

Cheshire West & Chester Council

# Local Plan



## **Annual Monitoring Report 2017**

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Cheshire West  
and Chester



|   |           |
|---|-----------|
| <b>1 Introduction .....</b>   | <b>3</b>  |
| <b>2 Local Plan .....</b>   | <b>4</b>  |
| <b>3 Local Development Scheme .....</b>                                   | <b>6</b>  |
| <b>4 Neighbourhood Planning &amp; Article 4 Directions .....</b>          | <b>9</b>  |
| <b>5 Duty to co-operate .....</b>   | <b>12</b> |
| <b>6 Sustainability Appraisal .....</b>                                   | <b>28</b> |
| <b>7 Monitoring Framework .....</b>                                       | <b>33</b> |
| Spatial strategy .....  | 33        |
| STRAT 2 Strategic development .....                                       | 33        |
| STRAT 3 Chester .....   | 41        |
| STRAT 4 Ellesmere Port .....  | 44        |
| STRAT 5 Northwich .....   | 47        |
| STRAT 6 Winsford .....  | 50        |
| STRAT 8 Rural area .....  | 53        |
| STRAT 9 Green Belt and countryside .....                                  | 55        |
| STRAT 10 Transport and accessibility .....                                | 57        |
| STRAT 11 Infrastructure .....   | 61        |
| Economic .....  | 63        |
| ECON 1 Economic growth, employment and enterprise .....                   | 63        |
| ECON 2 Town centres .....   | 70        |
| ECON 3 Visitor economy .....  | 81        |
| Social .....  | 85        |
| SOC 1 Delivering affordable housing and SOC 2 Rural exception sites ..... | 85        |
| SOC 3 Housing mix and type .....  | 88        |
| SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation .....  | 92        |
| SOC 5 Health and well-being .....   | 94        |
| SOC 6 Open space, sport and recreation .....                              | 104       |
| Environmental .....   | 109       |

# Contents

|  |            |
|--|------------|
| ENV 1 Flood risk and water management .....                  | 109        |
| ENV 2 Landscape .....  | 115        |
| ENV 3 Green Infrastructure .....                             | 117        |
| ENV 4 Biodiversity and geodiversity .....                    | 118        |
| ENV 5 Historic environment .....                             | 124        |
| ENV 6 High quality design and sustainable construction ..... | 127        |
| ENV 7 Alternative energy supplies .....                      | 129        |
| ENV 8 Managing waste .....                                   | 132        |
| ENV 9 Minerals supply and safeguarding .....                 | 145        |
| <b>A Monitoring matrix .....</b>                             | <b>149</b> |
| <b>B Housing commitments .....</b>                           | <b>182</b> |
| Neighbourhood Plans .....                                    | 185        |
| <b>C Employment land supply .....</b>                        | <b>188</b> |
| <b>D Retail commitments .....</b>                            | <b>193</b> |

# 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<sup>(i)</sup>

**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

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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 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/<br>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)<br>Land Allocations and Detailed Policies (provide further allocations for housing, employment and other land uses where necessary alongside additional detailed thematic policies) | <b>Timetable</b> | Autumn 2013 - Summer 2014   | December 2016   | April 2017                 | August 2017          | January 2018                  | February 2018 |
|   | <b>Progress</b>  | <p>Issues and additional call for sites consultation 1 May to 19 June 2014.</p> <p>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</p> | The consultation responses have been reported to Council Members at the Local Plan Working Group throughout 2016. The Publication Draft Local Plan (Part Two) was approved by the Council's Cabinet for consultation purposes in November 2017. Consultation on the Publication Draft Local Plan (Part Two) will take place December/January 2017/18. |                            |                      |                               |               |

## 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

| <b>Made neighbourhood plans</b><br><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.     |

# Annual Monitoring Report 2017

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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.  |
| <b>Neighbourhood plans at earlier stages</b>                                 | <b>Stage of development</b>  |
| 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 Gowy (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>   |

|                              |  |
|------------------------------|--|
|                              | <p>Publication consultation 20 April - 5 June 2017</p> <p>Examination August 2017</p> <p>Referendum 30 November 2017.</p>  |
| Farndon                      | <p>Area designated 11 September 2013 (amended and designated 23 October 2015).</p> <p>Regulation 14 consultation closed 28 May 2016</p> <p>Publication Consultation 6 July - 17 July 2017</p> <p>Examination underway.</p> |
| 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               | <p>Area designated 6 June 2013</p> <p>Regulation 14 consultation</p> <p>17 September and 29 October 2015.</p>  |
| Northwich                    | <p>Area designated 6 June 2013</p> <p>Regulation 14 consultation 14 October and 30 November 2015.</p>  |
| 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<sup>(ii)</sup> 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).

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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"> <li>• Housing</li> <li>• Economy</li> <li>• Green Belt</li> <li>• Strategy for development around Middleswich</li> <li>• Gypsy and Traveller accommodation</li> <li>• Minerals</li> <li>• Waste</li> <li>• Areas of Special County value (ASCV)</li> </ul> | <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"> <li>• Housing</li> </ul>   | <p>Informed about adoption of the Local Plan (Part One).</p>   |

# Annual Monitoring Report 2017

| Local Authority / Body     | Identified strategic matters   | Actions taken   |
|----------------------------|--|---|
|                            | <ul style="list-style-type: none"> <li>Economy</li> <li>Gypsy and Traveller accommodation</li> <li>Minerals</li> <li>Waste</li> <li>Transport</li> <li>Water supply / quality</li> <li>Areas of Special County value (ASCV)</li> </ul> | <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"> <li>Housing</li> <li>Economy</li> <li>Gypsy and Traveller accommodation</li> <li>Green Belt</li> <li>Transport</li> <li>Habitats Regulation issues</li> </ul>                                       | <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"> <li>Housing</li> <li>Economy</li> </ul>   | <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"> <li>• Gypsy and Traveller accommodation</li> <li>• Green Belt</li> <li>• Minerals</li> <li>• Waste</li> </ul>  | <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"> <li>• Housing</li> <li>• Minerals</li> <li>• Waste</li> <li>• Transport</li> </ul>   | <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"> <li>• Housing</li> <li>• Economy</li> <li>• Green Belt</li> <li>• Transport</li> <li>• Flooding and water quality</li> <li>• Areas of Special County value (ASCV)</li> </ul> | <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>   |

# Annual Monitoring Report 2017

| 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"> <li>Housing</li> <li>Economy</li> <li>Transport</li> <li>Flooding and water quality</li> <li>Areas of Special County value (ASCV)</li> </ul> | <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"> <li>Minerals</li> <li>Waste</li> <li>Habitats Regulation issues</li> </ul>   | <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"> <li>Minerals</li> <li>Waste</li> </ul>   | <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"> <li>Minerals</li> <li>Waste</li> </ul> | <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"> <li>Minerals</li> <li>Waste</li> </ul> | <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"> <li>Minerals</li> <li>Waste</li> </ul> | <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>  |

# Annual Monitoring Report 2017

| 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"> <li>Minerals</li> </ul>                                      | <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"> <li>Minerals</li> <li>Waste</li> </ul>                       | <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"> <li>Flood risk and water quality</li> </ul>                  | <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"> <li>Heritage assets</li> <li>Historic environment</li> </ul> | <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"> <li>Biodiversity and geodiversity</li> <li>Conservation</li> <li>Green Infrastructure</li> </ul> | <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"> <li>Transport infrastructure</li> </ul>  | <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"> <li>Housing</li> </ul>   | <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"> <li>Health and wellbeing including healthcare</li> </ul>   | <p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>   |

# Annual Monitoring Report 2017

| 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"> <li>Transport infrastructure</li> </ul> | <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"> <li>Transport infrastructure</li> </ul> | <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"> <li>Transport infrastructure</li> </ul> | <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"> <li>Transport infrastructure</li> </ul> | <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"> <li>No issues identified</li> </ul>     | Informed about adoption of the Local Plan (Part One).  |

| 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"> <li>• Biodiversity</li> <li>• Geological conservation</li> <li>• Green infrastructure</li> </ul> | <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"> <li>• Biodiversity</li> <li>• Geological conservation</li> <li>• Green infrastructure</li> </ul> | <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"> <li>• Housing</li> <li>• Economy</li> <li>• Transport infrastructure</li> </ul>                  | <p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>  |

**5.6** In addition to those listed above, several local authorities were consulted specifically on the draft Local Aggregate Assessment 2016, including Denbighshire County Council, Sefton Council, Lancashire County Council, Lake District National Park Authority, North East Lincolnshire Council, Lincolnshire County Council, Calderdale Council, Doncaster Council, North Yorkshire Moors National Park Authority,

Barnsley Metropolitan Borough Council, Bradford Council, City of York Council, Derbyshire County Council, East Riding of Yorkshire Council, Kingston upon Hull City Council, Kirklees Council, Leeds City Council, North Yorkshire County Council, Northumberland County Council, Nottinghamshire County Council, Rotherham Council, Sheffield City Council, Wakefield Council and Yorkshire Dales National Park Authority.

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

| Local Authority / Body | Reason for request for co-operation                      | Actions taken   |
|------------------------|--|---|
| Cheshire East Council  | Support with Examination of Cheshire East Local Plan/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<br>Minerals and Waste DPD  | Provided comments on draft Local Aggregates Assessment - February 2017.<br><br>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<br><br>Local Development Plan<br><br>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.<br><br>Key messages: Setting the future direction for the Plan - consultation - April 2016.<br><br>Local Development Plan Strategic Options - December 2016.<br><br>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   |

# Annual Monitoring Report 2017

| 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<br>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.<br><br>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.  |

# Annual Monitoring Report 2017

| 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<br>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)<br><br>Greater Manchester Spatial Framework - development of a draft framework and identification of development sites<br><br>Consultation on draft Conservation Area Management Plans<br><br>Notification of Conservation Area Appraisal and Management Plan Adoption<br><br>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<br><br>Warrington Local Plan Review - scope<br><br>Mineral safeguarding<br><br>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.<br><br>Attended Warrington CIL viability assessment stakeholder event - July 2015.<br><br>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.    |

| 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 &amp; 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 |
|--|---|

#### Climate change

Table 6.2

|            |   |
|------------|---|
| <b>SE1</b> | Carbon emissions from transport.  |
| <b>SE2</b> | CO <sub>2</sub> emissions per capita arising from domestic, transport and industry and commerce.  |
| <b>SE3</b> | Number and percentage of relevant planning applications determined contrary to Environment Agency advice on flood risk and water quality grounds. |
| <b>SE4</b> | Annual average domestic consumption of electricity (Kilowatt hours).  |
| <b>SE5</b> | Annual average domestic consumption of gas (Kilowatt hours).  |
| <b>SE6</b> | Housing energy efficiency (SAP rating).   |
| <b>SE7</b> | Installed capacity from renewable energy sources.   |
| <b>SE8</b> | Mode of transport used by residents to travel to work.  |

#### Biodiversity, flora and fauna

Table 6.3

|             |  |
|-------------|--|
| <b>SE9</b>  | The percentage area of land designated as sites of Special Scientific Interest (SSSI) within the local authority area in favourable condition. |
| <b>SE10</b> | Number and total area of new statutory and non-statutory nature conservation sites.  |
| <b>SE11</b> | Number and total area of internationally and nationally designated nature conservation sites.  |
| <b>SE12</b> | Total amount of Open Space per 1,000 resident population (ha).   |

## Water

Table 6.4

|             |  |
|-------------|--|
| <b>SE13</b> | Change in extent of flood risk areas.  |
| <b>SE14</b> | Number and percentage of relevant planning applications determined contrary to Environment Agency advice on water quality grounds. |
| <b>SE15</b> | Water quality / ecological status of rivers.   |
| <b>SE16</b> | Percentage of relevant development incorporating SuDS.   |

## Air

Table 6.5

|             |  |
|-------------|--|
| <b>SE17</b> | Annual average nitrogen dioxide concentration in AQMAs ( $\mu\text{g}/\text{m}^3$ ). |
| <b>SE18</b> | Number and extent of Air Quality Management Areas.                                   |
| <b>SE19</b> | Number of tonnes of NOx emitted annually from road transport.                        |
| <b>SE20</b> | Number of tonnes of PM10 emitted annually from road transport.                       |

## Land and resources

Table 6.6

|             |   |
|-------------|---|
| <b>SE21</b> | Supply of primary land-won aggregate sand and gravel.   |
| <b>SE22</b> | Sales of primary land-won aggregate sand and gravel.  |
| <b>SE23</b> | Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources (sales of secondary and recycled aggregate). |
| <b>SE24</b> | Amount of Best and Most Versatile Agricultural Land.  |
| <b>SE25</b> | Percentage of new and converted dwellings built on previously developed land.   |
| <b>SE26</b> | Percentage of employment development completed on previously developed land in a sustainable location (ha).                                     |

## Waste



Table 6.7

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

### Cultural heritage and landscape

Table 6.8

|             |  |
|-------------|--|
| <b>SE36</b> | Number of heritage assets (listed buildings, scheduled monuments, conservation areas) identified 'at risk' on the Heritage at Risk register. |
| <b>SE37</b> | Total number of heritage assets (listed buildings, scheduled monuments, conservation areas).   |
| <b>SE38</b> | Number and area of RIGS.   |
| <b>SE39</b> | Number of designated Local Green Space sites within made Neighbourhood Plans.  |
| <b>SE40</b> | Number of Green Flag awarded open spaces.  |

### Population and human health

Table 6.9

|             |   |
|-------------|---|
| <b>SE41</b> | Number of LSOAs in the bottom 20 percent of the indicators of multiple deprivation. |
| <b>SE42</b> | Number of households in fuel poverty.   |
| <b>SE43</b> | Household composition and size.   |
| <b>SE44</b> | Number and type of new health facilities.   |

|             |  |
|-------------|--|
| <b>SE45</b> | Number of borough residents in employment. |
|-------------|--|

## Housing

Table 6.10

|             |   |
|-------------|---|
| <b>SE46</b> | Number of affordable housing completions in monitoring year.                                    |
| <b>SE47</b> | Number of extra care schemes approved and number of older persons dwellings provided.           |
| <b>SE48</b> | Number of vacant dwellings and unfit dwellings.   |
| <b>SE49</b> | Provision of sites/pitches for Gypsies and Travellers and Travelling Showpersons accommodation. |
| <b>SE50</b> | Number of net dwelling completions each year.   |
| <b>SE51</b> | Provision of mix of housing as part of developments.  |

## Community safety

Table 6.11

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

## Economic development

Table 6.12

|             |   |
|-------------|---|
| <b>SE57</b> | Amount of employment land developed by type and location 2010-30.   |
| <b>SE58</b> | Amount of employment land developed since 2010 plus amount of employment land available in the supply by type and location. |
| <b>SE59</b> | Number of businesses.   |
| <b>SE60</b> | GVA by head of population (£).  |

|             |   |
|-------------|---|
| <b>SE61</b> | Vacancy rates on primary shopping streets.                                      |
| <b>SE62</b> | Amount of completed additional floorspace (gross and net) for town centre uses. |
| <b>SE63</b> | Unemployment rates in the borough.  |
| <b>SE64</b> | Average earnings within the borough.  |
| <b>SE65</b> | Number of day and overnight visitors to the borough.                            |
| <b>SE66</b> | Amount of new tourism related development.                                      |
| <b>SE67</b> | 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](#).

## Housing

| LPP1 | STRAT 2 (A) Number of net dwelling completions in monitoring year (2016-2017)              |          |       |        |       |
|------|--|----------|-------|--------|-------|
| SE   | Target   | Baseline | Gross | Losses | Net   |
|      | Delivery of 1,100 net dwellings per annum (set out in <a href="#">housing trajectory</a> ) | 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             |
| <b>Total</b>   | <b>2,041</b>      | <b>24</b>         | <b>2,017</b>    |

**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%<br>2011/12 = 75% (further 2% on mixed use sites)<br>2012/13 = 81% (further 3% on mixed use sites)<br>2013/14 = 66% (further 9% on mixed use sites)<br>2014/15 = 56% (further 17% on mixed use sites)<br>2015/16 = 60.5% (further 10% on mixed use sites)<br>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 <a href="#">housing trajectory</a> ) | 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.

| 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 <a href="#">housing trajectory</a> | 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 <sup>(iii)</sup>. 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<br>2013-14: 2.4ha<br>2014-15: 20.6ha<br>2015-16: 13.1ha<br>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<br>(642) | 0   | 0   | 0                   | 0                          | 0            | 0     | 0.15<br>(642) |

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

# Annual Monitoring Report 2017

| 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 36,192m<sup>2</sup> 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, 10,435m<sup>2</sup> 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 1266m<sup>2</sup> 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 642m<sup>2</sup> 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:<br>2010-2013: 65ha<br>2013-2014: 2.4ha<br>2014-2015: 20.6ha<br>2015-2016: 13.1ha<br>2016-2017: 11.9ha<br>Cumulative total 2010-2017: 113ha<br><br>Realistic employment land supply:<br>1st April 2013: 315.7ha | Cumulative total 2010-2017:<br>113ha<br><br>Employment land supply:<br>329ha.<br><br>1st April 2017<br>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<sup>(iv)</sup> 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) |
|---|----------------------|
| <b>Cumulative completions 2010-2017</b> | <b>113</b>           |

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                   |
| <b>Total</b>  | <b>252</b>           |
| Local Plan (Part One) requirement 2010-2030   | 365                  |
| <b>Residual requirement for Local Plan, 2017-2030</b>   | <b>113</b>           |
| Undeveloped 'retained' employment allocations (excluding planning permission and NDP sites) to be reviewed through Local Plan (Part Two). | 190                  |
| <b>Summary of provision STRAT 2</b>   | <b>+77</b>           |

**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.<br><br>No specific target. | N/A      | Employment land completions (2017) by land type:<br>Previously developed land: 7.55ha<br>Greenfield land: 4.37ha<br>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.

| 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 <a href="#">14/02792/FUL</a> 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 <a href="#">12/04895/FUL</a> 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 44,700m<sup>2</sup> 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<br/>No loss on large sites.</p> <p>15/03495/FUL Erection of 'kiosk' style food and beverage unit.<br/>Chester West and Sealand Industrial Estates</p> |

| 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 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 <a href="#">13/04015/OUT</a> ) | <a href="#">12/03849/FUL</a> - Planning permission granted for 145 dwellings, <a href="#">13/04015/OUT</a> - 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<br>9 units under construction | 41 completions<br>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.

| 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  | <a href="#">12/05368/FUL</a> - planning permission granted. Work due to commence Autumn 2014 | Phase one completed in the monitoring period <sup>(1)</sup> . |
|      | 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<br>Employment floorspace (m <sup>2</sup> ): 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.<br><br>Site allocated in <a href="#">Winsford Neighbourhood Plan</a> | 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)

| 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  | Winsford Industrial Estate<br>16/00640/COU Unit 9, Navigation Park, Road One, Winsford. Change of use from B2/B8 to D2 leisure use (trampoline) - loss of 700sqm |
|      |  |          | Woodford Park<br>No loss of employment land (ha) or premises (m <sup>2</sup> ) during the monitoring period  |
|      | 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                               |



| 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 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 <sup>(1)</sup>  |   |                                  |
|------|--|---|----------------------------------|
|      | Target   | Baseline  | 2016/17                          |
|      | Reduce from 2010 baseline  | 952.9kt CO <sub>2</sub> emissions from transport sources in 2010 <sup>(2)</sup> | 941.2 kt CO <sub>2</sub> in 2011 |
|      |  |   | 916.8 kt CO <sub>2</sub> in 2012 |
|      |  |   | 911.8 kt CO <sub>2</sub> in 2013 |
|      |  |   | 928.2 kt CO <sub>2</sub> in 2014 |
|      |  |   | 952.8 kt CO <sub>2</sub> in 2015 |
|      | Local Plan policy ref(s): STRAT 10   |   |                                  |
|      | Significant Effects ref(s): SE1  |   |                                  |
|      | Source: <a href="#">UK local authority and regional carbon dioxide emissions national statistics</a> |   |                                  |

1. Data taken from: 'Local Authority CO<sub>2</sub> emissions estimates 2005 - 2015 (kt CO<sub>2</sub>)', (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 CO<sub>2</sub>)

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

1. Data taken from: 'Local Authority CO<sub>2</sub> emissions estimates 2005 - 2015 (kt CO<sub>2</sub>)', (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 CO<sub>2</sub> emissions from transport sources have reduced by 0.1 kt. The trend shows a reduction in CO<sub>2</sub> 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 CO<sub>2</sub> 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 CO<sub>2</sub>, 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<br><br>2015: 2898.27 t |
|    | Local Plan policy ref(s): STRAT 10  |                 |  |
|    | Significant Effects ref(s): SE19  |                 |  |
|    | Source: <a href="http://naei.defra.gov.uk/data/gis-mapping">http://naei.defra.gov.uk/data/gis-mapping</a> |                 |  |

**7.82** Nitrogen Dioxide (NO<sub>2</sub>) 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 NO<sub>2</sub> in a chemical reaction in the atmosphere. The main source of NOx emissions is road transport.

**7.83** There has been a reduction in NO<sub>2</sub> 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 NO<sub>2</sub> 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 <sub>10</sub> emitted annually from road transport                 |                |                                  |
|----|---|----------------|----------------------------------|
|    | Target  | Baseline       | 2016/17                          |
|    | Reduce from 2010 baseline   | 2012: 189.09 t | 2014: 179.91 t<br>2015: 170.39 t |
|    | Local Plan policy ref(s): STRAT10   |                |                                  |
|    | Significant Effects ref(s): SE20  |                |                                  |
|    | Source: <a href="http://naei.defra.gov.uk/data/gis-mapping">http://naei.defra.gov.uk/data/gis-mapping</a> |                |                                  |

**7.84** Concentrations of NO<sub>2</sub>, and in some cases PM<sub>10</sub>, 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. PM<sub>10</sub> (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.

| 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:<br>Car and Van: 78%<br>Bus: 2%<br>Train: 2%<br>Motorcycle: 0%<br>Bicycle: 3%<br>Foot: 13%<br>Other: 0% | 2011:<br>Car 73.9%<br>Public Transport 5.7%<br>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<br>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.



| LPP1 | STRAT 11 (A) Provision of necessary infrastructure / contributions as part of development |  |  |   |
|------|---|--|--|---|
|      | Target  | Baseline   | 2015/16  | 2016/17   |
|      | 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 <sup>(1)</sup> |  |                               |
|------|---|--|-------------------------------|
|      | Target  | Baseline   | 2016/17                       |
|      | Increase from 2010 baseline   | 72.4 per cent in employment 2010<br>74.0 per cent in employment 2014<br>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 statistics 2016/2017                  |  |                               |

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

**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 <sup>(1)</sup>        |   |   |
|------|--|---|---|
|      | Target   | Baseline  | 2016/17   |
|      | Reduce from 2010 baseline                          | 6.7 per cent unemployment 2010<br>5.0 per cent unemployment 2014<br>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 statistics 2016/2017 |   |   |

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<br>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  | Local Economic Assessment (2011) summarises the economic data for Borough.<br><br>Gross weekly pay (resident based) 525.5 (2015)<br><br>Gross weekly pay (workplace based) 482.0 (2015) | Gross weekly pay (resident based) 547.0 (2016)<br><br>Gross weekly pay (workplace based) 505.1 (2016) |
|    | 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             |

|  | 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 <sup>(1)</sup>       |                        |                        |
|------|--|------------------------|------------------------|
|      | Target   | Baseline               | 2016/17                |
|      | Increase from 2010 baseline                          | 11,285 businesses 2010 | 13,615 businesses 2016 |
|      |  | 11,165 businesses 2011 |                        |
|      |  | 11,540 businesses 2012 |                        |
|      |  | 11,630 businesses 2013 |                        |
|      |  | 12,195 businesses 2014 |                        |
|      |  | 13,175 businesses 2015 |                        |
|      | Local Plan policy ref(s): ECON1                      |                        |                        |
|      | Significant Effects ref(s): SE59                     |                        |                        |
|      | Source: 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:                | Data unavailable |
|   |   | 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                    |                  |
|   |   | Local Plan policy ref(s): ECON1 |                  |
| Significant Effects ref(s): SE59  |   |                                 |                  |
| Source: Business Deaths: ONS. Business Births:<br><a href="http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics/working_well">http://inside.cheshirewestandchester.gov.uk/find_out_more/datasets_and_statistics/statistics/working_well</a> . |   |                                 |                  |

**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.

| 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 <sup>2</sup> ) |
|      | Chester  | -3.73   | -3957   |
|      | Ellesmere Port   | -3.92   | -4749   |
|      | Northwich  | -0.7  | n/a   |
|      | Rural  | -1.34   | -5073   |
|      | Winsford   | -0.07   | -700  |
|      | <b>Total</b>   | <b>-9.76</b>  | <b>-14,479</b>  |
|      | 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<sup>(v)</sup> 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 <sup>(1)</sup> |   |   |
|------|--|---|---|
|      | Target   | Baseline  | 2016/17   |
|      | Development completed by 2017  | Application <a href="#">14/02792/FUL</a> 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 <sup>(1)</sup> |          |         |
|------|--|----------|---------|
|      | 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   | <a href="#">12/05368/FUL</a> - planning permission granted. Work due to commence Autumn 2014 | Phase one completed in the monitoring period <sup>(1)</sup> . |
|      | Local Plan policy ref(s): STRAT2, STRAT5, ECON2                                 |  |   |
|      | Significant Effects ref(s): N/A   |  |   |
|      | Source: <a href="http://www.baronsquay.co.uk/">http://www.baronsquay.co.uk/</a> |  |   |

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.

| 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) <sup>(1)</sup> | -    | -    | -    | 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<br><br>(2015/16) 14.9 per cent A1 retail approved in centre | 46.3 per cent of approved in centre<br><br>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

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<br>(-5,813 sqm) | 4<br>(20,795 sqm)  | 19<br>(14,982 sqm)       | 13<br>(6,354 sqm)         | 42<br>(19,139 sqm) |
| A1-A5, D2 | 26<br>(-7,659 sqm) | 15<br>(58,856 sqm) | 41<br>(51,197 sqm)       | 30<br>(22,963 sqm)        | 94<br>(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.

**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 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.<br>(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:<br>1,234,980 | The most recent information is from 2015. This data indicates: |
|    |   | 2010 Day visitor numbers:<br>21,800,000    | 2015 Staying visitor numbers: 1,435,410                        |
|    |   | 2014 Staying visitor numbers:<br>1,445,620 | 2015 Day visitor numbers: 31,060,000                           |
|    |   | 2014 Day visitor numbers:<br>29,610,000    |  |
|    | 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) |  |  |

**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<br>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<br>(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<br>(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<br>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<br>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<br>(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 | SOC 3 (A) Provision of mix of housing as part of developments |                 |                          |
|------|---|-----------------|--------------------------|
| SE   | 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.

**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     | Two new schemes granted planning permission within the monitoring period:<br>50 assisted / retirement living dwellings<br><br>Total consented units outstanding as at 1 April 2017:<br><br>149 self contained dwellings<br>81 bed care home<br>71 bedspaces (36 care bedrooms, 21 close care units, and 14 linked assisted living units) |
|    | N/A  | 0 dwellings     | Three schemes completed within the monitoring period:<br>62 one and two bed self contained apartments/flats, 15 two bed bungalows<br>66 bed care home  |
|    | 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"> <li>- Heath Lane, Chester (81 bedspace care home)</li> <li>- Bradburns Lane, Hartford (35 self-contained units)</li> <li>- Tattenhall Village, Tattenhall (95 self-contained units and 71 bedspaces)</li> <li>- Chester Way, Victoria Bridge, Northwich (52 self-contained units)</li> <li>- Dane House, Chester Way, Northwich (15 self-contained units)</li> </ul> | <ul style="list-style-type: none"> <li>- Sutton Way, Ellesmere Port (60 self-contained units)</li> <li>- Woodville, High Street, Malpas (2 self-contained units)</li> <li>- Manchester Road, Lostock Gralam (66 bedspace care home)</li> </ul> |

**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<br>2015/16: 2,246 long term empty homes  |
|    | Unfit   | N/A      | No updated data available<br>2015/16: 4,335 dwellings (32 per cent of the total housing stock) experienced Category 1 Hazard (explained below)<br>2,484 dwellings (30per cent of the total housing stock) failing Decent Homes thermal comfort<br>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<br>SE | SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation  |   |
|------------|--|---|
|            | Target   | Baseline  |
|            | Gypsy and Traveller pitches:<br>15 pitches 2013-2018<br>15 pitches 2018-2023<br>16 pitches 2023-2028<br>Travelling Showpersons plots:<br>11 plots 2013-2018<br>1 plot 2018-2023<br>1 plot 2023-2028<br>Transit site:<br>5-10 pitches by 2030 | 30 Gypsy and Traveller pitches granted permission<br><br>0 Travelling Showpersons plots<br><br>0 Transit site pitches |
|            | Monitoring outcome   |   |

| LPP1<br>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 <sup>(vi)</sup> :<br><a href="#">12/03158/FUL</a> 18 permanent pitches - land off Barlow Drive, Winsford, Cheshire).<br><a href="#">11/05215/OUT</a> 12 permanent pitches - Municipal depot, Rossfield Road, Ellesmere Port, Cheshire). |
|            | 2015/2016   | Additional pitches provided at existing site:<br>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 [SOC 4](#). 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.

**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                |
| <b>Total</b>                                    | <b>30</b>         |

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                 |
| <b>Total</b>   | <b>65</b>         |

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

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 SO<sub>2</sub>*

**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.

**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 NO<sub>2</sub> 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 NO<sub>2</sub> 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 (SO<sub>2</sub>) 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 <sup>3</sup> ) |  |  |
|----|---|--|--|
|    | Target  | Baseline   | 2016/17  |
|    | Annual mean not to exceed 40 ug/m <sup>3</sup>  | (2014-2015) <ul style="list-style-type: none"><li>Whitby Road/Station Road AQMA is 41ug/m<sup>3</sup> (2013)</li><li>Boughton AQMA is 58.4ug/m<sup>3</sup> (2013)</li></ul>  | <ul style="list-style-type: none"><li>Whitby Road/Station Road AQMA 40ug/m<sup>3</sup> (2015)</li><li>Boughton AQMA 49.1ug/m<sup>3</sup> (2015)<sup>(1)</sup></li><li>Fluin Lane, Frodsham AQMA 41.3 ug/m<sup>3</sup> (2015)</li></ul> |
|    |   | (2015-2016) <ul style="list-style-type: none"><li>Whitby Road/Station Road AQMA (2014) 41ug/m<sup>3</sup></li><li>Boughton, Chester (2014) 53 ug/m<sup>3</sup></li><li>Frodsham - designated November 2015</li></ul> |  |
|    | Local Plan policy ref(s): SOC 5   |  |  |

| SE | SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m <sup>3</sup> )         |          |         |
|----|---|----------|---------|
|    | Target  | Baseline | 2016/17 |
|    | Significant Effects ref(s): SE17  |          |         |
|    | Source: <a href="#">2016 Air Quality Annual Status Report Cheshire West and Chester Council</a> |          |         |

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 (NO<sub>2</sub>) 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 NO<sub>2</sub> 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 NO<sub>2</sub> directly from the tailpipe.

**7.207** The air quality objective for NO<sub>2</sub> is 40 ug/m<sup>3</sup> annually. Three of the existing AQMAs exceed this figure. Ellesmere Port has seen a slight reduction to 40ug/m<sup>3</sup>. The results for this site have remained fairly static for the last six years. The figure for Boughton AQMA is 49.1ug/m<sup>3</sup> 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/m<sup>3</sup>. 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 (SO<sub>2</sub>) 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                      |  |                                       |

| 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<br>(2015-2016): 585 | 602     |
|    | Local Plan policy ref(s): SOC 5   |                                      |         |
|    | Significant Effects ref(s): SE52  |                                      |         |
|    | Source: <a href="#">Recorded crime data at Community Safety Partnership / Local Authority level</a> |                                      |         |

**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<sup>(vii)</sup>, which is higher than the borough at 3 per cent. Whilst recording process improvements may have increase 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 <sup>(1)</sup><br>(2015-2016): 2,311 | 2,770   |
|    | Local Plan policy ref(s): SOC 5   |  |         |
|    | Significant Effects ref(s): SE53  |  |         |
|    | Source: <a href="#">Recorded crime data at Community Safety Partnership / Local Authority level</a> |  |         |

#### 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<sup>(viii)</sup>. 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>

| SE | SOC5 (A vi) Fear of crime (Community Survey) |   |                        |
|----|--|---|------------------------|
|    | Target                                       | Baseline  | 2016/17                |
|    | Reduction over time                          | 2011<br>Perceive a high level of anti-social behaviour: 11.4 per cent<br>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<br>2014: 191 | 2016: 135 |
|    | Local Plan policy ref(s): SOC 5 & STRAT 10  |                        |           |
|    | Significant Effects ref(s): SE55  |                        |           |
|    | Source: <a href="#">Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years</a> |                        |           |

**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<br>2014: 9 | 2016: 8 |
|    | Local Plan policy ref(s): SOC 5 & STRAT 10  |                     |         |
|    | Significant Effects ref(s): SE56  |                     |         |
|    | Source: <a href="#">Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years</a> |                     |         |

**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)<br>2015-2016: 36 (17.0 per cent) | No updated information |
|    | Local Plan policy ref(s): SOC 5   |  |                        |
|    | Significant Effects ref(s): SE41  |  |                        |
|    | Source: <a href="#">Cheshire West and Chester Health and Wellbeing Statistics Compendium 2015-16</a> and <a href="#">Indices of Multiple Deprivation 2015 tables - Cheshire West and Chester Lower Super Output Areas</a> |  |                        |

**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.



| 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)<br>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: <a href="#">Sub-regional fuel poverty data 2017</a> and <a href="#">Fuel poverty detailed tables 2017</a> |   |                             |

**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 <sup>(1)</sup></p> <p>(2014) Projected household composition:</p> <p>One person: 43,000<br/>           Couple and no other adult: 41,000<br/>           Couple with one or more adult: 11,000<br/>           Household with dependent children: 39,000<br/>           Other: 9,000</p> | <p>(2015)<sup>(ix)</sup> Projected household composition:</p> <p>One person: 43,300<br/>           Couple and no other adult: 41,300<br/>           Couple with one or more adult: 11,400<br/>           Household with dependent children: 39,100<br/>           Other: 9,000</p> |
|    | Local Plan policy ref(s): SOC 5  |  |  |
|    | Significant Effects ref(s): SE43   |  |  |
|    | <p>2015-2016 Source: <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections">https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections</a></p> <p>2016-2017 Source: <a href="#">Cheshire West and Chester Joint Strategic Needs Assessment (JSNA) Population forecast report, June 2017.</a></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 a 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                          | 2010/2011<br><br>Parks & Gardens: 74.15ha<br>Natural & Semi Natural Open Space: 456.73ha<br>Amenity Green Space: 246.643ha<br>Provision for 12 and Under: 18.64ha<br>Provision for Young People: 7.5ha<br>Allotments: 38.85ha<br>Outdoor Sports Facilities: 1769.93ha<br>Cemeteries and Churchyards: 70.96ha<br>Green Corridors: 80.06 ha and 1287km PROW <sup>(1)</sup><br>Civic Spaces: 2.41ha | 2015/2016<br><br>Park and Recreation Ground: 169.76 ha<br><br>Accessible Natural Green Space: 2550.12 ha<br><br>Amenity Green Space: 169.21ha<br>Play Space (Children): 16.2ha<br>Play Space (Youth): 4.65ha<br>Allotments: 36.23ha<br>Playing pitches: See table below.   |
|      |  | Parks & Gardens: 0.35 ha per 1000 population<br>Natural & Semi Natural Open Space: 1.4 ha per 1000 population<br>Amenity Green Space: 0.81 ha per 1000 population<br>Provision for 12 and Under: 0.06 ha per 1000 population<br>Provision for Young People: 0.02 ha per 1000 population<br>Allotments: 0.12 ha per 1000 population<br>Cemeteries and Churchyards: 0.22 ha per 1000 population    | Park and Recreation Ground: 0.52 ha per 1000 population<br><br>Accessible Natural Green Space: 7.74 ha per 1000 population<br><br>Amenity Green Space: 0.51 ha per 1000 population<br>Play Space (Children): 0.05 ha per 1000 population<br>Play Space (Youth): 0.01 ha per 1000 population<br>Allotments: 0.11 ha per 1000 population |

| 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<br>5 youth (11v11) pitches<br>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

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) |
| <b>Chester</b>   | 4.77       | -23.04              | -1.67                      | -0.41                 | -0.91              |
| <b>Ellesmere Port</b>  | -0.85      | -6.52               | 5.06                       | -1.00                 | -0.90              |
| <b>Rural</b>   | -10.86     | -13.87              | -12.89                     | 0.5                   | -2.28              |
| <b>Northwich</b>   | -5.28      | 2.18                | 6.85                       | 0.29                  | -1.16              |
| <b>Winsford</b>  | -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. |
|--|---|

**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<br>2013/14: 8 sites | 11 sites with Green Flag Awards |
|    | Local Plan policy ref(s): SOC6                       |                                      |                                 |
|    | Significant Effects ref(s): SE40                     |                                      |                                 |
|    | Source: greenflagaward.org.uk                        |                                      |                                 |

**7.236** 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, Caldby 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 advice 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  |  |  |
|      | <a href="https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk/history">https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk/history</a> |  |  |



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):<br>Zone 2 - 607.78ha - 0.65% of the borough area<br>Zone 3- 405.62ha - 0.43% of the borough area<br>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 Framework<sup>1</sup> (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.

## 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 |
|-------------------------------|------------------------|----------------------------|
| <b>River</b>                  | 43                     | 68.25                      |
| <b>Canal</b>                  | 6                      | 9.52                       |
| <b>Surface Water Transfer</b> | 1                      | 1.59                       |
| <b>Lake</b>                   | 5                      | 7.94                       |
| <b>Transitional</b>           | 2                      | 3.17                       |
| <b>Groundwater</b>            | 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 |
|-----------------|--------------------------------|--------------------------------|------------|-------------------------|-----------------------|
| <b>High</b>     | 0                              | 0                              | 0          | No Difference           |                       |
| <b>Good</b>     | 7                              | 6                              | -1         | Decrease                | -17                   |
| <b>Moderate</b> | 27                             | 25                             | -2         | Decrease                | -8                    |
| <b>Poor</b>     | 16                             | 23                             | 7          | Increase                | 30                    |
| <b>Bad</b>      | 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 Gowry 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 Gowry 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'<br><br>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.

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  | 2010<br><br>Agricultural land quality in Cheshire (including Cheshire East):<br><br>Grade 1+2 = 12.5%<br><br>Grade 3 = 59.2%<br><br>Grade 4 = 8.0%<br><br>Grade 5 = 2.8%<br><br>Non agricultural land = 5.7%<br><br>Urban land = 11.5% | Agricultural land quality in Cheshire West and Chester:<br><br>Grade 2 = 10.35%<br><br>Grade 3 = 71.63%<br><br>Grade 4 = 4.14 %<br><br>Grade 5 = 2.05%<br><br>Non-agricultural land = 1.02%<br><br>Urban land = 7.80% |
|    | 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     |

**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/<br>SE | ENV 4 (B) and ENV 4 (B ii) Number and total area of new statutory and non-statutory nature conservation sites <sup>(1)</sup> |   |  |
|-------------|--|---|--|
|             | Target   | Baseline  | 2016/17  |
|             | At least maintain the baseline amount  | 2014 / 2015<br><br>Statutory:<br><br>Special Protection Areas (SPA) - 2 sites (19,318.3 ha)<br>Special Areas of Conservation (SAC) - 4 sites (17,329.7 ha)<br>Ramsar - 4 sites (21,424.5 ha)<br>Sites of Special Scientific Interest (SSSI) - 28 sites (13,940 ha)<br>Local Nature Reserve - 6 sites (103.49 ha)<br><br>National Nature Reserves - 0 sites<br><br>Non-statutory:<br><br>Areas of Nature Conservation Value (ANCV) - 39 sites <sup>(2)</sup><br>Non-statutory Nature Reserves - 36 sites <sup>(x)</sup><br>Local Wildlife Sites - 443 sites (5,400 ha)<br>Regionally Important Geological Sites (RIGS) - 24 sites (174 ha) | Statutory:<br><br>No change<br><br>Non-statutory:<br><br>34 new Local Wildlife Sites and increased area of 320.43 ha (total 477 sites covering 5720.43ha)<br><br>4 new Regionally Important Geological Sites and increased area of 120 ha (total 28 sites covering 294 ha) |
|             | 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<sup>(xi)</sup> 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)                                   |
| Rostherne 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<br>70.6% in favourable condition.<br>97.3% in favourable or recovering condition. | 70.09% in favourable condition.<br>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<br><br>Special Protection Areas (SPA) - 2 sites covering 19,318.3ha.<br>Special Areas of Conservation (SAC) - 4 sites covering 17,329.7ha.<br><br>Ramsar - 4 sites covering 21,424.5ha.<br>Sites of Special Scientific Interest (SSSI) - 28 sites covering 13,940ha.<br>National Nature Reserves – 0<br><br>(Including sites partly in the borough) | No change. |

| 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<br>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<br>Tattenhall and District: 30 sites<br>Broxton: 4 sites<br>Helsby: 17 sites<br>Kelsall and Willington: 6 sites<br>Neston: 5 sites<br>Tarporley: 9 sites |
|    | Local Plan policy ref(s): ENV4  |   |   |
|    | Significant Effects ref(s): SE39  |   |   |
|    |   |   |   |



| 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 given 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<br>SE | ENV 5 (B) Number of heritage assets at risk <sup>(1)</sup>   |   |   |
|------------|--|---|---|
|            | Target   | Baseline  | 2016/17   |
|            | Reduce from 2010 baseline  | 2010 Heritage at risk register:<br>Listed buildings - 10<br>Scheduled Monuments - 22<br>Conservation Areas - 8<br><br>Total at risk: 40 | 2016 Heritage at Risk Register:<br>Listed Buildings - 13<br>Scheduled Monuments - 12<br>Conservation Areas - 3<br><br>Total at risk: 28 |
|            | Local Plan policy ref(s): ENV5   |   |   |
|            | Significant Effects ref(s): SE36   |   |   |
|            | Source: Historic England - Heritage at Risk Register:<br><a href="https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/">https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/</a> |   |   |

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

**7.295** Historic England monitor all registered buildings<sup>(xii)</sup> 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 <sup>(1)</sup>  |
|---|---|-----------|--|
| 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 |
|    | Source: Cheshire Historic Environment Record:<br><br>Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records) |          |         |

## 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.

# Annual Monitoring Report 2017

**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      | 2011 - 4,120 KWh |
|  |  | 4,182 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<br><a href="https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011">https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011</a><br>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       | 2011 - 14,074 KWh |
|                                 |  | 15,434 KWh | 2012 - 14,076     |
|                                 |  |            | 2103 - 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<br><a href="https://www.gov.uk/government/collections/sub-national-gas-consumption-data">https://www.gov.uk/government/collections/sub-national-gas-consumption-data</a> |          |         |

**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.

# Annual Monitoring Report 2017

| 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 <b>2014</b>):</p> <p>Total: <b>21 MW</b></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 (<b>2014</b>):</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 <b>2015</b>):</p> <p>Total: <b>28.9 MW</b></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 <b>2016</b>):</p> <p>Total: <b>85.2 MW</b></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): <b>44,111 MWh</b></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 <b>2015</b>):</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 <b>2016</b>):</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): <b>51,039 MWh</b></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): <b>75,088 MWh</b></p> <p>This is derived from</p> |



| LPP1 | ENV 7 (B) Installed capacity from renewable energy sources   |          |   |
|------|--|----------|---|
|      | Target   | Baseline | 2016/17   |
|      |  |          | Photovoltaics: 18,355 MWh<br>Onshore wind: 8,428 MWh<br>Anaerobic digestion: 7,872 MWh<br>Sewage gas: 6,656 MWh<br>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<br>* 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)*<br><br>4,000,000m <sup>3</sup> 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)<br><br>A further 1,000,000m <sup>3</sup> consented capacity at Gowy landfill site<br><br>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,                                    |   |  |

| LPP1 | ENV 8 (A) Capacity of waste management facilities in CWaC   |          |      |
|------|---|----------|------|
|      | Target  | Baseline | 2017 |
|      | Baseline figures based on EA licence data<br><br>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 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 m<sup>3</sup> 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                                     |
| <b>total</b>   | <b>43</b>                                  | <b>1,188,993</b>                            |
| *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) |
|----------------------------------|---|---|
| <b>Ince Park, Ellesmere Port</b> |   |   |
| 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   |

# Annual Monitoring Report 2017

| 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  |
|  |  |   |
| <b>Lostock Works, Northwich</b>          |  |   |
| 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  |
|  |  |   |
| <b>Kinderton Lodge, nr Middlewich</b>    |  |   |
| 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)  |
|  |  |   |
| <b>Other sites</b>                       |  |   |
| 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  |                  |                |                |
|----|--|------------------|----------------|----------------|
|    | Target   | Baseline 2009/10 | 2015/16        | 2016/17        |
|    | 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<br>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.

# Annual Monitoring Report 2017

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<br>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<br>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<br>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<br>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<br>Target: Cheshire Joint Municipal Waste Management Strategy |                     |         |         |         |         |         |         |

## Commercial 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



- 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 -<br>345,000 tonnes | Estimated arisings in 2014 -<br>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<br><br>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.

# Annual Monitoring Report 2017

| SE | ENV 8 (A viii) Waste imports to CWAC (tonnes)                            |                 |  |
|----|--|-----------------|--|
|    | Target   | Baseline - 2011 | 2012-2016  |
|    | No target set  | 1,137,523       | 2012 - 890,271<br>2013 - 1,083,948<br>2014 - 792,157<br>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<br><br>2013 - 665,046<br><br>2014 - 276,714*<br><br>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> |

| 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                      |  |  |

**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 <sup>(xiii)</sup> | 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  |  |  |



| 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)<br>Projected completions for year set out in housing trajectory | N/A  | Gross: 2,041<br>Losses: 24<br>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<br>Local Plan (Part One) housing trajectory                      | 8,556<br>(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<br>2013/14: 2.4ha | 11.9ha<br>completed 2016/2017                               | On target            |

# Annual Monitoring Report 2017

| Indicator        |   | Target                                  | Baseline  | 2016/17   | Target met |
|------------------|---|---|---|---|------------|
|                  |   |   | 2014/15: 20.6ha<br>2015/2016: 13.1ha  |   |            |
| STRAT 2<br>(F)   | Amount of employment land developed since 2010 plus amount of employment land available in supply | At least 365 hectares                   | 65 hectares of employment land developed 2010 - 2013<br>315.7 ha of employment land available in supply as at 1 April 2013. | Cumulative employment completions 2010 - 2017: 113 ha<br>Employment Land Supply: 329ha<br>(Total 442ha +77ha) | On target  |
| STRAT 2<br>(F i) | Percentage of employment development completed on previously developed land                       | None identified                         | None identified in SA Scoping Report  | 2017 - 63% employment development on previously developed land.   | N/a        |
| STRAT 3 Chester  |   |   |   |   |            |
| STRAT 3<br>(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<br>(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<br>(C)   | Delivery of Northgate leisure and retail scheme and new theatre                                   | Development completed by 2020           | Application <a href="#">14/02792/FUL</a> 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 |
|------------------------|--|---|---|---|------------|
|                        |  |   | development site (former cinema).   |   |            |
| 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.<br><br>Chester West/Sealand Industrial Estate loss of employment land to car dealership. | On target  |
| STRAT 4 Ellesmere Port |  |   |   |   |            |
| STRAT 4 (A)            | Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030  | Delivery of 4,800 net dwellings by 2030 | 0   | 1,053 dwellings   | On target  |

| Indicator                | Target   | Baseline  | 2016/17   | Target met |
|--------------------------|--|---|---|------------|
| STRAT 4 (B)              | 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.  | On target  |
| <b>STRAT 5 Northwich</b> |  |   |   |            |
| STRAT 5 (A)              | Delivery of 4,300 net dwellings by 2030                                | 0   | 1,716 dwellings   | On target  |
| STRAT 5 (B)              | Development completed by 2029  | 86 dwellings completed 2013 - 2014  | 2016/17 = 176 dwellings<br>Total = 565 dwellings  | On target  |
| STRAT 5 (C)              | Development completed by 2030  | Resolution to grant outline planning permission subject to S106 legal agreement   | 0 dwellings completed   | No         |
| STRAT 5 (D)              | 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). | On target  |

| 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  |
| <b>STRAT 6 Winsford</b> |  |   |  |   |            |
| 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<br>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        |

# Annual Monitoring Report 2017

| Indicator                 | Target  | Baseline   | 2016/17         | Target met           |
|---------------------------|---|--|-----------------|----------------------|
|                           | Winsford Industrial Estate and Woodford Park                          |  |                 |                      |
| STRAT 6 (E)               | Delivery of new food store in town centre completed by 2030           | No planning application or development has been submitted. | No development  | On target            |
| <b>STRAT 8 Rural area</b> |   |  |                 |                      |
| STRAT 8 (A)               | Number of net dwelling completions in rural area 2010 - 2030          | 0  | 2,684 dwellings | On target (exceeded) |
| STRAT 8 (B)               | Number of net dwelling completions in key service centres 2010 - 2030 | 0  | 147 dwellings   | On target (exceeded) |
|                           |   | 0  | 106 dwellings   | On target            |
|                           |   | 0  | 138 dwellings   | On target            |
|                           |   | 0  | 144 dwellings   | On target            |
|                           |   | 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). | On target            |
| 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 <sub>2</sub> emissions from transport sources in 2010   | 941.2 kt CO <sub>2</sub> in 2011<br>916.8 kt CO <sub>2</sub> in 2012<br>911.8 kt CO <sub>2</sub> in 2013<br>928.2 kt CO <sub>2</sub> in 2014                               | No                   |



# Annual Monitoring Report 2017

| Indicator           |   | Target   | Baseline   | 2016/17   | Target met           |
|---------------------|---|--|--|---|----------------------|
|                     |   |  |  | 952.8 kt CO <sub>2</sub> in 2015  |                      |
| STRAT 10<br>(A i)   | CO <sub>2</sub> emissions per capita arising from domestic, transport and industry and commerce | Reduce from 2010 baseline  | 16.6kt CO2 emissions per capita  | 16.0 kt CO <sub>2</sub> in 2011<br>17.0 kt CO <sub>2</sub> in 2012<br>14.3 kt CO <sub>2</sub> in 2013<br>12.2 kt CO <sub>2</sub> in 2014<br>11.6 kt CO <sub>2</sub> in 2015 | On target (reducing) |
| STRAT 10<br>(A ii)  | Number of tonnes of NOx emitted annually from road transport                                    | Reduce from 2010 baseline  | 2996.67  | 2014: 2662.28 t<br>2015: 2898.27 t  | On target (reducing) |
| STRAT 10<br>(A iii) | Number of tonnes of PM10 emitted annually from road transport                                   | Reduce from 2010 baseline  | 189.09   | 2014: 179.91 t<br>2015: 170.39 t  | On target (reducing) |
| STRAT 10<br>(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:<br>Car and Van: 78%<br>Bus: 2%<br>Train: 2%<br>Motorcycle: 0%<br>Bicycle: 3%<br>Foot: 13%<br>Other: 0% | 2011:<br>Car 73.9%<br>Public Transport 5.7%<br>Bicycle or Foot 12.7%  | On target (reducing) |

| Indicator  | Target   | Baseline  | 2016/17  | Target met             |
|--|--|---|--|------------------------|
| STRAT 10 (B)   | Delivery of Chester Bus Interchange completed by June 2016                   | Funding for scheme awarded<br><br>Planning application ref: 14/04539/FUL                                  | Under construction   | No                     |
| STRAT 10 (C)   | Delivery of New Bridge Road/A5117 link road                                  | Feasibility study completed   | No further progress  | No                     |
| STRAT 10 (D)   | Relevant planning applications determined in accordance with policy          | Baseline to be identified through the Local Plan (Part Two) Monitoring Framework                          | -  | N/A                    |
| <b>STRAT 11 Infrastructure</b>                           |  |   |  |                        |
| STRAT 11 (A)   | Provision of necessary infrastructure / contributions as part of development | 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                     | January 2014 (when Connecting Cheshire project started) 66.1%   | 91.7%  | On target              |
| <b>ECON 1 Economic growth, employment and enterprise</b> |  |   |  |                        |
| ECON 1 (A)   | Number of borough residents in employment                                    | 72.4 per cent residents in employment 2010<br><br>74 per cent residents in employment as at December 2014 | 72.7 per cent residents in employment 2016 (December)                  | On target (decreasing) |

# Annual Monitoring Report 2017

| Indicator     |                                     | Target                      | Baseline  | 2016/17  | Target met             |
|---------------|-------------------------------------|-----------------------------|---|--|------------------------|
|               |                                     |                             | 73.6 per cent residents in employment 2015  |  |                        |
| ECON 1 (B)    | Unemployment rate                   | Reduce from 2010 baseline   | 6.7 per cent unemployment 2010<br>5 per cent unemployment as at December 2014<br>4 per cent unemployment 2015 | 4.0 per cent unemployment 2016 (December) (Model based)                                  | On target (reducing)   |
| ECON 1 (B i)  | GVA per head of population          | None identified             | N/a   | No data for 2016-2017 monitoring period.   | N/a                    |
| ECON 1 (B ii) | Average earnings within the borough | None identified             | None identified in SA Scoping Report. See Local Economic Assessment 2011.                                     | 2016 - Resident based gross weekly pay £547.8<br>Workplace based gross weekly pay £505.1 | N/a                    |
| ECON 1 (C)    | Number of businesses                | Increase from 2010 baseline | 11,285 in 2010<br>11,630 in 2013<br>12,195 in 2014<br>13,175 businesses 2015                                  | 13,615 businesses 2016   | On target (increasing) |

| Indicator        |   | Target  | Baseline   | 2016/17          | Target met |
|------------------|---|---|--|------------------|------------|
| ECON 1 (C)<br>i) | Enterprise births and deaths  | Increase in number of business births from 2010 baseline (net gain) | Business births:<br>1,160 - 2010<br>1,350 - 2011<br>1,425 - 2012<br>1,800 - 2013<br>1,715 - 2014<br>1,810 - 2015<br>Business deaths:<br>1,480 - 2010<br>1,440 - 2011<br>1,190 - 2012<br>1,320 - 2013<br>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        |

# Annual Monitoring Report 2017

| Indicator                  | Target   | Baseline  | 2016/17  | Target met |
|----------------------------|--|---|--|------------|
| ECON 1 (D i)               | Loss of existing or allocated employment land to other uses                | Indicator ECON1(Di) relates to the loss of employment land.<br><br>Broadband infrastructure see STRAT11 (Ai)/SE67.            | Loss of existing or allocated employment land to other uses<br>2016/2017: 9.76ha / 14,479sqm                       | N/a        |
| <b>ECON 2 Town centres</b> |  |   |  |            |
| ECON 2 (A)                 | Delivery of Northgate leisure and retail scheme and new theatre in Chester | Application <a href="#">14/02792/FUL</a> 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                          | On target  |
| ECON 2 (B)                 | Delivery of Barons Quay scheme, Northwich                                  | 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). | On target  |
| ECON 2 (C)                 | Vacancy rates on primary shopping areas                                    | 2010: can be viewed in Table 7.5  | See table 7.5 in 'ECON 2 Town centres'   | No         |
| ECON 2 (D)                 | Relevant planning applications determined in accordance with policy        | 32.4 per cent of approved applications for retail in town centres   | 46.3 per cent of approved in centre<br>44 per cent of approved applications for retail in centre                   | No         |

| Indicator  | Target  | Baseline  | 2016/17  | Target met   |
|--|---|---|--|--|
| <b>ECON 3 Visitor economy</b>  |   |   |  |  |
| ECON 3 (A)   | Relevant planning applications determined in accordance with policy | 100 per cent  | To be identified through Local Plan (Part Two)                 | On target  |
| ECON 3 (A i)   | Number of day and overnight visitors to the borough                 | None identified   | 2010 - Staying visitors: 1,234,980<br>Day visitors: 21,800,000 | On target  |
| <b>SOC 1 Delivering affordable housing and SOC 2 Rural exception sites</b> |   |   |  |  |
| 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)<br><br>100 per cent affordable housing on relevant rural exception schemes | 0  | No annual target (see 'SOC 1 Delivering affordable housing and SOC 2 Rural exception sites') |
| <b>SOC 3 Housing mix and type</b>  |   |   |  |  |
| SOC 3 (A)  | Provision of mix of housing as part of developments                 | 100 per cent of relevant schemes  | 0  | On target  |

# Annual Monitoring Report 2017

| Indicator   | Target  | Baseline   | 2016/17  | Target met  |
|---|---|--|--|---|
| SOC 3 (A i)<br>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<br><br>Three schemes completed within the monitoring period: | No annual target (see SOC 3 Housing mix and type) |
| SOC 3 (A ii)<br>Number of vacant and unfit dwellings  | N/A   |  | No updated data available<br>2015/16: 2,246 long term empty homes<br><br>425 reported cases of unfit properties                              | N/A   |
| <b>SOC 4 Gypsy and Traveller and Travelling Showpersons Accommodation</b>                           |   |  |  |   |
| SOC 4 (A)<br>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<br><br>Travelling Showpersons plots: 11 plots 2013 - 2018, 1 plot 2018 - 2023 and 1 plot 2023 - 2028<br><br>Transit site: 5-10 pitches by 2030 | Gypsy and Traveller pitches: 30<br><br>Travelling Showpersons plots: 0<br><br>Transit sites: 0 | 0 permanent plots/pitches approved or completed  | No  |

| 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        |
| <b>SOC 5 Health and well-being</b> |   |  |  |         |            |
| SOC 5 (A)                          | Relevant planning applications determined in accordance with policy | 100 per cent   | Baseline to be established in Annual Monitoring Report 2015/16 | -       |            |



# Annual Monitoring Report 2017

| Indicator      | Target   | Baseline   | 2016/17  | Target met            |
|----------------|--|--|--|-----------------------|
| SOC 5 (A i )   | To meet national air quality objectives - ultimately to enable existing AQMAs to be revoked. | Two: A5032 Whitby Road/<br>Station Road in central<br>Ellesmere Port and Boughton gyratory in Chester city centre. | Four:<br>A5032 Whitby Road/<br>Station Road in central<br>Ellesmere Port and Boughton gyratory in Chester city centre.<br><br>Frodsham - junction at Fluin Lane with the A56<br>High Street<br><br>Thornton-Le-Moors | No                    |
| SOC 5 (A ii)   | Annual mean not to exceed 40 ug/m <sup>3</sup>   | Whitby Road/Station Road AQMA is 41ug/m <sup>3</sup> (2013)<br><br>Boughton AQMA is 58.4ug/m <sup>3</sup> (2013)   | Ellesmere Port (2015) 40ug/m <sup>3</sup><br><br>Boughton, Chester (2015) 49.1ug/m <sup>3</sup><br><br>Frodsham (2015) 41.3ug/m <sup>3</sup> (designated November 2015)  | No                    |
| SOC 5 (A iii ) | Increase from baseline   | 5 permissions for health facilities and 4 losses of health facilities.   | 10 new and loss of 1 health facility.  | On target             |
| SOC 5 (A iv )  | Reduce from baseline   | 2013/14: 831   | 602  | On target (reduction) |
| SOC 5 (A v )   | None identified  | 2013/14: 1800  | 2,770  | No                    |

| Indicator  | Target   | Baseline  | 2016/17                                      | Target met |
|--|--|---|--|------------|
| SOC 5 (A vi )<br>Fear of crime (Community Survey)  | Reduction over time  | 2011<br>Perceive a high level of anti-social behaviour: 11.4 per cent<br>Agree that crime issues are successfully dealt with in their local area: 31.6 per cent | No updated information                       | N/A        |
| SOC 5 (A vii )<br>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 )<br>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 )<br>Number of LSOA's 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)<br>No updated information | No         |
| SOC 5 (A xv )<br>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         |

# Annual Monitoring Report 2017

| Indicator                              | Target  | Baseline   | 2016/17   | Target met |
|--|---|--|---|------------|
| SOC 5 (A xvi )                         | Household composition and size<br>None identified | Average household size (2011 census): 2.23<br>(2014) Projected household composition:<br>One person: 43,000<br>Couple and no other adult: 41,300<br>Couple with one or more adult: 11,400<br>Household with dependent children: 39,100<br>Other: 9,000 | (2015) <sup>(xiv)</sup> Projected household composition:<br>One person: 43,300<br>Couple and no other adult: 41,300<br>Couple with one or more adult: 11,400<br>Household with dependent children: 39,100<br>Other: 9,000 | N/A        |
| SOC 6 Open space, sport and recreation |   |  |   |            |

<sup>xiv</sup> Forecast based on the most reliable assumptions and caution should be taken with this projection.

| Indicator                             |  | Target                            | Baseline   | 2016/17  | Target met  |
|---------------------------------------|--|-----------------------------------|--|--|---|
| SOC 6 (A)                             | Amount of open space   | At least maintain baseline amount | Parks & Gardens: 74.15ha<br>Natural & Semi Natural Open Space: 456.73ha<br>Amenity Green Space: 246.643ha<br>Provision for 12 and Under: 18.64ha<br>Provision for Young People: 7.5ha<br>Allotments: 38.85ha<br>Outdoor Sports Facilities: 1,769.93ha<br>Cemeteries and Churchyards: 70.96ha<br>Green Corridors: 80.06ha and 1287km PROW<br>Civic Spaces: 2.41ha | Park and Recreation Ground: 169.76 ha<br>Accessible Natural Green Space: 2550.12 ha<br>Amenity Green Space: 169.21ha<br>Play Space (Children): 16.2ha<br>Play Space (Youth): 4.65ha<br>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)<br>i)                       | Number of Green Flag awarded open spaces                                   | None identified                   | 2012/13: 8 sites<br>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 | 100 per cent                      | One permission granted contrary to Environment Agency advice   | 0 permissions granted contrary to Environment Agency advice  | On target   |

# Annual Monitoring Report 2017

| Indicator       | Target   | Baseline   | 2016/17   | Target met  |
|-----------------|--|--|---|---|
|                 | Environment Agency advice  |  |   |   |
| ENV 1 (A i)     | Change in the extent to flood risk areas within the borough/number of properties in Flood Zone 3 | 2015/16  | Area of the borough at risk of flooding (ha):<br>Zone 2 - 607.78ha - 0.65% of the borough area<br>Zone 3- 405.62ha - 0.43% of the borough area<br>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  | 2015   | N/A   | N/A   |
| ENV 1 (A iii)   | Change in water quality/ecological status of rivers in the borough                               | 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                              | 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  | N/A   |
|                 |  |  | 2016 / 17<br>Agricultural land quality in Cheshire West and Chester:  |   |

| Indicator                                  | Target   | Baseline  | 2016/17   | Target met |
|--|--|---|---|------------|
|  |  | <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>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> |            |
| <b>ENV 3 Green Infrastructure</b>          |  |   |   |            |
| ENV 3 (A)                                  | Relevant planning applications determined in accordance with policy                | Baseline to be established through Local Plan (Part Two)  | -   | N/A        |
| <b>ENV 4 Biodiversity and geodiversity</b> |  |   |   |            |
| ENV 4 (A)                                  | Relevant planning applications determined in accordance with policy                | Baseline to be established through Local Plan (Part Two)  | -   | N/A        |
| ENV 4 (B) and ENV 4 (B ii )                | Number and total area of new statutory and non-statutory nature conservation sites | <p>2014/15</p> <p>Statutory:</p> <p>SPA - 2 sites (19,318.3 ha)</p>   | <p>34 new Local Wildlife Sites and increased area of 320.43 ha (total 477 sites covering 5720.43ha)</p>   | On target  |

# Annual Monitoring Report 2017

| Indicator                            |  | Target  | Baseline  | 2016/17  | Target met |
|--------------------------------------|--|---|---|--|------------|
|                                      |  |   | <p>SAC - 4 sites (17,329.7 ha)<br/> Ramsar - 4 sites (21,424.5 ha)<br/> SSSI - 28 sites (13,940 ha)<br/> Local Nature Reserve - 6 sites (103.49 ha)<br/> National Nature Reserves - 0 sites</p> <p>Non-statutory:</p> <p>Areas of Nature Conservation Value (ANCV) - 39 sites<br/> Non-statutory Nature Reserves - 36 sites<br/> LWS - 443 sites (5,400 ha)<br/> 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 SSSI within the local authority area in favourable condition | In line with Defra 2020 target, achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition. | <p>2014/2015</p> <p>70.6% in favourable condition.<br/> 97.3% in favourable or recovering condition.</p>  | <p>70.09% in favourable condition.<br/> 96.86% in favourable or recovering condition.</p>                        | No         |
| 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)<br>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<br>SPA - 2 sites covering 19318.3ha.<br>SAC - 4 sites covering 17329.7ha.<br>Ramsar - 4 sites covering 21424.5ha.<br>SSSI - 28 sites covering 13940ha.<br>National Nature Reserves – 0<br>(Including sites partly in the borough) | No change  | N/A        |
| ENV 4 (B iv)<br>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)<br>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:<br>Tattenhall and District - 30 sites<br>Broxton - 4 sites | On target. |



| Indicator                         | Target   | Baseline                    | 2016/17   | Target met           |
|-----------------------------------|--|-----------------------------|---|----------------------|
| <b>ENV 5 Historic environment</b> |  |                             |   |                      |
| 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   | On target            |
| ENV 5 (B)                         | Number of heritage assets at risk  | Reduce from 2010 baseline   | 2010 Heritage at risk register:<br>Listed buildings - 10<br>Scheduled Monuments - 22<br>Conservation Areas - 8<br>Total: 40         | On target (reducing) |
| ENV 5 (B i)                       | Total number of heritage assets  | Increase from 2010 baseline | 2016 Heritage at Risk Register:<br>Listed Buildings - 13<br>Scheduled Monuments - 12<br>Conservation Areas - 3<br>Total at risk: 28 | On target            |

| Indicator   | Target   | Baseline                          | 2016/17  | Target met           |
|---|--|-----------------------------------|--|----------------------|
| <b>ENV 6 High quality design and sustainable construction</b> |  |                                   |  |                      |
| 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  | Reduction until 2016 |
|   |  |                                   | 2011 - 4,120 KWh   |                      |
|   |  |                                   | 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   | Yes reduction        |
|   |  |                                   | 2011 - 14,074 KWh  |                      |
|   |  |                                   | 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   | Yes                  |
| <b>ENV 7 Alternative energy supplies</b>                      |  |                                   |  |                      |
| 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                  |
|   |  |                                   | -  |                      |

# Annual Monitoring Report 2017

| Indicator | Target   | Baseline   | 2016/17   | Target met |
|-----------|--|--|---|------------|
| ENV 7 (B) | Installed capacity from renewable energy sources | <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>Landfill gas plants: 3</p> <p>Total renewable energy generation (2014): 44,111 MWh</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> <p>Number of installations (end 2015):</p> | 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</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> |            |

# Annual Monitoring Report 2017

| Indicator                   | Target  | Baseline   | 2016/17   | Target met |
|-----------------------------|---|--|---|------------|
|                             |   |  | <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> <p>Photovoltaics: 18,355 MWh</p> <p>Onshore wind: 8,428 MWh</p> <p>Anaerobic digestion: 7,872 MWh</p> <p>Sewage gas: 6,656 MWh</p> <p>Landfill gas: 33,778 MWh</p> |            |
| <b>ENV 8 Managing waste</b> |   |  |   |            |
| ENV 8 (A)                   | Capacity of waste management facilities in CWaC (existing facilities) | Sufficient capacity to meet identified needs throughout the plan period (see table 7.21 for forecast waste arisings) | <p>2017</p> <p>1,188,993 tonnes per annum capacity in operational sites (based on 2012-2016 average inputs</p> <p>1,000,000m<sup>3</sup> remaining capacity at Gowry landfill site</p>  | On target  |

| Indicator      |   | Target                              | Baseline   | 2016/17  | Target met |
|----------------|---|-------------------------------------|--|--|------------|
|                |   |                                     | 4,000,000m <sup>3</sup> landfill (including hazardous) capacity as at 2013 |  |            |
| 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<br>2012/13 - 465.65<br>2013/14 - 476.06<br>2014/15 - 483.42<br>2015/16 - 483.92<br>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%<br>2012/13 - 41.09%<br>2013/14 - 39.80%<br>2014/15 - 25.8%<br>2015/16 - 2.93%<br>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%<br>2012/13 - 0.28%<br>2013/14 - 0.25%   |            |

# Annual Monitoring Report 2017

| Indicator      |   | Target             | Baseline                                     | 2016/17  | Target met      |
|----------------|---|--------------------|--|--|-----------------|
|                |   |                    |  | 2014/15 - 14.67%<br>2015/16 - 39.14%<br>2016/17 - 41.76%   |                 |
| ENV 8 (A v )   | % of local authority collected waste recycled and composted   | 50% recycling rate | 2010/11 - 48.09%                             | 2011/12 - 49.61%<br>2012/13 - 56.10%<br>2013/14 - 57.49%<br>2014/15 - 59.11%<br>2015/16 - 57.67%<br>2016/17 - 57.99% | Target exceeded |
| ENV 8 (A vi )  | Total amount of commercial and industrial waste   | No target set      | Estimated arisings in 2010<br>345,000 tonnes | Estimated arisings in 2014<br>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<br>28% of total estimated arisings   |                 |
| ENV 8 (A viii) | Waste imports to CWAC (tonnes)  | No target set      | 2011 - 1,137,523                             | 2012 - 890,271<br>2013 - 1,083,948<br>2014 - 792,157   |                 |

| Indicator         |  | Target   | Baseline   | 2016/17  | Target met |
|-------------------|--|--|--|--|------------|
|                   |  |  |  | 2016 - 839,049   |            |
| ENV 8 (A)<br>(ix) | Waste exports from CWAC (tonnes)   | No target set  | 2011 - 685,113   | 2012 - 799,804<br>2013 - 665,046<br>2014 - 276,714<br>2016 - 319,922   |            |
| 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  | <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> | 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 | <p>Planning permission in place for multi modal resource recovery park at Ince Park.</p> <p>Planning permission for mineral extraction, recovery from waste for recycling and re-use; restoration of mineral</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</p> | On target  |



# Annual Monitoring Report 2017

| Indicator                                     | Target  | Baseline   | 2016/17  | Target met        |
|---|---|--|--|-------------------|
|   |   | working by waste disposal (landfill), after use and restoration at Kinderton Lodge.<br><br>Planning permission for a variety of waste management uses on sites at Lostock Works. | energy generation (Orsted). Construction complete, commissioning underway.<br><br>Bioenergy Plant (Organic Waste Management Ltd) - application for variation of conditions to allow a revised scheme to be implemented, approved July 2017.<br><br>Energy from Waste plant - Tata.<br><br>Pre-commencement conditions being discharged to enable permission to be implemented.<br><br>Kinderton Lodge - Development commenced but site not operational |                   |
| ENV 8 (C)                                     | 100 per cent                                    | 2014/15 - One application approved not in accordance with policy   | 2016/17 - No applications for waste development determined contrary to policy ENV8.  | On target 2015/16 |
| <b>ENV 9 Minerals supply and safeguarding</b> |   |  |  |                   |
| 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   | On target         |
| ENV 9 (A i)                                   | Supply of Primary-Won aggregate and gravel      | N/A  | 4.4 million tonnes as at 31 December 2010  | 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  | N/A        |
| 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.             | N/A        |
| 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. | No         |

## 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.

## Rural area key service centres

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<br>WOV/0038<br>WOV/0070<br>WOV/0079 | WOV/0079 15/00663/FUL approved for 49 dwellings. Site under construction. |
| NTC 6    | Land between New Road and River Weaver<br><br>(Site of former New Road Business Centre) | 50 dwellings  | WOV/0040                                     | 15/01088/FUL approved for 64 dwellings.                                   |

# Annual Monitoring Report 2017

| 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                  | WOV/0073             |   |
| STC 1    | Land off Ways' Green   | 93 dwellings                  | WSD/0011<br>WSD/0032 | 09/02473/FUL and 12/03429/FUL approved for 93 dwellings.<br><br>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 <sup>(1)</sup> .  |
| 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<br>WSD/0045 | WSD/0007:<br><br>16/02710/FUL application received 28 June 2016 for 128 dwellings.<br><br>WSD/0045:<br><br>13/02760/OUT and 15/00864/REM approved for Area One for 164 dwellings.<br><br>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.<br><br>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<br><br>WOV/0056<br><br>WOV/0086 | WOV/0016 and WOV/0086<br><br>12/00800/OUT approved for 295 dwellings<br><br>14/03269/REM approved for Phase One for 180 dwellings.<br><br>Phase One under construction.<br><br>WOV/0056<br><br>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 <sup>(2)</sup>  |
| 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                                 |   |



| 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) |
|-------------------------|-----------------|--|----------------------|
| <b>Chester</b>          | <b>BLA/0098</b> | Land Adjacent To Chelford Close, Chelford Close, Chester | 0.8                  |
|                         | <b>BLA/0100</b> | Central Depot Bumpers Lane Chester Cheshire CH1 4LT      | 0.0                  |

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

# Annual Monitoring Report 2017

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

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

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

| Local Plan Spatial Area | Site Reference                 | Location   | Employment supply (ha) |
|-------------------------|--------------------------------|--|------------------------|
| <b>Chester</b>          | <b>BLA/0056</b>                | Bumpers Lane   | 0                      |
|                         | <b>BLA/0084</b>                | Chester West, Sovereign Way  | 0.76                   |
|                         | <b>BOU/0046</b>                | Part of NE Urban Action Area - Hoole Lane, Boughton                    | 0.65                   |
|                         | <b>CHC/0030</b>                | Part of NE Urban Action Area - Garden Lane                             | 0.32                   |
|                         | <b>GAQ/0012</b>                | Old Port (Southern Tail, Crane Street frontage)                        | 1.5                    |
|                         | <b>HOO/0036</b>                | Part of NE Urban Action Area - Hoole Road                              | 0.5                    |
| <b>Ellesmere Port</b>   | <b>ELT/0028</b>                | Kemira, Ince Marshes   | 40.17                  |
|                         | <b>ELT/0029</b>                | Station Road Ince (Old Camp Site)                                      | 5.42                   |
|                         | <b>ELT/0030</b>                | Former Ince Power Station/Encirc (Former Quinn Glass) - remaining area | 27.4                   |
|                         | <b>ELT/0031</b>                | Dutton Green, Little Stanney   | 0.65                   |
|                         | <b>EPT/0028</b>                | Rushtons, New Bridge Rd, Ellesmere Port                                | 0.88                   |
|                         | <b>NET/0008</b>                | Land Adjacent to Vauxhalls, North Road, Ellesmere Port                 | 24.96                  |
|                         | <b>NET/0009 &amp; NET/0006</b> | Hooton Park, South Rd, Ellesmere Port                                  | 28.74                  |
|                         | <b>ROS/0013</b>                | Portside North 2, Merseyton Road, Ellesmere Port                       | 0.31                   |
|                         | <b>ROS/0014</b>                | Portside South, Merseyton Road, Ellesmere Port                         | 0.25                   |
|                         | <b>WHI/0012</b>                | Cheshire Oaks Area 5C (West), Lloyd Drive, Ellesmere Port              | 1.7                    |
| <b>Northwich</b>        | <b>MAR/0037</b>                | E5.18 Land at Runcorn Road   | 0.95                   |

# Annual Monitoring Report 2017

| Local Plan Spatial Area | Site Reference  | Location   | Employment supply (ha) |
|-------------------------|-----------------|--|------------------------|
|                         | <b>SHA/0041</b> | E5.7 Land to the South and West of Lostock Gralam Railway Station                              | 0.67                   |
|                         | <b>SHA/0042</b> | E5.9 Redundant Depot, Griffiths Road   | 0.33                   |
|                         | <b>WIC/0043</b> | E5.5 Winnington and Wallerscote Urban Village  | 7.49                   |
|                         | <b>WIC/0044</b> | E5.8 Land on Denton Drive Industrial Estate  | 0.22                   |
|                         | <b>WIC/0050</b> | E5.4 Site of Engineering Works, Winnington Avenue  | 9.9                    |
|                         | <b>WIC/0062</b> | E5.6 Northwich Town Centre   | 2.2                    |
|                         | <b>WIR/0016</b> | E5.21 Land on Gadbrook Employment Site   | 9.1                    |
|                         | <b>WIR/0027</b> | E5.3 Land at Lostock Works House   | 1.53                   |
|                         | <b>WIR/0034</b> | E5.10 Land off Middlewich Road   | 3.95                   |
| <b>Rural</b>            | <b>GOW/0056</b> | BICC Helsby  | 3.5                    |
|                         | <b>MAL/0063</b> | Hampton Heath Industrial Estate, Industrial Estate Road, Edge, Malpas                          | 1.56                   |
|                         | <b>NES/0007</b> | Clayhill 1   | 0.57                   |
|                         | <b>NES/0008</b> | Clayhill 2, Buildwas Road, Neston  | 0.53                   |
|                         | <b>NES/0009</b> | Clayhill 3, Long Acres Road, Neston  | 0.92                   |
|                         | <b>NES/0010</b> | Clayhill 4, Long Acres Road, Neston  | 0.64                   |
|                         | <b>NES/0011</b> | Morgans Land, Water Tower Road, Neston   | 1.13                   |
| <b>Winsford</b>         | <b>WIW/0026</b> | E5.12 Land to West and Rear of Brighton Belle PH   | 0.5                    |
|                         | <b>WIW/0027</b> | E5.14 Land West of Road One (includes part W6 allocation in Winsford NP)                       | 14.2                   |
|                         | <b>WIW/0043</b> | Extension to Winsford 1-5 Industrial Estate (policy allocation W7 Winsford Neighbourhood Plan) | 24                     |
|                         | <b>WIW/0048</b> | E5.13 Land off Deakins Road  | 3.05                   |
|                         | <b>WOV/0044</b> | Land to the west of Oakmere Road (policy O5 Winsford Neighbourhood Plan)                       | 11                     |
|                         | <b>WOV/0047</b> | E5.16 Land on Woodford Park Industrial Estate  | 1.5                    |
| <b>Total</b>            |                 |  | <b>233.65</b>          |

**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](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 |
|-----------------|----------------------|--------------------|--|---|--|-----------|--------------|
| <b>Chester</b>  | 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         |

# Annual Monitoring Report 2017

| 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<br>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<br>14/01799/NMA<br>14/01798/DIS<br>14/01940/DIS<br>14/01993/DIS<br>14/03317/REM<br>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         |



# Annual Monitoring Report 2017

| 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<br>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<br>16/02285/FUL | NORTHGATE PHASE 0<br>Chester Library<br>Northgate Street Chester<br>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<br>Land Bounded By Hunter Street,<br>Northgate Street,<br>Watergate Street And St Martins Way<br>Chester (Northgate, Chester) | Full permission - Cinema   | Town Centre  | D2        | Gain         |
|                 | CHC/0018b            | 16/02282/OUT                 | PHASE 1<br>Land Bounded By Hunter Street,<br>Northgate Street,<br>Watergate Street And St Martins Way<br>Chester (Northgate, Chester) | Full permission - Market Hall  | Town Centre  | A1        | Gain         |

# Annual Monitoring Report 2017

| 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<br>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 -<br>OUTLINE<br>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 -<br>OUTLINE<br>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 -<br>OUTLINE<br>Land Bounded<br>By Hunter<br>Street,<br>Northgate<br>Street,<br>Watergate<br>Street And St<br>Martins Way<br>Chester<br>(Northgate,<br>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<br>Gorse Stacks<br>Chester<br>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         |

# Annual Monitoring Report 2017

| 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<br>14/02792/FUL<br>11/00306/LBC<br>11/00306/LBC<br>15/01317/S73<br>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<br>14/02792/FUL<br>11/00306/LBC<br>11/00306/LBC<br>15/01317/S73<br>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         |

# Annual Monitoring Report 2017

| 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<br>11/00306/LBC<br>11/00306/LBC<br>15/01317/S73<br>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<br>14/02792/FUL<br>11/00306/LBC<br>11/00306/LBC<br>15/01317/S73<br>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         |



# Annual Monitoring Report 2017

| 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 |
|-----------------|----------------------|------------------------------|--|---|--|-----------|--------------|
|                 |                      |                              | 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<br>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         |

# Annual Monitoring Report 2017

| 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         |

| 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 |
|-----------------|----------------------|--------------------|---|---|--|-----------|--------------|
|                 |                      |                    |   | 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         |

# Annual Monitoring Report 2017

| 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 |
|-----------------|----------------------|------------------------------|---|---|--|-----------|--------------|
|                 |                      |                              | Road Chester Cheshire CH2 3NH           | front extension (demolition of porch)   |  |           |              |
|                 | HOO/0048             | 16/02094/FUL<br>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<br>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         |
| <b>Cuddington and Sandiway</b> | 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         |
| <b>Ellesmere Port</b>          | 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<br>16/00213/NMA | Land At Adjacent KFC And TGI                                 | Erection of an A3 drive-through coffee shop unit and  | Out of Centre  | A3        | Gain         |

# Annual Monitoring Report 2017

| 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 |
|-----------------|----------------------|--------------------|--|--|--|-----------|--------------|
|                 |                      | 16/03218/NMA       | Fridays Kinsey Road<br>Ellesmere Port                                | extension of the car park with hard and soft landscaping.  |  |           |              |
|                 | EPT/0089             | 15/05142/FUL       | The Cat Wolverham Road<br>Ellesmere Port<br>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<br>Ellesmere Port<br>Cheshire<br>CH65 0AW           | Change of use from A1 to D1  | Town Centre  | A1        | Loss         |
|                 | EPT/0096             | 16/02077/FUL       | 53 Whitby Road<br>Ellesmere Port<br>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<br>Ellesmere Port<br>Cheshire<br>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<br>Ellesmere Port                                    | Change of use from A2 to A3 for a wok & go noodle bar.   | Town Centre  | A2        | 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 CH65 0AN   |   |  |           |              |
|                 | EPT/0116             | 16/04771/FUL   | 41 Marina Drive<br>Ellesmere Port<br>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<br>43 Overpool Road Great Sutton<br>Ellesmere Port<br>Cheshire CH66 3LN    | Extension and alterations to the existing external seating area.  | Out of Centre  | A1        | Gain         |
|                 | LEM/0005             | 12/02091/OUT<br>13/04015/OUT<br>15/03143/REM (Pending) | Sutton New Hall Farm<br>Ledsham Road Little Sutton<br>Ellesmere Port<br>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         |



# Annual Monitoring Report 2017

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|-----------------|----------------------|------------------------------|---|--|--|-----------|--------------|
|                 | NET/0021             | 16/00138/FUL<br>16/02082/FUL | Vauxhall Sports And Social Club<br>Rivacre Road<br>Ellesmere Port<br>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<br>16/02082/FUL | Vauxhall Sports And Social Club<br>Rivacre Road<br>Ellesmere Port<br>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         |

| 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 |
|-----------------|----------------------|--|---|--|--|-----------|--------------|
|                 |                      |  |   | to application 15/04513/FUL  |  |           |              |
|                 | NET/0021             | 16/00138/FUL<br>16/02082/FUL                           | Vauxhall Sports And Social Club<br>Rivacre Road<br>Ellesmere Port<br>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<br>16/04805/REM<br>17/01399/REM (Pending) | Land Off Jacks Wood Avenue And Rossmore Road East<br>Ellesmere Port<br>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         |

# Annual Monitoring Report 2017

| 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<br>16/04805/REM<br>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<br>16/04805/REM<br>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<br>16/04805/REM<br>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         |

# Annual Monitoring Report 2017

| 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 |
|-----------------|----------------------|--------------------|--|--|--|-----------|--------------|
|                 |                      |                    |  | 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         |

| 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 |
|-----------------|----------------------|------------------------------|--|--|--|-----------|--------------|
|                 | 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         |
| <b>Helsby</b>   | 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<br>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         |

# Annual Monitoring Report 2017

| 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 |
|----------------------------|----------------------|--------------------|--|--|--|-----------|--------------|
| <b>Malpas</b>              | MAL/0035             | 15/04773/FUL       | Aladdins Cave Church Street Malpas SY14 8NX                | Renovation of existing retail area and ground floor store room.<br>Change of use of first ,second and third floors to a single residential unit.<br>Erection of raised timber platform to the rear                   | Local Retail Centre  | A1        | Loss         |
| <b>Neston</b>              | 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         |
| <b>Neston and Parkgate</b> | 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         |
| <b>Northwich</b>           | 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         |

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|-----------------|----------------------|------------------------------|--|--|--|------------|--------------|
|                 |                      |                              | 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<br>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         |



# Annual Monitoring Report 2017

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|-----------------|------------------------------------|--|--|---|--|-------------------|--------------|
|                 | WIC/0004                           | 14/04245/NMA<br>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<br>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<br>12/05368/FUL                                 | BLOCK 5 - Barons Quay, Northwich   | Retail led, mixed use scheme - 40,000 sqm - retail  | Town Centre  | A1                | Gain         |
|                 | WIC/0004                           | 16/05320/REM<br>16/03828/OUT<br>14/04245/NMA<br>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,<br>WIC/0015,<br>WIC/0043 | 06-0740-OUM<br>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         |

# Annual Monitoring Report 2017

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|-----------------|----------------------|--------------------|---|---|--|-----------|--------------|
|                 |                      |                    |   | premises and takeaway (A5)  |  |           |              |
|                 | WIC/0102             | 16/00255/FUL       | 104 Witton Street<br>Northwich<br>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<br>Northwich<br>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<br>Northwich<br>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<br>Northwich<br>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<br>Northwich<br>Cheshire CW9 5DY                                | Change of use of part ground floor to taxi booking office only.   | Edge of centre   | A5        | Loss         |

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|-----------------|----------------------|--------------------|--|--|--|-----------|--------------|
|                 | WIC/0115             | 16/02723/FUL       | 60-64 Witton Street<br>Northwich<br>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<br>Northwich<br>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         |

# Annual Monitoring Report 2017

| 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 |
|-----------------|----------------------|--------------------|--|--|--|-----------|--------------|
|                 |                      |                    |  | 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<br>Northwich<br>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         |

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|-----------------|----------------------|--|--|--|--|-----------|--------------|
|                 |                      |  |  | 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<br>16/02851/NMA<br>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         |

# Annual Monitoring Report 2017

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|-----------------|----------------------|--------------------|---|---|--|-----------|--------------|
|                 |                      |                    | Cheshire CW7 3PF  |   |  |           |              |
| <b>Rural</b>    | 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<br>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         |



# Annual Monitoring Report 2017

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|-----------------|----------------------|--------------------|---|--|--|-----------|--------------|
|                 | SAM/0069             | 16/02004/FUL       | Unit 1B<br>Chester Gates<br>Business Park<br>Chester CH1<br>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<br>Grange Golf Club<br>Townfield<br>Lane<br>Mollington<br>Chester<br>Cheshire CH1<br>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<br>Holmes<br>Chapel Road<br>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         |

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|-----------------|----------------------|--------------------|--|---|--|-------------|--------------|
|                 |                      |                    |  | 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         |

# Annual Monitoring Report 2017

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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<br>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<br>Chester Road<br>Childer Thornton<br>Ellesmere Port<br>Cheshire<br>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<br>Village Square<br>Willaston<br>Neston<br>Cheshire<br>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         |
| <b>Tarporley</b> | TAR/0064             | 14/04797/FUL       | Lower House<br>Farm Lower<br>Lane Rushton<br>Tarporley<br>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<br>Forest Road<br>Tarporley<br>Cheshire CW6 9ES                                       | Single storey extension to existing farm shop  | Out of Centre  | A1        | Gain         |
|                  | TAR/0091b            | 16/04969/FUL       | First Floor 69<br>High Street<br>Tarporley  | Change of use of first floor from residential (Use Class C3) to Use  | Local Retail Centre  | A3        | Gain         |

# Annual Monitoring Report 2017

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|-------------------|------------------------------------|------------------------------|---|--|--|-----------|--------------|
|                   |                                    |                              | Cheshire CW6 0DP  | Class A3 (food and drink) as an extension to existing restaurant establishment at ground floor level   |  |           |              |
| <b>Tattenhall</b> | TAT/0015                           | 14/04103/FUL<br>16/00227/FUL | Gatesheath Saddlery And Country Store<br>Gatesheath Lane<br>Golbourne Bellow<br>Chester CH3 9AS                               | Two Dwellings (demolish existing building and porta cabin)   | Out of Centre  | A1        | Loss         |
|                   | TAT/0020,<br>TAT/0021,<br>TAT/0069 | 14/00738/FUL                 | Flute Buildings,<br>Waste Hill Road Land At<br>School Lane And Land At<br>Harthill Road<br>Burwardsley<br>Chester<br>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<br>Whitchurch Road Beeston<br>Chester<br>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         |
| <b>Winsford</b> | 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<br>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         |

# Annual Monitoring Report 2017

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|-----------------|----------------------|------------------------------|--|--|--|-----------|--------------|
|                 | WOV/0052             | 14/05405/FUL<br>14/05406/FUL | 161 Delamere Street<br>Winsford<br>Cheshire CW7 2LY              | Conversion of ground floor shop to flat  | Out of Centre  | A1        | Loss         |
|                 | WOV/0094             | 15/03716/FUL<br>15/02092/FUL | 5 Abbotts Way<br>Winsford<br>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<br>15/02092/FUL | 5 Abbotts Way<br>Winsford<br>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<br>Winsford<br>Cheshire CW7 2JP | Two storey side extension and change of use of first floor from retail to residential  | Out of Centre  | A1        | Loss         |
| <b>Winsford</b> | WOV/0003             | 14/03487/FUL                 | 70 High Street<br>Winsford<br>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<br>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<br>Winsford<br>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         |



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