			
	CHC/0181	16/05024/FUL	23 Bridge Street Chester Cheshire CH1 1NG	Change of use of existing building society to a mixed unit comprising retail and a cafe use and refurbishment of unit	Town Centre	A1	Gain
	CHC/0181	16/05024/FUL	23 Bridge Street Chester Cheshire CH1 1NG	Change of use of existing building society to a mixed unit comprising retail and a cafe use and refurbishment of unit	Town Centre	A2	Loss
	CHC/0181	16/05024/FUL	23 Bridge Street Chester Cheshire CH1 1NG	Change of use of existing building society to a mixed unit comprising retail and a cafe use and refurbishment of unit	Town Centre	A3	Gain
	DOH/0027	14/02580/FUL	Honeycomb East Chester Business Park Honeycomb Eccleston Chester CH4 9QN	Change of use from of part of office building (Use Class B1) to Use Class A1 (2 No. units)	Out of Centre	A1	Gain
	GAQ/0026	15/03514/FUL	1 Cheyney Road Chester Cheshire CH1 4BR	Replacement of existing lean to garage to provide two storey letting office for applicant's own	Out of Centre	A2	Gain

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				business, A2 use class			
	GAQ/0032	16/03758/COU	73 New Crane Street Chester CH1 4JE	Change of use of ground floor unit from A1 (retail) to A1 (retail) and/or B1 (office)	Out of Centre	A1	Loss
	GAQ/0033	16/05297/FUL	56 Bouverie Street Chester CH1 4HE	Change of use of ground floor to office accommodation, together with erection of stairwell in rear courtyard.	Out of Centre	A2	Gain
	GRB/0044	14/05366/FUL	Chester Rugby Union Football Club Hare Lane Chester Cheshire CH3 7DB	Erection of a Performance Centre (Class D2)	Out of Centre	D2	Gain
	HEL/0030a	16/04914/FUL	Ideal Gardens Turf Centre Chester Road Helsby Frodsham Cheshire WA6 0QJ	Change of use of part of existing building to joinery workshop	Out of Centre	A1	Loss
	HOO/0013	15/00269/OUT	Hoole Lawn Tennis Club Fairfield Road Chester Cheshire CH2 3RN	Residential development for 8 houses	Out of Centre	D2	Loss
	HOO/0027	14/01074/FUL	The Elms Medical Centre Hoole	Change of use from doctors surgery to retail (Class A1) and	(blank)	A1	Gain

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			Road Chester Cheshire CH2 3NH	front extension (demolition of porch)			
	HOO/0048	16/02094/FUL 16/04093/FUL	25 - 27 Faulkner Street Chester CH2 3BD	Change of use of ground floor from retail to cafe/restaurant and first floor from residential flat to ancillary staff welfare, office, storage use in association with the A3 use and the installation of a new shopfront Proposed Change of Use from A1 retail to A3 restaurant use and C3 residential flat to ancillary staff welfare in association with the A3 use, new single storey structures to rear, new windows and doors to front elevation.	Local Retail Centre	A1	Loss
	HOO/0048	16/02094/FUL 16/04093/FUL	25 - 27 Faulkner Street Chester CH2 3BD	Change of use of ground floor from retail to cafe/restaurant and first floor from residential flat to ancillary staff welfare, office, storage use in association with the A3 use and the installation of a new shopfront. Proposed Change of Use from A1 retail to A3 restaurant use and C3	Local Retail Centre	A3	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
				residential flat to ancillary staff welfare in association with the A3 use, new single storey structures to rear, new windows and doors to front elevation.			
	HOO/0050	16/03160/FUL	2 Faulkner Street Chester CH2 3BA	Change of use from bank (A2) to Restaurant (A3) with outdoor seating area.	Local Retail Centre	A2	Loss
	HOO/0050	16/03160/FUL	2 Faulkner Street Chester CH2 3BA	Change of use from bank (A2) to Restaurant (A3) with outdoor seating area.	Local Retail Centre	A3	Gain
Cuddington and Sandiway	WEC/0074	15/04989/COU	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	15/02700/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/0081	15/02369/FUL	67-69 Whitby Road Ellesmere Port CH65 8AB	Change of use of first floor to three apartments	Town Centre	A1	Loss
	EPT/0086	15/04333/FUL 16/00213/NMA	Land At Adjacent KFC And TGI	Erection of an A3 drive-through coffee shop unit and	Out of Centre	A3	Gain

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		16/03218/NMA	Fridays Kinsey Road Ellesmere Port	extension of the car park with hard and soft landscaping.			
	EPT/0089	15/05142/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/0091	16/00320/FUL	9 Rivington Road Ellesmere Port Cheshire CH65 0AW	Change of use from A1 to D1	Town Centre	A1	Loss
	EPT/0096	16/02077/FUL	53 Whitby Road Ellesmere Port CH65 8AB	Conversion of first floor to mixed use drinking establishment (Use Class A4)/snooker hall (Use Class D2) (relocation from first floor) and one flat and conversion of first floor to form 9 flats (total 10 flats)	Town Centre	A4	Gain
	EPT/0115	16/04130/COU	Formula House Bridges Road Ellesmere Port Cheshire CH65 4LB	Use of Land for Overnight Parking of HGV Vehicles including Change of Use of Part of Existing Building to Provide Cafe for Staff and HGV Drivers	Out of Centre	A3	Gain
	EPT/0116	16/04771/FUL	41 Marina Drive Ellesmere Port	Change of use from A2 to A3 for a wok & go noodle bar.	Town Centre	A2	Loss

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			Cheshire CH65 0AN				
	EPT/0116	16/04771/FUL	41 Marina Drive Ellesmere Port Cheshire CH65 0AN	Change of use from A2 to A3 for a wok & go noodle bar.	Town Centre	A3	Gain
	GRA/0018	15/03846/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	12/02091/OUT 13/04015/OUT 15/03143/REM (Pending)	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 minor change removing reference to conversion of existing farm buildings to residential)	Out of Centre	A1	Gain

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	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36 dwellings and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment to application 15/04513/FUL	Out of Centre	A3	Gain
	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36 dwellings and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment	Out of Centre	A4	Gain

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				to application 15/04513/FUL			
	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36 dwellings and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment to application 15/04513/FUL	Out of Centre	D2	Gain
	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	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	Out of Centre	A1	Gain

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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 Centre, Local Centre	Use Class	Loss or Gain
				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	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	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	Out of Centre	A3 / A4	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
				ancillary works (Outline)			
	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	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	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	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	Out of Centre	D2	Gain

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				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)			
	ROS/0043	16/02866/FUL	Land At Site B Portside North Ellesmere Port CH65 2HQ	Change of use to caravan storage and retail sales/accessories	Out of Centre	A1	Gain
	ROS/0045	16/04012/FUL	54 Station Road Ellesmere Port CH65 4BQ	Change of use form tattoo studio to offices (Use Class A2) with single storey rear extension and alterations to front and rear elevations	Local Retail Centre	A2	Gain
	STP/0044	16/01673/OUT	58-62 Old Chester Road Great Sutton Ellesmere Port Cheshire CH66 3PB	Construction of one additional retail unit	Local Retail Centre	A1	Gain

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	STP/0046	16/02795/FUL	5A Whetstone Hey Great Sutton Ellesmere Port CH66 3PG	Change of use from laundrette to A3 hot food takeaway	Local Retail Centre	A5	Gain
Helsby	HEL/0003	14/03769/FUL	Former Horse And Jockey Chester Road Helsby Frodsham Cheshire	Conversion and alteration of existing public house to 4 dwellings, erection of 10, 2 and 3 bed dwellings, demolition of existing out building, including associated external works.	Out of Centre	A4	Loss
	HEL/0034	12/05418/EXT 14/04052/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, _x000D_associated access and car parking and landscaping.	Out of Centre	D2	Gain
	HEL/0039	15/04990/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

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Malpas	MAL/0035	15/04773/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	NES/0024	15/01099/FUL	14 High Street Neston Cheshire CH64 9TY	Conversion of upper floors to self contained flat	Edge of centre	A1	Loss
	PAR/0032	15/02292/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 housing elements of permission P/2007/101/PA/558).	Town Centre	A1	Loss
Neston and Parkgate	PAR/0034	16/00594/COU	South Cottage The Parade Parkgate Neston Cheshire CH64 6SA	Change of use of first floor room from residential to cafe in conjunction with ground floor cafe.	Out of Centre	A3	Gain
Northwich	DAM/0075	16/05156/PDC	500-502 London Road Davenham Northwich	Change of use of the ground floor from existing Hairdressers (A1) to a Coffee Shop (A3).	Out of Centre	A1	Loss

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 Centre, Local Centre	Use Class	Loss or Gain
			Cheshire CW9 8HS				
	DAM/0075	16/05156/PDC	500-502 London Road Davenham Northwich Cheshire CW9 8HS	Change of use of the ground floor from existing Hairdressers (A1) to a Coffee Shop (A3).	Out of Centre	A3	Gain
	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/NMA 12/05368/FUL	BLOCK 4 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - Flexible unit - A1, A3 and A4	Town Centre	A1, A3, A4	Gain

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	WIC/0004	14/04245/NMA 12/05368/FUL	BLOCK 4 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - Flexible A1, A3 and D2	Town Centre	A1, A3, D2	Gain
	WIC/0004	14/04245/NMA 12/05368/FUL	BLOCK 4 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - Retail	Town Centre	A1	Gain
	WIC/0004	14/04245/NMA 12/05368/FUL	BLOCK 5 - Barons Quay, Nortwich	Retail led, mixed use scheme - 40,000 sqm - retail	Town Centre	A1	Gain
	WIC/0004	16/05320/REM 16/03828/OUT 14/04245/NMA 12/05368/FUL	BLOCK 2 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm _x000D_Flexible units A1, A3 and A4	Town Centre	A1, A3, A4	Gain
	WIC/0015, WIC/0015, WIC/0043	06-0740-OUM 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	A1,A2,A4 & A4, D2	Gain

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	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/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/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/0101	16/00083/COU	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	16/00255/FUL	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	Town Centre	A1	Loss

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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 Centre, Local Centre	Use Class	Loss or Gain
				premises and takeaway (A5)			
	WIC/0102	16/00255/FUL	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	16/00255/FUL	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	16/00304/COU	130A Witton Street Northwich Cheshire CW9 5NP	Change of use from retail (A1) to offices (B1)	Town Centre	A1	Loss
	WIC/0111	16/02620/FUL	Dalreoch Riverside Cottage Bull Ring High Street Northwich Cheshire CW9 5BS	Demolition of a single storey office extension and construction of a replacement single storey	Edge of centre	A2	Gain
	WIC/0113	16/02106/COU	121 Witton Street Northwich Cheshire CW9 5DY	Change of use of part ground floor to taxi booking office only.	Edge of centre	A5	Loss

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 Centre, Local Centre	Use Class	Loss or Gain
	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and cafes) primary use with an ancillary A5 (Hot food takeaways) element. Internal and external alterations. External alterations consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.	Town Centre	A1	Loss
	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and cafes) primary use with an ancillary A5 (Hot food takeaways) element. Internal and external alterations. External alterations	Town Centre	A3	Gain

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				consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.			
	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and cafes) primary use with an ancillary A5 (Hot food takeaways) element. Internal and external alterations. External alterations consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to	Town Centre	A5	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
				the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.			
	WIC/0125	16/04890/FUL	Unit 4A Northwich Retail Park Manchester Road Northwich Cheshire CW9 5LY	Installation of mezzanine floor	Out of Centre	A1	Gain
	WIC/0126	16/05343/FUL	Unit 1 Chester Way Retail Park Chester Way Northwich Cheshire CW9 5JT	Change of use of retail warehouse to indoor trampoline park with ancillary cafeteria	Out of Centre	A1	Loss
	WIC/0126	16/05343/FUL	Unit 1 Chester Way Retail Park Chester Way Northwich Cheshire CW9 5JT	Change of use of retail warehouse to indoor trampoline park with ancillary cafeteria	Out of Centre	D2	Gain
	WIR/0003	14/02176/FUL 16/02851/NMA 16/03293/NMA	127 Middlewich Road Northwich Cheshire CW9 7BY	Change of use from shop to residential flat.	Local Centre	A1	Loss
	WIW/0087	16/03725/FUL	Rilshaw Farm Rilshaw Lane Winsford	Change of use from shop and office to ancillary residential use	Out of Centre	A1	Loss

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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 Centre, Local Centre	Use Class	Loss or Gain
			Cheshire CW7 3PF				
Rural	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	Out of Centre	A1	Gain
	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	Out of Centre	A3	Gain
	FRO/0053	15/04725/FUL	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

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	KIN/0080	16/03736/COU	Wishing Well 1 Lady Heyes Farm Kingsley Road Kingsley Frodsham Cheshire WA6 6SU	Change of Use from Cafe/Takeaway to Offices	Out of Centre	A5	Loss
	LNB/0047	15/03114/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
	MAR/0091	16/03999/COU	71 Runcorn Road Barnton Northwich Cheshire CW8 4ES	Change of use from hair salon use to dog grooming.	Out of Centre	A1	Loss
	NES/0030	16/01511/FUL	Hinderton Hall Chester High Road Neston CH64 7TS	Conversion of offices to form 5 dwellings with associated external alterations including insertion of roof lights and formation of doors and windows.	Out of Centre	A3	Loss
	SAM/0069	16/02004/FUL	Unit 1B Chester Gates Business Park Chester CH1 6LT	Change of use from warehousing (B8) to indoor trampoline centre (D2) with ancillary cafe and associated works including the laying of hardstanding.	Out of Centre	A3	Gain

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	SAM/0069	16/02004/FUL	Unit 1B Chester Gates Business Park Chester CH1 6LT	Change of use from warehousing (B8) to indoor trampoline centre (D2) with ancillary cafe and associated works including the laying of hardstanding.	Out of Centre	D2	Gain
	SAM/0074	16/04645/FUL	Mollington Grange Golf Club Townfield Lane Mollington Chester Cheshire CH1 6ND	Change of use of golf clubhouse to single residential dwelling (C3) with garden, swimming pool and tennis court, and use of former green keepers building for purposes ancillary to the dwelling and maintenance of the land	Out of Centre	D2	Loss
	SHA/0073	13/03828/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	Out of Centre	A1	Gain

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 Centre, Local Centre	Use Class	Loss or Gain
				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.			
	SHA/0073	13/03828/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,A3,A4,A5	Gain

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	SHA/0093	16/03938/FUL	Store Hulse Farm Hulse Lane Lach Dennis Northwich Cheshire CW9 7TF	Change of Use of redundant Agricultural Buildings to Retail of Furniture and Ancillary Office Use and Change of Use of vacant mobile.	Out of Town	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/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
	WEC/0080	16/01196/FUL	Ash House Chapel Lane Acton Bridge Northwich Cheshire CW8 3QS	Change of use of existing cattle building and milking parlour to cheese processing plant and a small shop.	Out of Centre	A1	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

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	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
	WIT/0053	16/04016/FUL	Pollard Inn Village Square Willaston Neston Cheshire CH64 2TU	Demolish existing restaurant extension and replace with larger restaurant extension to front - Amendment to application 15/04158/FUL	Out of Centre	A3	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	Out of Centre	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/0091b	16/04969/FUL	First Floor 69 High Street Tarporley	Change of use of first floor from residential (Use Class C3) to Use	Local Retail Centre	A3	Gain

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			Cheshire CW6 0DP	Class A3 (food and drink) as an extension to existing restaurant establishment at ground floor level			
Tattenhall	TAT/0015	14/04103/FUL 16/00227/FUL	Gatesheath Saddlery And Country Store Gatesheath Lane Golbourne Bellow Chester CH3 9AS	Two Dwellings (demolish existing building and porta cabin)	Out of Centre	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 (demolition of 120 sqm of existing buildings) with associated landscaping.	Out of Centre	A1	Gain
	TAT/0026	13/04149/OUT	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	Out of Centre	A1	Gain

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				residential cottage for A1 Food Retail (retention of some existing Use Class B1, B2, B8 and Sui Generis uses on site) with associated access			
	TAT/0101	15/04535/FUL	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/0070	15/00999/FUL	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	15/00999/FUL	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	15/04103/OUT 17/00256/S73 (Pending)	Nat Lane Retail Park Nat Lane Winsford Cheshire	Erection of a retail unit (outline).	Out of Centre	A1	Gain
	WIW/0084	16/02498/FUL	26 Thrush Way Winsford Cheshire CW7 3LN	Change of use of garage into hair salon	Out of Centre	A1	Gain

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	WOV/0052	14/05405/FUL 14/05406/FUL	161 Delamere Street Winsford Cheshire CW7 2LY	Conversion of ground floor shop to flat	Out of Centre	A1	Loss
	WOV/0094	15/03716/FUL 15/02092/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	15/03716/FUL 15/02092/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/0097	15/04627/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
Winsford	WOV/0003	14/03487/FUL	70 High Street Winsford Cheshire CW7 2AP	Change Of Use Veterinary Surgery to A5 Hot Food Takeaway	Local Centre	A5	Gain
	WOV/0108	16/04113/PDC	3 Delamere Street Winsford	Change of use from retail to a cafe/coffee shop	Local Retail Centre	A1	Loss

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			Cheshire CW7 2LX				
	WOV/0108	16/04113/PDC	3 Delamere Street Winsford Cheshire CW7 2LX	Change of use from retail to a cafe/coffee shop	Local Retail Centre	A3	Gain
	WSD/0014a	16/04911/DEM	Winsford Cross Shopping Centre Dene Drive Winsford Cheshire	Demolition of existing units.	Town Centre	A1	Loss

Accessing Cheshire West and Chester Council information and services

Council information is also available in Audio, Braille, Large Print or other formats. If you would like a copy in a different format, in another language or require a BSL interpreter, please email us at equalitys@cheshirewestandchester.gov.uk

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

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Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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